



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 20th January 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)

Councillor J Berry (from 6:18)

Councillor J Harvey (Vice Chair)

Councillor J McHugh

Councillor R Nobbs

Councillor S Perry

Also Present: C Whitaker – Town Clerk, N Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter (from 6:42pm) as an observer, 1 Member of the Press and 1 Member of the Public.

Minute	Action by
D/25/01/22 <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/25/01/23 <u>Apologies</u> Apologies were received from Cllrs Drummond, Hulbert, Jarvis and Jones.	
D/25/01/24 <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> Cllr Hood declared an "other" interest in item 6a - Application DC/24/1858/TCA and Cllr Nobbs declared an "other" interest in item 6e - Application DC/24/1518/FUL. There were no requests for dispensation.	
D/25/01/25 <u>To Confirm the Minutes of the Meeting Held on 6th January 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 6th January 2025 and the following was agreed: <u>D/25/01/25.01 Resolved</u> That the minutes of the Development & Planning Committee held on 6th January 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. <i>Cllr Berry joined the meeting at 6:18pm.</i> There were no matters arising.	
D/25/01/26 <u>Public Open Session</u> No members of the public wished to speak.	
D/25/01/27 <u>Planning Applications</u>	

Week Commencing 30/12/2024 & 06/01/2025.

Cllr Hood declared an “other “interest in the following application and left the meeting. The Vice Chair took the Chair.

D/25/01/27/1 DC/24/1858/TCA – Trees in a Conservation Area Notification – Group of mixed Maple, Horse Chestnut, Elm and Sycamore trees (G1 on plan) lift canopies to give 6 metre ground clearance, six Sycamore (G2 on plan) remove Ivy and crown reduce largest Sycamores by up to 4 metres in height and approximately 2 metre from sides where required to neaten appearance of trees. Cherry Trees (Clump 1, 2 & 3 on plan) reduce height by 3 metres and reduce sides by approximately 3 metres to neaten appearance, Cherry (T1 on plan) reduce all round by approximately 3 metres, Prunus (T2, T3 on plan) multiple fruiting bodies present – fell – Freemason Lodge, 35 Bury Road, Newmarket.

D/25/01/27.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the fruit trees subject to the Tree Officer’s approval. 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. The committee supported the remaining application as responsible tree management.

Cllr Hood returned to the meeting and took the Chair.

D/25/01/27/2 DC/24/1834/ADV – Application for advertisement consent – a. one replacement internally illuminated fascia sign b. one internally illuminated post mounted projecting sign - Manchetts, Victoria Way, Newmarket.

D/25/01/27.02 Resolved

The Committee voiced no objection.

D/25/01/27/3 DC/24/1801/FUL – Planning application – a. joining of units to extend existing MOT test and repair centre (class B2) b. associated external alterations – Studlands Park Industrial Estate, Unit 4 Studlands Park Avenue, Newmarket.

D/25/01/27.03 Resolved

The Committee voiced no objection.

D/25/01/27/4 DC/25/0001/HH – Householder planning application – first floor extension over existing garage – 4 Hallwyck Gardens, Newmarket.

D/25/01/27.04 Resolved

The Committee voiced no objection.

Cllr Nobbs declared an “other “interest in the following application and left the meeting

D/25/01/27/5 DC/24/1518/FUL – Reconsultation – Planning application – construction of building to accommodate five apartments and one commercial unit (Class E) at ground floor following demolition of existing motor garage – 8 Park Lane, Newmarket.

D/25/01/27.05 Resolved

The Committee maintained their previous strong objection and in addition,

objected to the ridge height in the amended plans of the proposed development as they are significantly higher than the adjacent property making the passage darker and more intimidating at night and breaches NNP Policy NKT2. Delegated authority was given to add other comments to the objection from the Neighbourhood Plan Working Group scheduled to meet on Tuesday 21 January 2025.

Cllr Nobbs returned to the meeting.

D/25/01/27/6 DC/25/0031/TPO – TPO 13 (1998) tree preservation order – four limes (within area G1 on plan) pollard to ten meters above ground level – The Gallops, Old Station Road, Newmarket.

D/25/01/27.06 Resolved

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

D/25/01/28 Amended and Deferred Plans

None noted.

D/25/01/29 Planning Appeals

D/25/01/29/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/25/01/30 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/01/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 30/12/2024 & 06/01/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1772/TCA	Trees in Conservation Area Notification- one Thuja (circled orange on plan) fell	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/1653/FUL	Planning application- Change of use from shop (class E) to tattoo studio (sui generis)	16 High Street, Newmarket, Suffolk	Approved	No objection
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	Approved	No objection
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	Approved	No objection
DC/24/1467/HH	Householder planning application- a. entrance canopy b. single storey side rear extension (following demolition of existing utility) c. render to all elevations	28 Rowley Drive, Newmarket, Suffolk	Approved	No objection
DC/24/1379/TPO	TPO 012 (1956) tree preservation order- one Ash (T1 on plan, within area A3 on order) and one Lime 9T2 on plan, within area A3 on order) reduce crown back to boundary fence by up to two metres	33 Norfolk Avenue, Newmarket, Suffolk	Approved	Objected
DC/23/1182/FUL	Planning application-a. Installation of compressor units to rear external wall	128 High Street, Newmarket, Suffolk	Approved	Objected

A proposal was made that DC/23/1182/FUL - 128 High Street should be inspected to see if there are any changes and the following was agreed:

D/25/01/31.01 Resolved

That the Chair and Vice Chair visit the property to see if any changes have been made and if not, then to insist that West Suffolk ensure that the approved plans for proper installation of compressor units to rear external wall are swiftly implemented.

D/25/01/32 Delegation Panel Decisions

None noted.

D/25/01/33 Licensing

None noted.

D/25/01/34 Enforcement

The Working Group met on 16 January 2025 and assigned outstanding enforcement actions and significant pending planning applications within agreed categories so that these can be monitored/followed up. These will be reported at the next meeting.

D/25/01/35 Tesco/Hatchfield Roundabout Signage

SCC Highways have escalated the issue of confusing/potentially dangerous lane allocations and signage to the Transport Strategy Team following multiple contacts from residents, members of the public and Councillors. There is a stage four road safety audit being carried out on this location and when completed, they will update all those who have reported concerns with the findings and the next steps.

Cllr Winter joined the meeting at 6:42pm as an observer.

A member of the public left the meeting at 6:52pm

D/25/01/36 Transport & Parking Working Group Update

East West Railway Consultation – a response will be drafted by Cllrs Harvey and Perry and be circulated to the Committee for comment prior to submission.

BSIP Schemes – a positive meeting had been held on 17th January 2025 with Simon Barnett (SCC), Integrated Transport Manager, to discuss the proposals in the Town Council's bids to the BSIP Funding. A survey will be carried out to gather evidence to support them. Bus stops, real-time information, signage and mapping information were also discussed.

Any other matters – none noted.

D/25/01/37 Correspondence

None noted.

D/25/01/38 Date of Next Meeting

Monday 3rd February 2025 at the Memorial Hall.

Meeting closed at 7:04pm.

Signed _____ Cllr Hood _____ Date 02/02/2025 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/01/27.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the fruit trees subject to the Tree Officer's approval. 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. The committee supported the remaining application as responsible tree management.
<u>D/25/01/27.02 Resolved</u>	The Committee voiced no objection.
<u>D/25/01/27.03 Resolved</u>	The Committee voiced no objection.
<u>D/25/01/27.04 Resolved</u>	The Committee voiced no objection.
<u>D/25/01/27.05 Resolved</u>	The Committee maintained their previous strong objection and in addition, objected to the ridge height in the amended plans of the proposed development as they are significantly higher than the adjacent property making the passage darker and more intimidating at night and breaches NNP Policy NKT2. Delegated authority was given to add other comments to the objection from the Neighbourhood Plan Working Group scheduled to meet on Tuesday 21 January 2025.
<u>D/25/01/27.06 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/25/01/31.01 Resolved</u>	That the Chair and Vice Chair visit the property to see if any changes have been made and if not, then to insist that West Suffolk ensure that the approved plans for proper installation of compressor units to rear external wall are swiftly implemented.