



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 2<sup>nd</sup> December 2024 at 6.15pm**

#### **Attendance:**

Councillor R Hood (Chair)

Councillor J Berry (from 6.17pm)

Councillor A Drummond

Councillor P Hulbert

Councillor R Nobbs

Councillor S Perry (from 6.16pm)

Also Present: C Whitaker – Town Clerk, N – Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer and 1 Member of the Press (from 6.16pm).

| <b>Minute</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Action<br/>by</b> |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>D/24/12/1</b> | <b><u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br>The Chair welcomed everyone, opened the meeting, and announced that the Fire Safety Notice was not required.                                                                                                                                                                                                                                                                                                                                            |                      |
| <b>D/24/12/2</b> | <b><u>Apologies</u></b><br>Apologies were received from Cllrs, Harvey, Jarvis and McHugh. Cllr Jones was absent.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| <b>D/24/12/3</b> | <b><u>Declaration of Members Interests &amp; 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></b><br>None noted. There were no requests for dispensation.                                                                                                                                                                                                                                                                                                |                      |
| <b>D/24/12/4</b> | <b><u>To Confirm the Minutes of the Meeting Held on 18<sup>th</sup> November 2024 and any Matters Arising</u></b><br>The Chair presented the minutes of the Development & Planning Committee held on 18 <sup>th</sup> November 2024 and the following was agreed:<br><br><b><u>D/24/12/4.01 Resolved</u></b><br><b>That the minutes of the Development &amp; Planning Committee held on 18<sup>th</sup> November 2024 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b><br><br>There were no matters arising. |                      |
| <b>D/24/12/5</b> | <b><u>Public Open Session</u></b><br>No members of the public were present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| <b>D/24/12/6</b> | <b><u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u></b><br>Policy 14 – Trees and Policy 1 – Conservation Area Policy.                                                                                                                                                                                                                                                                                                                                                                                                          |                      |

**D/24/12/7 Planning Applications**

*Week Commencing 11/11/2024 & 18/11/2024.*

**D/24/12/7/1 DCON(H)/13/0408/OUT** - Application to discharge conditions 17 (construction method statement) and condition 22 (construction waste) OF DC/13/0408/out Hatchfield Farm, Fordham Road, Newmarket, Suffolk.

The application was noted.

**D/24/12/7/2 DC/24/1524/FUL** - Planning application- internal alterations to existing three flats to create an additional flat 5A, 5B, 5C, and - Flat 1 Wellington Street, Newmarket, Suffolk.

**D/24/12/7.02 Resolved**

**The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer and fully supported the recommendations of the Fire Officer.**

**D/24/12/7/3 DC/24/1525/LB** - Application for listed building consent- internal alterations to existing three flats to create an additional flat 5A, 5B, 5C and - Flat 1 Wellington Street, Newmarket, Suffolk.

**D/24/12/7.03 Resolved**

**The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer and fully supported the recommendations of the Fire Officer.**

**D/24/12/7/4 DC/24/1467/HH** - Householder planning application- a. entrance canopy b. single storey side and rear extension (following demolition of existing utility) c. render to all elevations - 28 Rowley Drive, Newmarket, Suffolk.

**D/24/12/7.04 Resolved**

**The Committee voiced no objection subject to no objections from neighbours and would be extra supportive if the rendering were to add insulation to the property.**

*Cllr Nobbs declared an 'other interest' in the following application and left the meeting.*

**D/24/12/8 Amended and Deferred Plans**

**D/24/12/8/1 DC/24/1518/FUL** – 8 Park Lane – owing to the fact that the existing property will be demolished, a site visit was not deemed necessary as the site could be fully viewed from the street, and the plans were revisited. The following was agreed:

*Cllr Winter joined the meeting as an observer.*

**D/24/12/8.01 Resolved**

**That delegated powers be given to the Town Clerk, Deputy Town Clerk and Chair of this Committee to draft the wording of this objection and circulate to members for comment and approval before submission.**

*Cllr Nobbs returned to the meeting.*

**D/24/12/9 Planning Appeals**

**D/24/12/9/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.**

**D/24/12/10 East Cambs Planning Applications**  
The East Cambs Weekly Lists were noted.

**D/24/12/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**  
West Suffolk Planning Determinations received during week commencing 11/11/2024 & 18/11/2024.

| <b>Applications</b> | <b>Description</b>                                                                                                                                   | <b>Address</b>                                                   | <b>WS Decision</b> | <b>NTC Decision</b> |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------|---------------------|
| DCON(A)/23/1989     | Application to discharge condition 3 (main building later approval of details) of application DC/23/1989                                             | LB 43 High Street, Newmarket, Suffolk                            | Approved           | No objection        |
| DC/24/0983/HH       | Householder planning application- two storey extension                                                                                               | 18A Lisburn Road, Newmarket, Suffolk                             | Refused            | Objected            |
| DC/24/1458/FUL      | Planning application- a. external alterations to building including external doors and windows b. amended location of proposed parking space         | The Old Courts, 147 All Saints Road, Newmarket, Suffolk          | Approved           | Objected            |
| DC/24/1431/FUL      | Planning application- conversion of existing hayloft for staff accommodation                                                                         | Somerville Lodge, Fordham Road, Newmarket, Suffolk               | Approved           | No objection        |
| DCON(A)/21/1580     | Application to discharge condition 8 (construction management strategy), 9 (remediation strategy), and 11 (surface water disposal) of DC/21/1580/FUL | Unit 4 Albion Court, 9 Studlands Park Avenue, Newmarket, Suffolk | Approved           | No objection        |
| DC/24/1388/HH       | Householder planning application- conversion of garage to habitable space and first floor side extension                                             | 11 Drinkwater Close, Newmarket, Suffolk                          | Approved           | No objection        |
| DC/24/0965/TPO      | TPO 04 (2012) tree preservation order- one Conifer (T1 on plan T25 on TPO order)- Cut back branches to south to bring in line with existing hedge    | 5 Mill Reef, Newmarket, Suffolk                                  | Approved           | No objection        |

DC/24/0983/HH WSC refusal was noted. As the extension has already been built, Cllr Hood to contact Planning Officer to request an update on the way forward with this application and will revert to the next Planning Committee meeting.

**D/24/12/12 Delegation Panel Decisions**  
The following applications were granted by the WSC Delegation Panel.

**DC/23/1182/FUL – Planning application - a. Installation of compressor units to rear external wall - 128 High Street Newmarket.**

**DC/24/1458/UL - Planning application - a. external alterations to building including external doors and windows b. amended location of proposed parking space - The Old Courts, 147 All Saints Road, Newmarket, Suffolk.**

The Committee were disappointed that the views of NTC were ignored by the Delegation Panel.

**D/24/12/13 Licensing**  
Club Premises Certificate – NSDA Sports Club – Sports Pavilion Elizabeth Avenue Newmarket.

**D/24/12/13.01 Resolved**

**That the application be deferred to the meeting of 16<sup>th</sup> December to make further enquiries.**

**D/24/12/14    Enforcement**

No further information received. Any new issues will be added accordingly. The list of ongoing and outstanding issues included the following and the Clerk, Deputy Clerk will liaise with Committee members to form a plan for tracking, reporting and updating enforcement matters.

**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

Shops with illuminated signs without permission

Barbers

A member of the WSC enforcement team will be invited to a site visit around the Town and to report back to a D&P meeting.

**Additions**

11 St Mary's Square - no planning permission

Moons property - signage

18A Lisburn Road

128 High Street

Enforcement of the Shopfront policy – to be added to the next agenda

Flashing lights on signs

Silks development

Pavement Parking

Rutland Chambers – air con unit

St Mary's Square (3 properties)

St Mary's Square - bins

*The Events Manager and Cllr Borda joined the meeting as observers.*

**D/24/12/15    Fitzroy Street**

An update was given and a speed survey will be carried out from 18/11/24 to 17/12/2024 and a report will be presented in the New Year, funded by Cllr Hood's SCC Highway budget.

**D/24/12/16 Five Bells**

Town Clerk reported that a response is awaited from WSC.

**D/24/12/17 St Mary's Square**

Town Clerk reported that the bins that were not being taken in are being investigated by WSC and further enquiries will be made regarding the available storage for the bins.

**D/24/12/18 Correspondence**

None noted.

**D/24/12/19 Date of Next Meeting**

Monday 16<sup>th</sup> December 2024 at the Memorial Hall.

Meeting closed at 7:18pm.

Signed \_\_\_\_ Cllr Rachel Hood \_\_\_\_\_ Date \_\_\_\_ 16/12/24 \_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>     | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                               |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/24/12/7.02 Resolved</u></b>  | <b>The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer and fully supported the recommendations of the Fire Officer.</b>                                                      |
| <b><u>D/24/12/7.03 Resolved</u></b>  | <b>The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer</b>                                                                                                                   |
| <b><u>D/24/12/7.04 Resolved</u></b>  | <b>The Committee voiced no objection, and would extra supportive if the rendering were to add insultation to the property.</b>                                                                                         |
| <b><u>D/24/11/8.01 Resolved</u></b>  | <b>That delegated powers be given to the Town Clerk, Deputy Town Clerk and Chair of this Committee to draft the wording of this objection and be circulated to members for comment and approval before submission.</b> |
| <b><u>D/24/12/13.01 Resolved</u></b> | <b>That the application be deferred to make further enquiries.</b>                                                                                                                                                     |