



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday, 1st December 2008 at 6.00 pm at the Memorial Hall, Newmarket

Attendance :

Councillor R Fletcher (Chairman)
Councillor J Richer
Councillor J Bailey
Councillor K Bovill
Councillor W Burch
Councillor M Jefferys
Councillor J Uney
Councillor C Turner

Also Present: Isabelle Barrett – Town Clerk, Rosemary Foreman – Minute Assistant, 6 Members of the Public

Minute	Action by
<p>D/08/12/1 <u>APOLOGIES</u> Apologies were received from Councillor Hudson.</p>	
<p>D/08/12/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillor Uney declared an interest in planning application F/2008/0750/FUL.</p>	
<p>D/08/12/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 17th NOVEMBER 08</u> Councillors Richer and Turner to be added to the list of attendees.</p> <p>D/08/11/37.02 – Recommendation amended at Town Council meeting to read: ... <i>the proposed Exning Road site was unsuitable because of its proximity to local schools and hospitals, because it is in a densely populated area and because of its impact on the street scene.</i></p> <p>With these amendments, the Minutes of the Development & Planning Meeting held on 17th November 08 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p>D/08/12/4 <u>MATTERS ARISING</u> There were no matters arising.</p>	

D/08/12/5 **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**

Two members of the public spoke about planning application F/2008/0750/FUL – development of land off Fordham Road and St Albans:

Mrs D Bugg expressed concern that the proposed properties were not in keeping with surrounding buildings which were of red brick and slate. The revised plans showed slightly lower buildings but they were still too high and imposed on surrounding buildings. The two proposed buildings opposite her house were 3-storey with the upper windows overlooking her property, there being a 2m difference in the height of the upstairs windows. Proposed building materials included rendering and weather-boarding, the trees had been decimated and more were likely to be felled.

Mr P Cornelison said the proposed houses were inappropriate as there were no other 3-storey dwellings nearby. He was also concerned at the landscaping as many trees had already been felled. The lay-out was now reasonable compared to former plans but he too was concerned at the height of the buildings and lack of trees.

With the agreement of the Committee, discussion on planning application F/2008/0750FUL was brought forward. Councillor Uney declared an interest in this item and left the meeting.

D/08/12/5/01 F/2008/0750/FUL - Resubmission of F/2007/0986/FUL – Erection of 8 detached dwellings with garages (demolition of 2 existing houses) – Land off Fordham Road and St Albans Newmarket.

The Committee did not object in principle to the development but objected to the application on the following grounds:

- 1 Height of the 3-storey buildings would lead to over-looking of neighbouring properties**
- 2 Proposed building materials were out of keeping with red brick surrounding properties**
- 3 Landscaping – felling of trees had led to lack of screening**

Councillor Uney returned to the meeting.

Three further members of the public spoke regarding the four planning applications relating to Kremlin Stud:

Mr D Notley advised that a previous application made by Kremlin Stud in 2007, which had been refused by FHDC but granted on Appeal, had specified the land, area, buildings and access but these new applications

were for further development, including staff housing and 17 stables close to Malcolm Way. These plans would have immediate adverse effects such as noise, rats, flies and reduced light on the properties in Malcolm Way. Previous plans had been for stables located on the south side of the paddock away from housing.

Mr Notley felt the proposed plans conflicted with the Inspectorate and would be detrimental to Malcolm Way.

Mr D Soper asked that Kremlin Stud should make clear what they intended doing with the whole area as it was difficult to make decisions until their plans were known.

Mr A Innis distributed maps showing how the area had developed over the years and pointed out that Kremlin Stud used to be one unit. It would now appear that it was being divided into four units. He had contacted FHDC Planning Officer regarding this and was awaiting a reply.

Two members of the public left the meeting.

With the agreement of the Committee, discussion on planning applications F/2008/0739/FUL, F/2008/0729/FUL, F/2008/0719/FUL and F/2008/0730/FUL was brought forward.

D/08/12/5/02 F/2008/0739/FUL – Erection of 2-storey dwelling (staff accommodation)
F/2008/0729/FUL – Erection of 2-storey dwelling and detached double garage (for trainer), installation of horse walker and provision of additional land to provide enclosed turnout paddocks
F/2008/0719/FUL – Resubmission of F/2007/0040/FUL – Erection of 26 box stables in yard formation
F/2008/0730/FUL – Erection of a 5 bed dwelling, garage and garden store, 6 box stable range with horse walker and muck bunker
All at Kremlin Stud, Snailwell Road Newmarket.

The Committee understood the concerns of local residents but voiced no objections provided Kremlin Stud was retained as a single unit and all the buildings were used for racing purposes.

The remaining members of the public left the meeting.

D/08/12/6 **TO DISCUSS PRE-APPLICATIONS WITH FHDC**
None noted.

D/08/12/7 **TO DISCUSS PLANNING APPLICATIONS DEFERRED AT MEETING HELD ON 17th NOVEMBER 08**

None noted

D/08/12/8 **CURRENT PLANNING APPLICATIONS**

Amended Planning Applications: None noted.

Week 46

D/08/12/8/01 F/2008/0717/FUL Redevelopment of stable yard comprising erection of three 33-box traditional loose box yards, spa facilities, manager's dwelling, plant room for existing equine pool, horse walkers, lunge rings, parking, additional access to Hamilton Road, internal access roads and associated site works (demolition of existing American Barns, offices, owner's dwelling, one staff bungalow and ancillary buildings). (Major Development and Development Affecting a Public Right of Way)
Gainsborough Stables Hamilton Road Newmarket

D/08/12/8/01.01 Recommendation

That no objections be voiced to planning application F/2008/0717/FUL as it was in accordance with the Racing Policy.

D/08/12/8/02 F/2008/0745/FUL Resubmission of F/2008/0113/FUL – erection of single storey side extension to ground floor and extension to existing roof to form habitable rooms
Revel Cottage Falmouth Avenue Newmarket
The Committee voiced no objections.

D/08/12/8/03 F/2008/0649/TPO Works to 1 Horse Chestnut – crown lift to 5m, crown thinning of 20%, removal of lowest lateral limb on Eastern aspect and reduce weight of Western limb by 20%. Works to 2nd Horse Chestnut – remove broken limb and crown lift to 5m.
95 St Philips Road Newmarket
The Committee voiced no objections subject to the approval of FHDC Tree Officer.

D/08/12/8/04 *F/2008/0738/FUL Erection of part single storey part two storey side extension and new front entrance (demolition of existing single storey extension). King Edward VII Memorial Hall High Street Newmarket
The Committee voiced no objections. Councillor Richer abstained from the vote as he had not seen the plans)

D/08/12/8/05 *F/2008/0740/CAC Demolition of single storey side extension King Edward VII Memorial Hall High Street Newmarket.

The Committee voiced no objections.

Week 47

D/08/12/8/06 F/2008/0758/FUL Erection of first floor rear extension and insertion of rear dormer window. 62 Exning Road Newmarket

The Committee voiced no objections.

D/08/12/8/07 *F/2008/0756/LBC Erection of single storey rear extension and internal alterations. Chesterfield House Sackville Street Newmarket.

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

D/08/12/8/08 F/2008/0629/OUT Resub of F/2008/0332/OUT – Outline application – Erection of a two storey dwelling (Development Affecting the Setting of a Listed Building) South Lodge 1 Duchess Drive Newmarket

The Committee objected as they felt it would be detrimental to the sight of a single storey listed building.

D/08/12/8/09 F/2008/0642/TPO Fell 2 Horse Chestnut trees. 99 St Philips Road Newmarket.

The Committee objected as they felt moth infestation was inadequate grounds for felling these trees.

D/08/12/8/10 *F/2008/0755/FUL Erection of single storey rear extension (Development Affecting the Setting of a Listed Building). Chesterfield House Sackville Street Newmarket.

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

D/08/12/9 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

FHDC Planning Determinations received during weeks 47 and 48 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/08/639/LBC	Refurbishment of coffee room and creation of disabled lavatory	The Jockey Club 101 High Street Newmarket	Approved with conditions	No objections
F/08/662/FUL	Erection of 3 loose boxes and hay/feed store	Clarehaven 57 Bury Road Newmarket	Approved with conditions	No objections

F/08/622/FUL	Erection of a single storey sports pavilion with associated vehicular and pedestrian access and formation of various sports pitches (Major Development)	The Severals Bury Road Newmarket	Approved with conditions	No objections
F/08/682/FUL	Erection of 6 flats, car parking and landscaping (following demolition of single storey side and rear extension to 28 St Mary's Square)	Land to rear of 28 St Mary's Square Newmarket	Refused	Objected
F/08/683/CAC	Demolition of single storey side and rear extension	Land to rear of 28 St Mary's Square Newmarket	Refused	Objected
F/08/695/FUL	Erection of single storey rear extension	67 Manderston Road Newmarket	Approved with conditions	No objections
F/08/706/FUL	Erection of 2 storey side/rear extension (including double garage), insertion of dormer window, single storey link extension and erection of timber summerhouse in rear garden	5 Holly Cottage Argent Place Newmarket	Approved with conditions	Objected

D/08/12/10 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Mr G Sudbury – Derelict buildings (Queensbury Stables) – Councillor Fletcher to reply and advise of current situation
- 2 FHDC Officer Mr R Plowman – Moth infestation in trees

D/08/12/11 PLANNING APPLICATION WITHDRAWALS

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

F/2008/0396/COU – Change of use from offices to 14 one-bedroom flats and 2 two-bedroom flats – Waterwitch House Exeter Road Newmarket.

D/08/12/12 PLANNING APPLICATION APPEALS

Councillor Fletcher advised that appeals regarding planning applications F/2008/0078/TPO (9 Cecil Lodge Close) and F/2005/0295/FUL (Plot 8, Land off Oaks Drive) had been dismissed.

D/08/12/13 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher advised that planning application F/2008/0718/FUL (Fairstead House) had been recommended for approval.

D/08/12/14 EAST CAMBS CORE STRATEGY AND PROPOSALS MAP

Councillor Fletcher advised that this document could be viewed in the Town Clerk's office.

D/08/12/15 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/08/12/16 **DATE OF NEXT MEETING**
Monday, 15th December 08 at 6.00 pm.

Meeting closed at 7.13 pm.

Signed _____ Date _____