



**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 21st 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 R Fletcher
Councillor M Jefferys
Councillor J Richer
Councillor C Turner (from 6.30 pm)
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, 4 Members of the Public

| Minute | Action by |
|--|------------------|
| <i>The Committee attended a site visit at 5.30 pm at Newmarket Business Park prior to the meeting.</i> | |
| D/08/04/17 <u>APOLOGIES</u> Cllr Cross and Cllr Turner. | |
| D/08/04/18 <u>ABSENT</u> None noted. | |
| D/08/04/19 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillor Hudson declared an interest in planning application F/2008/0237/FUL. | |
| D/08/04/20 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 7th APRIL 08</u> The Minutes of the Development & Planning Meeting held on 7 th April 08 were agreed and signed as a true record by Councillor Bailey. | |
| D/08/04/21 <u>MATTERS ARISING</u> There were no matters arising. | |
| D/08/04/22 <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> Mr Cole of Churchill Avenue spoke regarding planning application F/2008/0237/FUL – Erection of an attached three storey dwelling at 15 Fielden Way. | |

He expressed concern that the three storey building on a corner plot would block light and cause danger to traffic.

D/08/04/23 TO DISCUSS PRE-APPLICATIONS WITH FHDC

None noted.

D/08/04/24 TO DISCUSS PLANNING APPLICATIONS BROUGHT FORWARD FROM 7th APRIL 08 MEETING

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 voiced no objections.

D/08/04/25 CURRENT PLANNING APPLICATIONS

Amended Planning Applications: None noted.

Week 14

Councillor Hudson declared an interest in the following item and left the meeting.

D/08/04/25/01 F/2008/0237/FUL Erection of an attached three storey dwelling 15 Fielden Way Newmarket.
The Committee objected as the land was purchased for recreational use and the proposed building would change the street scene and housing line, block the view of traffic and invade the privacy of neighbours. The garage/parking area would cause danger on the road.

The members of the public left and Councillor Hudson returned to the meeting.

D/08/04/25/02 F/2008/0186/FUL Front porch extension. 237 Parkers Walk Newmarket.
The Committee voiced no objections.

D/08/04/25/03 F/2008/0239/CR3 County Application – erection of one 0.37m transmission dish on a 5m pole. Paddocks Primary School Rochfort Avenue Newmarket.
The Committee voiced no objections provided there were no adverse affects on health.

D/08/04/25/04 *F/2008/0231/CAT Repollard and thin sides of 22 Lime trees; reduce by up to 4m 1 Lime tree and 4 Chestnut trees Land adjacent to 27 Bury Road Newmarket.
The Committee voiced no objections subject to the approval of FHDC Tree Officer.

D/08/04/25/05 F/2008/0240/CR3 County Application – erection of three 0.37m transmission dishes. Scaltback Middle School Elizabeth Avenue Newmarket.
The Committee voiced no objections provided there were no adverse affects on health.

Week 15

D/08/04/25/06 F/2008/0262/FUL Change of use and conversion of former British Legion Club to 5 flats and 2 studio apartments including extensions and internal alterations 7 Park Lane Newmarket.
The Committee voiced no objections.

D/08/04/25/07 F/2008/0257/FUL Erection of front extension to provide shower room 2 Hatchfield Cottages Fordham Road Newmarket
The Committee voiced no objections provided the extension matched the brickwork of the original building.

D/08/04/25/08 F/2008/0271/TPO Fell 3 Sycamores; repollard to between 6 and 7.6m 11 Sycamores, 8 Limes and 2 Horse Chestnuts Bryntirion Court Cheveley Road Newmarket
The Committee voiced no objections to the repollarding but questioned the necessity of felling the 3 Sycamores – referred to FHDC Tree Officer.

Councillor Turner joined the meeting.

D/08/04/25/09 F/2008/0259/FUL Resub of F/2007/0938/FUL – Erection of 8 one bedroom flats including demolition of existing dwelling. 2 St Fabians Close Newmarket
The Committee voiced no objections.

D/08/04/26 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 14 and 15 are as follows:-

| Application | Description | Address | FHDC Decision | TC Decision |
|--------------|--|--------------------------------------|-------------------------------------|---------------|
| F/08/121/FUL | Resub of F/07/870/FUL – erection of two storey side extension, single storey side extension and first floor rear extension | 8 Duchess Drive Newmarket | Approved with conditions | No objections |
| F/08/146/TPO | Pollard 4 Limes and remove dead branches of 1 Foxglove tree | White Lodge Heasman Close Newmarket | Approved with conditions | No objections |
| F/08/155/FUL | Resub of F/07/508/FUL – rear conservatory | Stoneycrest 26 Green Road Newmarket | Approved with conditions | No objections |
| F/08/158/FUL | Erection of single storey rear extension | 1 Garden Cottages The Rows Newmarket | Approved with conditions | No objections |
| F/07/506/FUL | Resub of F/06/252/FUL – erection of 2 storey retail development including 6 | The Guineas Centre Newmarket | Approved subject to legal agreement | No objections |

| | | | | |
|--------------|---|--|---|---------------|
| | kiosks and a 1486m ² retail unit and landscaping of market square, as amended by plans received 13/8/07. Major Development | | | |
| F/08/43/COU | Use of highway forecourt for the placing of tables and chairs in association with the restaurant (Development affecting the setting of a listed building) | Pizza Express 75 High Street Newmarket | Refused | No objections |
| F/08/47/COU | Use of pavement for the placing of tables and chairs in association with Costa Coffee | Costa Coffee Unit 23a 73 The Rookery Newmarket | Approved with conditions | No objections |
| F/08/88/FUL | Resub of F/07/97/FUL – erection of 1 pair of semi-detached houses (demolition of existing pair of houses) | 80a and 80b All Saints Road Newmarket | Refused | No objections |
| F/08/99/FUL | Erection of 3 windows in rear wall of stable block | Trillium Place Stables Birdcage Walk Newmarket | Approved with conditions | No objections |
| F/08/144/CLE | Certificate of Lawfulness for an existing use – use of rooms for leisure purposes (D2) | Jockey Club Rooms Jockey Club Estates 101 High Street Newmarket | Lawful Development Certificate granted | No objections |
| F/08/154/TPO | Removal of 2 branches of 1 Elm tree overhanging garden | 21 Collings Place Newmarket | Approved with conditions | No objections |

D/08/04/27 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Tristan Pither, Student President, Newmarket College – request that NTC support their opposition to the O² mast. Agreed to ask Town Clerk to write to Mr Pither expressing NTC's support for the removal of the mast.
- 2 Reef Estates – Technical Institute update – 2 restaurants now pre-let, 1 remaining, building out to tender. Phase 1 would comprise 24 flats and restaurants, Phase 2 a restaurant and coffee shop with proposed 50 bedroom hotel on Conservative Club site – no provision for parking. The Committee agreed that Town Clerk should write and accept Reef Estates' offer to attend the next D&P meeting to present their case, the meeting to commence at 5.30 pm.

Town Clerk

Town Clerk

D/08/04/28 PLANNING APPLICATION WITHDRAWALS

None noted.

D/08/04/29 PLANNING APPLICATION APPEALS

The Committee noted the following Appeal decisions:

- F/2006/0840/FUL – Kremlin Stud Yard - Appeal dismissed.
F/2006/0863/CAC- Kremlin Stud Yard – Appeal allowed.
F/2007/0040/FUL – Kremlin Stud Yard – Appeal allowed.
F/2007/0039/CAC – Kremlin Stud Yard – Appeal allowed.
F/2007/0533/FUL – Land adjacent to Balaton Place – Appeal dismissed.
F/2007/0534/CAC - Land adjacent to Balaton Place – Appeal dismissed.

D/08/04/30 FEEDBACK FROM FHDC PLANNING MEETINGS

None noted.

D/08/04/31 TO CONSIDER CORRESPONDENCE RECEIVED FROM FHDC REGARDING F/2005/0295/FUL RELATED TO INDUSTRIAL BUILDING, PLOT 8, LAND OFF OAKS DRIVE, NEWMARKET

The Committee noted that the developers intended to appeal against the refusal of permission to erect a building on the above site and that the developers believed it would still be lawful for the 2005 permission to be implemented and that building erected. FHDC were taking legal advice on this second point but in the meantime had told the developers that they did not agree that work could be restarted on the site. FHDC would keep NTC informed of the situation.

D/08/04/32 PROPOSED ELECTRICITY WORKS BY EDF AT NEWMARKET PRIMARY, ROWLEY DRIVE

The Committee noted that EDF proposed carrying out electricity works to their operational land at Rowley Drive.

D/08/04/33 CROSS PARTY INQUIRY INTO CHILDHOOD LEUKAEMIA AND POWER LINES

The Committee received the letter from Dr Howard Stoate MP and noted that the Cross Party Report called for the Government to impose a moratorium on building new homes and schools within at least 60 metres of existing high voltage overhead transmission lines (HVOTL). Government precautionary measures due to be brought forward later in the year could include changes to household wiring practices and restrictions on the siting of homes within 60 metres of HVOTL.

Councillor Burch advised that there were no high voltage overhead transmission lines within NTC's area.

D/08/04/34 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

The Committee noted that the Hearing to discuss the variation of premises licence for Mortimers would be on 29th April.

D/08/04/35 DATE OF NEXT MEETING

Tuesday, 6th May 2008 – presentation by Reef Estates at 5.30 pm followed by the meeting at 6.00 pm.

D/08/04/36 SUCH OTHER BUSINESS WHICH, IN THE OPINION OF THE CHAIRMAN, SHOULD BE CONSIDERED AS A MATTER OF URGENCY TO BE SPECIFIED IN THE MINUTES

Councillor Bailey advised that Town Clerk had contacted FHDC Officer Jim Nunn, who had mailed SCC and was awaiting information from them to arrange a meeting to discuss a brief for the pedestrianisation of Wellington Street.

Town Clerk

Meeting closed at 7.03 pm.

Signed _____ Date _____