



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 4th November 2024 at 6.15pm**

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond
Councillor P Hulbert

Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press and 2 Members of the Public.

Minute		Action by
D/24/11/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded by the Minute Assistant.	
D/24/11/2	<u>Apologies</u> Apologies were received from Cllr Berry, Hood, Jarvis and Jones.	
D/24/11/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/24/11/4	<u>To Confirm the Minutes of the Meeting Held on 21st October 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 21 st October 2024 and the following was agreed: <u>D/24/11/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st October 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising. Page 2 - D/24/10/23.01 – Fitzroy Street - M Fox will be meeting with residents of Fitzroy Street on Friday 08/11/2024. Page 3 – D/24/10/32 – Enforcement - action for Cllrs to add new issues to the list. Page 4 – D/24/10/34 – Fly Tipping – Town Clerk has contacted WSC regarding signage for Green Road. Page 3 - Tesco – Town Clerk confirmed that the sale of late refreshments would not	

include alcohol and alcohol would be on sale from 6:00am – 11:00pm. The following was agreed:

D/24/11/4.02 Resolved

That the hours for the sale of alcohol be in line with the other retailers selling alcohol.

D/24/11/5 Public Open Session

A resident of Norfolk Avenue reported on the lack of tree management by WSC on the trees that line a much-used passageway and that a property had already been damaged by a falling branch. WSC have not done any tree maintenance since 2015 and the residents had commissioned a local tree surgeon to submit 2 applications to carry out maintenance work which were refused because the trees belong to WSC.

Town Clerk will contact WSC and request that tree maintenance be carried out on the trees that they own.

2 members of the public left the meeting and Cllr Nobbs joined the meeting.

D/24/11/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Conservation Area Policy and Policy 30 - Shop Fronts

D/24/11/7 Planning Applications

Week Commencing 14/10/2024 & 21/10/2024.

D/24/11/7/1 DC/24/1518/FUL - Planning application- a. outbuilding with dust extraction system - International House Willie Snaith Road, Newmarket, Suffolk.

D/24/11/7.01 Resolved

That application DC/24/1518/FUL be deferred to seek clarification on the intended use and any possible issues regarding pollution and noise levels.

Cllr Winter joined the meeting as an observer.

D/24/11/7/2 DC/24/1576/TCA - Tress in a conservation area notification- one Horse Chestnut and one Yew (T1,T2 on plan) fell - 16 The Severals, Newmarket, Suffolk.

D/24/11/7.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application due to the lack of information regarding the trees to be felled; with no evidence regarding the dead tree being provided and no consideration of pollarding the tree to reduce shade cover. The Committee requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/24/11/7/3 DC/23/0864/FUL - Application to discharge condition 28 (materials) from application DC/23/0864/FUL - Land at former St Felix School, Fordham Road, Newmarket,

D/24/11/7.03 Resolved

The Committee voiced no objection and supported the introduction of appropriate local character materials to be used, particularly the use of flint.

D/24/11/7/4 DC/24/1558/TCA - Trees in a conservation area notification- one Acacia (T1 on plan) crown lift to 4.5 metres above ground level and reduce crown by up to two metres. 1 Balaton Place, Snailwell Road, Newmarket, Suffolk.

D/24/11/7.04 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

Cllr Nobbs declared an "other interest" in the following two applications and left the meeting.

D/24/11/7/5 DC/24/1503/ADV - Application for advertisement consent- one non-illuminated fascia sign - 34 Old Station Road, Newmarket, Suffolk.

D/24/11/7.05 Resolved

The Committee voiced no objection. There was a suggestion that the Apartment sign may require an 's' as it is understood that it should be plural.

D/24/11/7/6 DC/24/1518/FUL - Planning application - Change of use from motor garage (Class E) to development of five apartments (Class C3) and one commercial unit at ground floor (Class E) - 8 Park Lane, Newmarket, Suffolk.

D/24/11/7.06 Resolved

The Committee placed a holding objection to arrange a site visit.

Cllr Nobbs returned to the meeting and Cllr Drummond left the meeting.

D/24/11/8 Amended and Deferred Plans

D/24/11/8/1 DC/24/0945/FUL – 107 High Street – re-consultation.

D/24/11/8.01 Resolved

The Committee continued to object until the Environmental Health Officer is satisfied with the noise and odour issues.

D/24/11/8/2 DC/24/0720/OUT – Hatchfield Farm, Fordham Road – re-consultation

D/24/11/8.02 Resolved

The Committee objected regarding the following matters:

- 1) there were grave reservations regarding the proposal for drainage and the potential to exacerbate current flood-risk on the A14.**
- 2) the construction of mezzanine floors suggests that these will be bulky units with heavier industrial use rather than light/ starter/ science park units that NTC desires and the applicants originally indicated.**
- 3) clarification is requested on the welfare of the badgers.**

D/24/11/9 Planning Appeals

D/24/10/27/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/11/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/11/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 14/10/2024 & 21/10/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1245/HH	Householder planning application- two storey side extension	Surrey Cottage, Rayes Lane, Newmarket, Suffolk	Approved	No objection
DC/24/1387/TCA	Trees in a conservation area notification- one Sycamore (T1 on plan) fell	Stanley House, Bury Road, Newmarket, Suffolk	Approved	Objected
DC/24/1368/TCA	Trees in a conservation area notification- one Lime (T1 on plan) Re-pollard by two metres back to previous pollard points	8 Falmouth Gardens, Newmarket, Suffolk	Approved	No objection
DC/24/1342/CLP	Application for lawful development certificate for proposed use or development- use of converted outbuilding for sleeping accommodation incidental to the enjoyment of the existing residential dwelling	72 Exeter Road, Newmarket, Suffolk	Approved	No objection

D/24/11/12 Delegation Panel Decisions

None noted.

D/24/11/13 Licensing

Starbucks – Pavement Licence Application – 61 High Street, Newmarket, Suffolk.

D/24/11/13.01 Resolved

The Committee voiced no objection.

D/24/11/14 Enforcement

No further information received. Any new issues will be added accordingly. The list of ongoing and outstanding issues included the following:

Planning

Mill Hill - Air B&B

Bury Road - Windows in Conservation Area

Former McColls - Listed Building

Highways (traffic/parking, speeding)

Exning Road - Bollards on grass verges - Awaiting permission from SCC.

High Street/Conservation Area

128 High Street - Licencing and planning non-compliance

Market Square - Shopfront breach

New Vape Shop High St - Shopfront breach

Pavement Licences

D/24/11/15 Fitzroy Street

An update was given and a meeting with WSC Highways has been arranged with residents for Friday 08/11/2024.

D/24/11/16 Speed Limit

The SCC 20mph Speed Limit Policy Criteria was discussed and noted. It was noted that Cambridgeshire County Council are considering 20mph areas in Burwell and had already introduced them in Ely and many other areas. Fitzroy Street could be a candidate for a test case for the SCC 20mph speed limit criteria.

D/24/11/17 Correspondence

None noted.

D/24/11/18 Date of Next Meeting

Monday 18th November 2024 at the Memorial Hall.

Meeting closed at 7:20pm.

Signed _____ Cllr Hood _____ Date _____ 18.11.24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/11/4.02 Resolved</u>	That the hours for the sale of alcohol be in line with the other retailers selling alcohol.
<u>D/24/11/7.01 Resolved</u>	That application DC/24/1518/FUL be deferred to seek clarification on the intended use and any possible issues regarding pollution and noise levels.
<u>D/24/11/7.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application due to the lack of information regarding the trees to be felled; with no evidence regarding the dead tree being provided and no consideration of pollarding the tree to reduce shade cover. The Committee requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/24/11/7.03 Resolved</u>	The Committee voiced no objection and supported the introduction of appropriate local character materials to be used, particularly the use of flint.
<u>D/24/11/7.04 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/11/7.05 Resolved</u>	The Committee voiced no objection. There was a suggestion that the Apartment sign may require an 's' as it is understood that it should be plural.

<u>D/24/11/7.06 Resolved</u>	The Committee placed a holding objection to arrange a site visit.
<u>D/24/11/8.01 Resolved</u>	The Committee continued to object until the Environmental Health Officer is satisfied with the noise and odour issues.
<u>D/24/11/8.02 Resolved</u>	The Committee objected regarding the following matters: 1) on there were grave reservations regarding the proposal for drainage and the potential to exacerbate current flood-risk on the A14. 2) the construction of mezzanine floors suggests that these will be bulky units with heavier industrial use rather than light/ starter/science park units that NTC desires and the applicants originally indicated. 3) clarification is requested on the welfare of the badgers.
<u>D/24/11/13.01 Resolved</u>	The Committee voiced no objection.