



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 6th January 2025 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry
Councillor A Drummond

Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, N Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer (from 6:28pm), 1 Member of the Press and 2 Members of the Public.

Minute	Action by
D/25/01/1 <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 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/25/01/2 <u>Apologies</u> Apologies were received from Cllrs Hood, Jarvis, Jones, and McHugh.	
D/25/01/3 <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/25/01/4 <u>To Confirm the Minutes of the Meeting Held on 16th December 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16 th December 2024 and the following was agreed: <u>D/25/01/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th December 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 4 – D/24/12/33.01 Resolved – The Enforcement Working Group is currently being set up and will meet soon.	
D/25/01/5 <u>Public Open Session</u> A member of the press will speak to item 15.	

Two members of the public would like to speak to item 16 and the Chair proposed that item 16 be brought forward and the following was agreed:

D/24/01/5.01 Resolved

That item 16 Jack Jarvis Close be brought forward.

D/25/01/6 Jack Jarvis Close

A letter from a resident regarding a parking issue was discussed and the following was agreed:

D/25/01/6.01 Resolved

That SCC Highways be asked to see what measures can be implemented to address the parking issue with details of any associated costs and funding sources.

2 members of the public left the meeting.

D/25/01/7 Planning Applications

D/25/01/7/1 DC/24/1814/HH – Householder planning application – single storey extension to both side elevations – 5 Princess Way, Newmarket.

D/25/01/7.01 Resolved

The Committee voiced no objection.

Cllr Winter joined the meeting at 6:28 as an observer.

D/25/01/7/2 DC/24/1774/FUL – Planning application – a. change of use for first floor from shop store (use class E) to residential dwelling (use class C3) b. first floor rear extension – 13A Wellington Street, Newmarket.

D/25/01/7.02 Resolved

The Committee objected due to overdevelopment of the site and a lack of parking provision, supporting the issues raised in the objection by the resident at 4 New Cut and adding the NTC standard wording for parking issues. Additionally the plans are unclear.

So clarification will be sought on the allocated parking provision and whether the property is currently occupied.

D/25/01/7/3 DC/24/1840/TCA – Trees in a conservation area notification – one Pine (T1 on plan) fell and one Horse Chestnut (T2 on plan) fell – 5 The Several, Newmarket.

D/25/01/7.03 Resolved

The Committee voiced to support if the trees are replanted with root protection as specified in the application.

D/25/01/7/4 DC/24/1833/HH – Householder planning application – construction of pool and detached pool house at rear of garden – Boyarin Lodge, 30 Bury Road, Newmarket.

D/25/01/7.04 Resolved

The Committee voiced support of this as it was considered to be a quality

development.

D/25/01/7/5 DC/24/1782/HH – a. two storey side extension b. infill door to rear elevation c. replacement pitched roof to garage – 10 Falmouth Gardens, Newmarket.

D/25/01/7.05 Resolved

The Committee voiced no objection subject to no adverse impact on neighbouring properties.

D/25/01/7/6 DC/24/1693/FUL – Planning application – a. replacement shopfront b. internal frosting to first and second floor windows on front elevation – 84 High Street, Newmarket.

D/25/01/7.06 Resolved

The Committee objected to the proposed replacement shopfront. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and we would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area. The Committee does not object to b. internal frosting of the windows.

D/25/01/7/7 DC/24/1694/FUL – Planning application – installation of plant – 84 High Street, Newmarket.

D/25/01/7.07 Resolved

The Committee voiced no objection subject to the approval of the WSC Environmental Officer regarding noise levels and the approval of the Conservation Officer regarding the visual impact.

A member of the public joined the meeting at 6:45pm

D/25/01/7/8 DC/24/1695/ADV – Application for advertisement consent – a. one non-illuminated panel b. one non-illuminated box fascia with vinyl lettering c. one non-illuminated projecting sign with acrylic lettering d. one internally applied full height vinyl sign applied on glazing e. one internally applied double sided vinyl sign – 84 High Street, Newmarket.

D/25/01/7.08 Resolved

The Committee strongly objected to the vinyls and signs. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and would welcome a heritage appearance suitable for Newmarket High Street in a Conservation Area.

D/25/01/8 Amended and Deferred Plans

D/25/01/8/1 DC/24/1518/FUL – 8 Park Lane – an objection response was composed and submitted by the Delegation Group and is pending consideration by WSC. This application will be added to the enforcement issue list.

D/25/01/9 Planning Appeals

D/25/01/9/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress. It was agreed to ask the West Suffolk Councillors to establish the position

on this.

D/25/01/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/01/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing
09/12/2024, 16/12/2024 & 23/12/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1606/TCA	Trees in a conservation area notification- one Cherry 9T1 on plan) lateral crown reduction on eastern side (over lawn) by up to one metre, one Cherry (T2 on plan) lateral crown reduction to eastern side (over lawn) by one metre, one Yew (T3 on plan) crown lift to 2.5 metres above ground level, two Pine (T4 and T6 on plan) remove deadwood, row of Leylandii (T5 on plan) crown lift over path to four metres above ground level, one Yew (T6 on plan) crown lift over path to three metres above ground level, three Yew (T7 on plan) crown lift to 2.5 metres above ground level, one Sycamore (T8 on plan) lateral crown reduction by three metres to reduce away from buildings, one Sycamore (T9 on plan) lateral crown reduction by three metres, one Horse Chestnut (T10 on plan) lateral crown reduction by two metres	Reydon Lodge, 38 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/1599/TCA	Trees in a conservation area notification- one London plane (T1 on plan) overall crown reduction of 5 metres	Terrace House, Queensbury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0695/FUL	Planning application- external wall insulation system to	number 3, 7 and 10 3, 7 and 10 Holdsworth Terrace, Newmarket, Suffolk	Approved	No objection
DC/24/0698/FUL	Planning application- installation of external wall insulation	20,22, and 26 Stamford Street, Newmarket, Suffolk	Approved	No objection
DC/23/1984/HH	Householder planning application- a. front porch b. single storey rear link extension c. infill of garage to form window	108 Churchill Avenue, Newmarket, Suffolk	Approved	No objection
DC/24/1400/TPO	TPO 001 (2015) tree preservation order- one Horse Chestnut (T1 on plan, T1 on order) overall crown reduction of two metres and thin the crown by 30 percent; one Horse chestnut (T2 on plan, T2 on order) crown reduction of up to three metres on the south eastern aspect and thin the crown by 30 percent	The Guineas Shopping Centre, The Rookery, Newmarket, Suffolk	Approved	No objection
DC/24/1389/TPO	TPO 003 (1990) trees preservation order- one Lime (T1 on plan, within group G3 on order) fell	36 Leader Way, Newmarket, Suffolk	Approved	Objected

D/25/01/12 Delegation Panel Decisions

DC/24/1379/TPO - TPO 012 (1956) tree preservation order - one Ash (T1 on plan, within area A3 on order) and one Lime (T2 on plan, within area A3 on order)

reduce crown back to boundary fence by up to two metres - 33 Norfolk Avenue, Newmarket, Suffolk.

DC/24/1389/TPO - TPO 003 (1990) tree preservation order - one Lime (T1 on plan, within group G3 on order) fell -36 Leaders Way, Newmarket, Suffolk.

It was noted that the Delegation Panel were minded to grant permission to both applications.

D/25/01/13 Licensing

Club Premises Certificate – NSDA Sports Club – Sports Pavilion Elizabeth Avenue Newmarket. An update was given and WSC are arranging a hearing with the applicant. It was agreed that the Committee does not need to submit any representation as this will duplicate that already submitted.

D/25/01/14 Enforcement

As mentioned in Matters arising: Page 4 – D/24/12/33.01 Resolved – The Enforcement Working Group is currently being set up and will meet soon.

A working group has been set up and a list of enforcement issues. will be formulated

D/25/01/15 Consultation

Kingsway Solar Farm – the solar farm consultation was received and noted. The following was agreed:

D/25/01/15.01 Resolved

That Delegated Powers be given to Cllrs Harvey and Drummond to draft a response to the consultation. That Town Clerk sends a follow up letter to Sir Kier Starmer copying in our local MP.

The Town Clerk left the meeting.

D/25/01/16 Street Naming Consultation

Former St Felix Site – the street naming consultation was received and noted.

A member of the press put forward the suggestions below for the naming of streets:

Street 1 – Sir Henry Cecil Drive
Street 2 – Frankel Avenue
Street 3 – St Felix Drive
Street 4 – Sir John Astley Road
Street 5 – Shergar Close

together with background information in support. The following was agreed:

D/25/01/16.01 Resolved

That the proposed street names for the former St Felix site be approved and submitted to the developer for consideration.

The Town Clerk returned to the meeting.

D/25/01/17 Five Bells

An update was given on the original planning consent which approved the property to be used for worship and/or community services. WSC do not consider the current use a breach of the planning consent as there is no condition requiring the provision of community services.

This property will be added to the enforcement issue list.

D/25/01/18 Lisburn Road

It was noted that this is now with the WSC Enforcement Team and they will be looking into setting timelines for the applicant.

This property will be added to the enforcement issue list.

D/25/01/19 Correspondence

An email was received from a resident regarding the lanes and road signage at the Tesco/Hatchfield roundabout which has caused much confusion and consternation. This issue has already been raised with SCC Highways and enquiries will be made for an update on progress. An item will be added to the next agenda.

Cllr Drummond left the meeting 7:11pm

D/25/01/20 Date of Next Meeting

Monday 20th January 2025 at the Memorial Hall.

Meeting closed at 7:12pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/01/6.01 Resolved</u>	That SCC Highways be asked to see what measures can be implemented to address the parking issue with details of any associated costs and funding sources.
<u>D/25/01/7.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/01/7.02 Resolved</u>	The Committee objected due to overdevelopment of the site and a lack of parking provision, supporting the issues raised in the objection by the resident at 4 New Cut and adding the NTC standard wording for parking issues. Additionally the plans are unclear.
<u>D/25/01/7.03 Resolved</u>	The Committee voiced to support if the trees are replanted with root protection as specified in the application.
<u>D/25/01/7.04 Resolved</u>	The Committee voiced support of this as it was considered to be a quality development.
<u>D/25/01/7.05 Resolved</u>	The Committee voiced no objection subject to no adverse

	impact on neighbouring properties.
<u>D/25/01/7.06 Resolved</u>	The Committee objected to the proposed replacement shopfront. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and we would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area. The Committee does not object to b. internal frosting of the windows.
<u>D/25/01/7.07 Resolved</u>	The Committee voiced no objection subject to the approval of the WSC Environmental Officer regarding noise levels and the approval of the Conservation Officer regarding the visual impact.
<u>D/25/01/7.08 Resolved</u>	The Committee strongly objected to the vinyls and signs. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and would welcome a heritage appearance suitable for Newmarket High Street in a Conservation Area.
<u>D/25/01/15.01 Resolved</u>	That Delegated Powers be given to Cllrs Harvey and Drummond to draft a response to the consultation. That the Town Clerk sends a follow up letter to Sir Kier Starmer copying in our local MP.
<u>D/25/01/16.01 Resolved</u>	That the proposed street names for the former St Felix site be approved and submitted to the developer for consideration.