



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 4<sup>th</sup> February 2008 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor J Bailey (Chairman)  
Councillor K Bovill (Vice Chairman)  
Councillor W Burch, Town Mayor  
Councillor D Hudson  
Councillor J Richer  
Councillor C Turner  
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant

| Minute  | Action by |
|---|-----------|
| <b>D/08/02/1</b> <b><u>APOLOGIES</u></b><br>Cllr Jefferys   |           |
| <b>D/08/02/2</b> <b><u>ABSENCE</u></b><br>Councillors D Cross   |           |
| <b>D/08/02/3</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER</u></b><br><b><u>UPDATE OF REGISTER OF INTEREST</u></b><br>Councillor Richer declared an interest in planning application<br>F/2008/0003/FUL.  |           |
| <b>D/08/02/4</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON</u></b><br><b><u>21<sup>st</sup> JANUARY 08</u></b><br>The Minutes of the Development & Planning Meeting held on 21 <sup>st</sup><br>January 08 were agreed and signed as a true record by Councillor Bailey.                |           |
| <b>D/08/02/5</b> <b><u>MATTERS ARISING</u></b><br>There were no matters arising.  |           |
| <b>D/08/02/6</b> <b><u>AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT</u></b><br><b><u>QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES</u></b><br><b><u>DURATION RELATING TO ITEMS LISTED IN THE PUBLIC</u></b><br><b><u>PART OF THE AGENDA ONLY</u></b><br>No members of the public were present. |           |
| <b>D/08/02/7</b> <b><u>TO DISCUSS PRE-APPLICATIONS WITH FHDC</u></b><br>None noted.   |           |

**D/08/02/8**     **CURRENT PLANNING APPLICATIONS**

Amended Planning Applications:

|                     |                  |   |                                    |
|---------------------|------------------|---|------------------------------------|
| <b>D/08/02/8/01</b> | F/2007/1025/FUL  | Erection of 8 Flats, car parking and ancillary storage space. Former Marquis of Granby Public House Granby Street Newmarket.<br><b>The Committee voiced no objections.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/02</b> | F/2007/0994/FUL  | Conversion of Graham House Flat and garaging to 1 x 1 bedroom house, 3 x 2 bedroom houses and 1 x 2 bedroom Maisonette. Flat 3 at Graham House Trillium Place Birdcage Walk Newmarket<br><b>The Committee objected to the continued redevelopment of a racing yard.</b> | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/03</b> | F/2007/1035/FUL  | Erection of chalet bungalow and detached double garage as amended by plans received on 18/1/08 The Croft Falmouth Avenue Newmarket.<br><b>The Committee voiced no objections but expressed concern at the effect of the upper windows on neighbouring properties.</b>   | <b>Mailed to FHDC<br/>06.02.08</b> |
| <i>Week 3</i>       |                  |   |                                    |
| <b>D/08/02/8/04</b> | F/2008/0019/TPO  | Repollard 1 Sycamore and crown reduce 1 Sycamore by 20%. Graham House Birdcage Walk Newmarket.<br><b>The Committee voiced no objections subject to the approval of FHDC Tree Officer.</b>   | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/05</b> | *F/2008/0027/CAT | Remove/replace all trees to facilitate highway works and replant with new trees. The Avenue Newmarket.<br><b>The Committee voiced no objections but expressed concern at the loss of all the mature trees and asked for assurance that the area would be re-paved.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/06</b> | *F/2008/0003/FUL | Erection of two storey dwelling. 24 Rous Road Newmarket.<br><b>The Committee voiced no objections.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/07</b> | F/2008/0031/FUL  | Erection of two storey rear extension. 40 Exning Road Newmarket.<br><b>The Committee voiced no objections.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/08</b> | F/2008/0029/FUL  | Erection of single storey side extension and conversion of garage to habitable room. 7 Malcolm Way Newmarket.<br><b>The Committee voiced no objections.</b>   | <b>Mailed to FHDC<br/>06.02.08</b> |

|                                      |  |                                    |
|--------------------------------------|--|------------------------------------|
| <b>D/08/02/8/09</b> *F/2008/0026/FUL | Creation of pitched roof (to replace existing flat roof) over three storey element. Flat 3 132 High Street Newmarket.<br><b>The Committee voiced no objections.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/10</b> F/2007/0786/FUL  | Readvertisement: Erection of industrial unit (B1/B8 use) with ancillary offices and associated car parking, service yard and soft landscaping (Major Development). Plot 8 Land off Oaks Drive Newmarket<br><b><u>D/08/02/8/10.01 Recommendation</u></b><br><b>The NTC raise no objections to planning application F/2007/0786/FUL – erection of industrial unit on Plot 8 Land off Oaks Drive Newmarket.</b>   |                                    |
| <i>Week 4</i>                        |  |                                    |
| <b>D/08/02/8/11</b> F/2008/0064/FUL  | Erection of two storey rear extension. 116 Freshfields Newmarket.<br><b>The Committee voiced no objections.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/12</b> F/20078/0051/FUL | Erection of 1.8m high security fence, 1.8m high and 6m wide entrance gates. Unit 10 Studlands Park Avenue Newmarket.<br><b>The Committee voiced no objections.</b>   | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/13</b> F/2007/1049/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 4sqm jumberellas with light and heat. New posts with LED lights between car park & seating area. External redecoration. The Bull 62 High Street Newmarket.<br><b>The Committee voiced no objections subject to the approval of the Historic Buildings Officer.</b> | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/14</b> F/2008/0053/TPO  | Fell 1 Corsican Pine. 34 Churchill Avenue Newmarket.<br><b>The Committee voiced no objections subject to the approval of the FHDC Tree Officer.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |
| <b>D/08/02/8/15</b> F/2008/0016/COU  | Siting of a catering trailer in car park. Ridgeons Newmarket Business Park Studlands Park Avenue Newmarket.<br><b>The Committee voiced no objections.</b>  | <b>Mailed to FHDC<br/>06.02.08</b> |

**D/08/02/8/16 \*F/2007/1050/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 4sqm junberellas with light and heat. New posts with LED lights between car park & seating area. (Development affecting the setting of a listed building). The Bull 62 High Street Newmarket

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

Mailed to FHDC  
06.02.08

**D/08/02/9 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 51, 52, 1, 2, 3 and 4 are as follows:-**

| Application   | Description  | Address  | FHDC Decision            | TC Decision   |
|---------------|--|--|--------------------------|---------------|
| F/07/816/FUL  | Erection of wooden post and rail fencing (1.27m high) along Bury Road and Fordham Road frontages   | The Severals Bury Road & Fordham Road Newmarket    | Approved with conditions | No objections |
| F/07/968/CAT  | Felling of 5 conifers  | Paddocks Lodge 18 The Avenue Newmarket             | No objections            | No objections |
| F/07/931/LBC  | Refurbishment of first floor to provide en-suite bedrooms and improvement to access fire escape  | The Chambers 101 High Street Newmarket             | Approved with conditions | No objections |
| F/07/850/TPO  | Vertical reduction of overhanging branches of 1 Holly tree to boundary line. Removal of branch of 1 Acer with limbs overhanging boundary to be cut back to the trunk as per the amended schedule received 18/12/07 | 6 & 7 Argent Place Newmarket                       | Approved with conditions | No objections |
| F/07/930/FUL  | Erection of new implements storage barn (Departure from Development Plan)  | Godolphin Mgmt. Co Snailwell Road Newmarket        | Approved with conditions | No objections |
| F/07/1004/CAT | Repollard and reduce trunk of 2 Horse Chestnuts by 1.8m for safety reasons   | 53A Bury Road Newmarket                            | No objections            | No objections |
| F/07/953/COU  | Change of use from residential to office use (B1)  | Hill House Falmouth Avenue Newmarket               | Approved with conditions | No objections |
| F/07/967/CCA  | Temporary siting of shipping container on disused land at side of sports hall  | Scaltback Middle School Elizabeth Avenue Newmarket | No objections            | No objections |
| F/07/974/CAT  | Prune 1 Acer by 10% and fell 1 Thuja   | Somerville Lodge Fordham Road Newmarket            | No objections            | No objections |
| F/07/990/FUL  | Erection of a smoking shelter  | De Niro's Nightclub Grosvenor Yard Newmarket       | Refused                  | No objections |
| F/07/973/FUL  | Conversion of existing house and basement flat to 3 self contained flats   | 4 Rockingham Villas Church Lane Newmarket          | Approved with conditions | No objections |
| F/07/977/FUL  | Resub of F/07/846/FUL: Conversion of Crampton House to 4 flats with 2 storey extension to create one dwelling (Total 5 affordable dwellings for elderly and  | Crampton House Park Lane Newmarket                 | Approved with conditions | No objections |

|               |   |   |                          |               |
|---------------|---|---|--------------------------|---------------|
|               | disabled to rent). Provision of 4 parking spaces to serve new accommodation & 1 Crampton Cottage which is to be provided in adjoining Racing Welfare owned car park |   |                          |               |
| F/07/981/FUL  | Remodelling of front entrance and gatehouse   | Godolphin Stables<br>Snailwell Road<br>Newmarket                    | Approved with conditions | No objections |
| F/07/993/FUL  | Conversion of hay loft into 3 flats for use by horse racing staff   | Trillium Stables<br>Birdcage Walk<br>Newmarket                      | Approved with conditions | No objections |
| F/07/997/TPO  | 1 Holm Oak – reduce crown by 15% as amended by letter received 3/1/08   | The Gallops Mgmt Co<br>The Gallops<br>Old Station Road<br>Newmarket | Approved with conditions | No objections |
| F/07/1003/FUL | Rear conservatory   | 7 Guineas Close<br>Newmarket  | Approved with conditions | No objections |

**D/08/02/10 CORRESPONDENCE**

The Committee noted the following correspondence:

Mr D Taylor, 18 The Avenue – invitation to the Committee to a site visit to his property. Councillor Bailey advised that to date no amended plans or information had been received from FHDC Officer Rachel Almond.

The Committee agreed that the Town Clerk be asked to write to Mr Taylor and explain that as no further information or plans had been received by FHDC it would be inappropriate to visit the site.

**Letter mailed  
06.02.08**

**D/08/02/11 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/08/02/12 PLANNING APPLICATION APPEALS**

None noted.

**D/08/02/13 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/08/02/14 DATE OF NEXT MEETING**

Monday, 18<sup>th</sup> February 2008 at 6.00 pm.

**D/08/02/15 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 7.10 pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_