



Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 7th April 2008 at 6.00 pm at the Memorial Hall, Newmarket**

Attendance :

Councillor J Bailey (Chairman)
Councillor K Bovill (Vice Chairman)
Councillor D Hudson
Councillor D Cross
Councillor R Fletcher
Councillor M Jefferys
Councillor J Richer
Councillor C Turner
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, 8 Members of the Public

Minute	Action by
D/08/04/1 <u>APOLOGIES</u> Apologies were received from Councillor W Burch.	
D/08/04/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillor Uney declared an interest in planning application F/2008/0188/TPO.	
D/08/04/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 17th MARCH 08</u> The Minutes of the Development & Planning Meeting held on 17 th March 08 were agreed and signed as a true record by Councillor Bailey.	
D/08/04/4 <u>MATTERS ARISING</u> There were no matters arising.	
D/08/04/5 <u>AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES DURATION RELATING TO ITEMS LISTED IN THE PUBLIC PART OF THE AGENDA ONLY</u> Four members of the public spoke regarding the following planning applications: 1 F/2008/0172/FUL- Erection of a single storey industrial building with ancillary office and associated car park and service yard – Plot 1 Newmarket Business Park off Oaks Drive Newmarket.	

Mr T Savill, a Director at Acorn Business Centre, advised that the illustration on the site plan was unrealistic as there was insufficient space for lorries to turn and the plan was not drawn to scale. Also, the Acorn Centre was below the site level and there would be water run-off problems. He believed the developer was aware of these problems and asked that the Planning Committee made a site visit before making any decision on the application.

2 F/2008/0188/TPO – Fell 18 trees – Arbofield, Fordham Road, Newmarket.

Mrs Bugg advised that there were, in fact, 33 trees which the developer planned to destroy. Most of them were not old or diseased but were mature, majestic trees in the way of the proposed development. She was not against development but even if the trees were replaced they would take time to mature. Mrs Bugg advised that permission had been refused earlier as the loss of mature trees would have an adverse impact on the area. A balance needed to be found between buildings and trees.

Mr Lacey advised that the application asked for the removal of the trees ‘to enable build of approved development’ but approval had only been given to development at the Fordham Road end of the site. He felt that if the trees were demolished the developer would then apply for permission to further develop the site.

Mr Cornilesion agreed with the two former speakers, reiterating that if the trees were felled the developer would then apply for further development of the site.

Following a suggestion by Councillor Bailey, the following planning applications were brought forward:

D/08/04/5/01 F/2008/0188/TPO Fell 18 trees (Robina, Larch, Field Maple, Yew, Sycamore, Thuja, Tree of Heaven, Chamaecyparis, Horse Chestnut). Remove limb of 1 Sycamore, 30% crown reduction of 1 Horse Chestnut and 2 Sycamore, pollard 1 Sycamore. Arbofield Fordham Road Newmarket

Councillor Uney declared an interest in this application and advised that the developer had given a presentation to the Council and undertaken to preserve the trees.

Councillor Uney left the meeting.

The Committee objected strongly to this application as they felt there was no justification for the removal of these trees.

Seven Members of the Public left and Councillor Uney returned to the meeting.

D/08/04/5/02 F/2008/0172/FUL Erection of a single storey industrial building (B8) with ancillary office and associated car park and service yard (Major Development). Plot 1 Newmarket Business Park off Oaks Drive Newmarket.
The Committee agreed to pay a site visit at 5.30 pm prior to the next meeting on 21st April 2008.

All

The remaining Member of the Public left the meeting.

D/08/04/6 **TO DISCUSS PRE-APPLICATIONS WITH FHDC**
None noted.

D/08/04/7 **TO DISCUSS PLANNING APPLICATIONS BROUGHT FORWARD FROM 17th MARCH 08 MEETING**
None noted.

D/08/04/8 **CURRENT PLANNING APPLICATIONS**
Amended Planning Applications:

D/08/04/8/01 F/2007/0994/FUL Conversion of Graham House Flat and garaging to 2 x one bedroom houses, 3 x two bedroom houses, as amended by plans received 27/3/08.
Flat at Graham House Trillium Place Birdcage Walk Newmarket.
The Committee objected to the continued development of a racing yard and felt it was also over-development of the site.

Week 11

D/08/04/8/02 F/2008/0183/FUL Erection of 4 stables and tack room. Shadowfax Stables Hamilton Road Newmarket.
The Committee voiced no objections.

D/08/04/8/03 *F/2008/0180/FUL Refurbishment of ground floor to provide en-suite bedrooms and insertion of French door to garden elevation. The Jockey Club 101 High Street Newmarket.
The Committee voiced no objections.

D/08/04/8/04 *F/2008/0190/ADI Display of 1 internally illuminated totem sign ATS Euromaster 2 Bury Road Newmarket.
The Committee objected to the display of an internally illuminated totem sign in a conservation area.

D/08/04/8/05 *F/2008/0179/LBC Refurbishment of ground floor to provide en-suite bedrooms and insertion of French door to garden elevation. The Chambers 101 High Street Newmarket.

The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Week 12

D/08/04/8/06 F/2008/0209/FUL Erection of single storey rear extension. 5 Heathbell Road Newmarket.

The Committee voiced no objections.

D/08/04/8/07 F/2008/0167/FUL Change of use from A3 to A5 (hot food takeaway) with new shopfront and rear ducting. 8b The Guineas Shopping Centre Newmarket.

The Committee voiced no objections.

D/08/04/8/08 *F/2008/0195/COU Change of use from Class A1 to Class A3 at ground floor and Class A2 office at first floor. 36a High Street Newmarket.

The Committee voiced no objections.

Week 13 – There were no planning applications for Week 13.

D/08/04/9 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during week 10 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/07/1049/LBC	Conversion of existing open store into enclosed bar area. Add new false ceiling & plaster walls, form timber fully glazed bi-folding doors & new bar fittings, create new opening between open & freezer store. Extend existing canopy along edge of building & add 2 x 4sm jumberellas with light and heat, New posts with LED lights between car park & seating area. External redecoration, as amended by plans received 18/2/08.	The Bull 62 High Street Newmarket	Approved with conditions	No objections
F/07/1050/FUL	Conversion of existing open store into enclosed bar area, form timber fully glazed bi-folding doors & new bar fittings, create new opening between open & freezer store. Extend existing canopy along edge of building & add 2 x 4sm jumberellas with light and heat, New posts with LED lights between car park & seating area. External redecoration, as amended by plans received 18/2/08.	The Bull 62 High Street Newmarket	Approved with conditions	No objections

F/08/16/COU	Siting of catering trailer in car park	Ridgeons Newmarket Business Park Studlands Park Avenue Newmarket	Approved with conditions	No objections
F/08/85/FUL	Single storey rear extension	7 Heathbell Road Newmarket	Approved with conditions	No objections
F/08/110/FUL	Siting of a youth shelter and storage container	Studlands Park BMX Track off Hyperion Way Newmarket	Approved with conditions	No objections
F/08/113/FUL	Erection of a single storey side extension and extension to existing roof	Revel Cottage Falmouth Avenue Newmarket	Approved with conditions	No objections
F/07/1039/FUL	Erection of 2 storey dwelling	Land adjacent to Kremlin Cottage Snailwell Road Newmarket	Refused	No objections
F/08/92/FUL	Resub of F/07/694/FUL – conversion of existing building into 4 residential units	Fitness Centre Granby Street Newmarket	Approved with conditions	No objections
F/08/103/FUL	Erection of single storey rear extension (including insertion of 3 Velux windows) and 2 storey rear extension	53 King Edward VII Road Newmarket	Refused	No objections
F/08/107/FUL	Erection of 2 storey side extension (including attached garage). Replacement flat roof over existing rear extension	48 Edinburgh Road Newmarket	Approved with conditions	No objections
F/08/111/LBC	Minor alterations to 7 Fitzroy Street including rebuilding single storey rear wing, insertion of new window in ground floor of south-west elevation of rear wing. Conversion of stables to 2 three bedroom dwellings including internal alterations, rebuilding of later south-east range, insertion of new windows/rooflights and alterations to existing windows and doors	7 Fitzroy Street and adjoining Stables Newmarket	Approved with conditions	No objections
F/08/116/FUL	Erection of rear conservatory	365 Aureole Walk Newmarket	Approved with conditions	No objections

D/08/04/10 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Stratech Scientific Limited – objections to planning application F/2008/0172/FUL - Erection of a single storey industrial building (B8) with ancillary office and associated car park and service yard (Major Development) - Plot 1 Newmarket Business Park off Oaks Drive Newmarket

All

D/08/04/11 PLANNING APPLICATION WITHDRAWALS

The Committee noted that the following planning application had been withdrawn:

F/2008/0072/FUL - Resubmission of F/2007/0900/FUL – Erection of single storey rear and side extensions, creation of first floor rooms, conversion of garage to detached annexe – 18 Cheveley Road, Newmarket.

D/08/04/12 PLANNING APPLICATION APPEALS

None noted.

D/08/04/13 FEEDBACK FROM FHDC PLANNING MEETINGS

None noted.

D/08/04/14 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/08/04/15 DATE OF NEXT MEETING

Monday, 21st April 2008 – site visit at 5.30 pm to Plot 1 Newmarket Business Park, off Oaks Drive, Newmarket, followed by meeting at 6.00 pm.

D/08/04/16 SUCH OTHER BUSINESS WHICH, IN THE OPINION OF THE CHAIRMAN, SHOULD BE CONSIDERED AS A MATTER OF URGENCY TO BE SPECIFIED IN THE MINUTES

None noted.

Meeting closed at 6.50 pm.

Signed _____ Date _____