



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 16th December 2024 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor R Jones

Also Present: N Alecock - Deputy Town Clerk, C O'Reilly – Events Manager, J Ashton – Minute Assistant, Cllr Crissall as an observer, 1 Member of the Press (from 6:17) and 1 Member of the Public.

Minute	Action by
D/24/12/20 <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 Safety Notice and announced that the meeting was being recorded by the Minute Assistant and confirmed that no-one else intended to record the meeting.	
D/24/12/21 <u>Apologies</u> Apologies were received from Cllrs, Berry, Jarvis, McHugh, Nobbs and Perry. <i>A member of the press joined the meeting from 6:17.</i>	
D/24/12/22 <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/24/12/23 <u>To Confirm the Minutes of the Meeting Held on 2nd December 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2nd December 2024 and the following was agreed: <u>D/24/12/23.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd December 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 3 – DC/24/0983/HH 18A Lisburn Rd - It was confirmed that a letter had been sent to WSC to establish how they intend to deal with this application for an extension that has already been built without planning permission and should likely be demolished and a response is awaited. So this will be added to the next agenda.	

D/24/12/24 Public Open Session

No members of the public wished to speak.

D/24/12/25 Planning Applications

Week Commencing 25/11/2024 & 02/12/2024.

D/24/12/26/1 DC/24/1745/HH - Householder planning application- single storey extension to the rear of dwelling - 17 Abernant Drive, Newmarket, Suffolk.

D/24/12/26.01 Resolved

The Committee voiced no objection.

1 Member of the Public left the meeting.

Cllr Jones declared an “other” interest in the following application and left the meeting.

D/24/12/26/2 DC/24/1683/LB - Application for listed building consent- a. replacement shop front b. internal frosting to the first and second floor windows on front elevation c. installation of plant d. one Panel e. one box fascia sign f. one projecting sign g. two vinyl signs - 84 High Street, Newmarket, Suffolk.

D/24/12/26.02 Resolved

The Committee objected on the grounds that it does not comply with the WSC Shopfront Policy or NNP. In particular a. As the style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30. The Committee welcomed the business in principle and would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area and does not object to b. the frosting of the windows and c. installation of plant, but does object to d. Panel, e. box fascia sign, f. projecting sign and g. two vinyl signs.

Cllr Jones returned to the meeting. Cllr Hood declared an “other” interest in the following application and left the meeting. Cllr Harvey took the Chair.

D/24/12/26/3 DC/24/1772/TCA - Trees in Conservation Area Notification- one Thuja (circled orange on plan) fell - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/12/26.03 Resolved

The Committee object to the felling of healthy trees, however on this occasion, does not object subject to the tree being replaced with another suitable species and that it be felled outside of the bird nesting season.

Cllr Hood returned to the meeting and took the Chair.

D/24/12/26/4 DC/24/1653/FUL (not on the original agenda but requiring NTC response) –
Planning application - Change of use from shop (class E) to tattoo studio (sui generis)
- 16 High Street Newmarket

D/24/12/26.04 Resolved

The Committee voiced no objection to the change of use and look forward to

receiving the Licence application for the Committee to scrutinise.

D/24/12/26 Amended and Deferred Plans

D/24/12/27/1 DC/24/1218/FUL – 8 Park Lane – a response objecting on various grounds was composed and submitted by the Delegation Group and will be circulated to Members.

D/24/12/27 Planning Appeals

D/24/12/28/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/12/28 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/12/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 25/11/2024 & 02/12/2024.

Applications	Description	Address	WS Decision	NTC Comment
DC/24/1441/HH	Householder planning application- a. conversion of existing garage into garden room b. single storey rear garage extension following demolition of existing summer house	10 Duchess Drive, Newmarket, Suffolk.	Approved	No objection
DC/21/0461/P3OPA	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1 (A)) to Dwellinghouse(s) (Class C3) to create 3 flats Landing Suite	Rutland Chambers, 19 High Street, Newmarket, Suffolk	Withdrawn	No objection
DC/24/1576/TCA	Trees in a conservation area notification- one Horse Chestnut and one Yew (T1,T2 on plan) fell	16 The Severals, Newmarket, Suffolk	Approved	Objected
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	Approved	No objection
DC/24/0945/FUL	Planning application- change of use from betting shop and office (sui generis) to restaurant (class E commercial, business and service)	107 High Street, Newmarket, Suffolk	Approved	No objection
DC/24/1474/P3CMA	Prior approval application under Part3 of the Town and Country Planning (General Permitted Development) Order 2015- change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form two dwellings	1 Rous Road, Newmarket, Suffolk	Approved	Objected

DC/24/1474/P3CMA - 1 Rous Road, Newmarket, Suffolk – the approval was noted, and the following was agreed:

D/24/12/30.01 Resolved

That a letter/email be sent to West Suffolk Council to ask why the application was approved despite the extensive NTC objection.

D/24/12/30 Delegation Panel Decisions

None noted.

D/24/12/31 Licensing

Club Premises Certificate – NSDA Sports Club – Sports Pavilion Elizabeth Avenue Newmarket.

Cllr. Crissall left the meeting.

D/24/12/32.01 Resolved

The Committee objected on the grounds of the issues raised in the Rugby Club letter dated 13th December 2024. The name of the applicant needs to be clarified as to whether it is NSDA or NSDA Sports Club, the letter from the Newmarket Rugby Club states that the representations in the licence are not factually correct and they have not added a lady's playing section. There are concerns regarding the current club premises licence held by the applicant that only allows alcohol to be sold to club members when club activities are taking place. The Committee requests that the issues raised by Rugby Club are addressed and the situation clarified so that this application can be properly considered.

Cllr. Crissall joined the meeting.

D/24/12/32 Enforcement

A proposal was made to form a Task & Finish Working Group and the following was agreed:

D/24/12/33.01 Resolved

That a Task & Finish Working Group be set up comprising of the Town Clerk and Cllrs Hood, Harvey, Drummond, and invite at least Cllr Perry, with a remit of monitoring enforcement issues and to take appropriate action.

D/24/12/33 Five Bells

A response from WSC stated that they have no concerns regarding the use of the building which was approved for worship and community use. Councillors are not totally convinced so the Decision Notice will be circulated to Members and an item will be added to the next agenda.

1 member of the public joined the meeting.

D/24/12/34 WSC Shopfront Policy

The WSC Shopfront Policy was noted and Councillors expressed frustration that there appears to be very limited enforcement regarding this policy. Cllr Hood will raise this at the District Full Town Council meeting tomorrow evening.

D/24/12/35 Correspondence

None noted.

D/24/12/36 Date of Next Meeting

Monday 6th January 2025 at the Memorial Hall.

Meeting closed at 7:12pm.

Signed Cllr Harvey Date 6.1.25

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/12/26.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/12/26.02 Resolved</u>	The Committee objected on the grounds that it does not comply with the WSC Shopfront Policy or NNP. In particular a. As the style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30. The Committee welcomed the business in principle and would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area and does not object to b. the frosting of the windows and c. installation of plant, but does object to d. Panel, e. box fascia sign, f. projecting sign and g. two vinyl signs.
<u>D/24/12/26.03 Resolved</u>	The Committee object to the felling of healthy trees, however on this occasion, does not object subject to the tree being replaced with another suitable species and that it be felled outside of the bird nesting season.
<u>D/24/12/26.04 Resolved</u>	The Committee voiced no objection to the change of use and look forward to receiving the Licence application for the Committee to scrutinise.
<u>D/24/12/30.01 Resolved</u>	That a letter be sent to ask why the application was approved despite the extensive NTC objection.
<u>D/24/12/32.01 Resolved</u>	The Committee objected on the grounds of the issues raised in the Rugby Club letter dated 13th December 2024. The name of the applicant needs to be clarified as to whether it is NSDA or NSDA Sports Club, the letter from the Newmarket Rugby Club states that the representations in the licence are not factually correct and they have not added a lady's playing section. There are concerns regarding the current club premises licence held by the applicant that only allows alcohol to be sold to club members when club activities are taking place. The Committee requests that the issues raised by Rugby Club are addressed and the situation clarified so that this application can be properly considered.
<u>D/24/12/33.01 Resolved</u>	That a Task & Finish Working Group be set up comprising of the Town Clerk and Cllrs Hood, Harvey, Drummond, and invite at least Cllr Perry, with a remit of monitoring enforcement issues and to take appropriate action.