



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee  
held on Monday, 7<sup>th</sup> January 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 M Jefferys  
Councillor J Richer  
Councillor C Turner  
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, 6 Members of the Public

Minute	Action by
<b>D/08/01/1</b> <b><u>APOLOGIES</u></b> There were no apologies.	
<b>D/08/01/2</b> <b><u>ABSENCE</u></b> Councillor D Cross was absent.	
<b>D/08/01/3</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> Councillor Bovill declared an interest in planning application F/2007/0977/FUL and Councillor Uney declared an interest in planning application F/2007/0986/FUL.	
<b>D/08/01/4</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 3<sup>rd</sup> DECEMBER 2007</u></b> The Minutes of the Development & Planning Meeting held on 3 <sup>rd</sup> December 07 were agreed and signed as a true record by Councillor Bailey.	
<b>D/08/01/5</b> <b><u>MATTERS ARISING</u></b> There were no matters arising.	
<b>D/08/01/6</b> <b><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></b> Mrs D Bugg expressed the following concerns regarding planning application F/2007/0986/FUL – demolition of existing house and outbuildings and erection of 9 detached dwellings and associated works on land off Fordham Road and St Albans:	

- i) The height of her dwelling was approximately 7.5 metres whereas the proposed dwellings were 9.3 metres and 10 metres with the Dutch gable.
- ii) The proposed dwellings were 2.5 storeys with dormer windows in the roof space with obscure glass, but the window overlooking her property was plain glass – this space could easily be converted into a room in future.
- iii) The proposed building on Plot 1 on Fordham Road had flint and timber cladding, which was not in keeping with surrounding properties, which were of red brick and slate.
- iv) Mrs Bugg had written to FHDC and expressed her concerns regarding the removal of mature trees from the site.

Mr Lacey also expressed his objections to the proposed development at St Albans. On the original planning application, the house opposite his property was sideways on and did not overlook his property; the plan now was to build a house facing straight on to his. He was also concerned at the increase in the volume of traffic on the Fordham Road and the gradual deterioration of the area, which had previously been open and wooded. He believed the proposed plan was over-development of the site.

Mr Cornelisson expressed his agreement with the previous speakers and objected to the removal of some of the mature trees, the density of the housing and the height of the buildings. He was also concerned that the developers might not reinstate the road surface following completion of the project.

Mr M Haslam of Racing Welfare spoke regarding planning application F/2007/0977/FUL – Conversion of Crampton House. He advised that the current application was almost identical to the previous one which had been approved by NTC. The only difference was that it was now proposed to build 5 units instead of 7. He was unaware of any objections being received and asked that NTC support this application.

*Following a suggestion by Councillor Bailey, it was agreed that the following items be brought forward:*

F/2007/0986/FUL - Demolition of existing house and outbuildings and erection of 9 detached dwellings and associated works  
Land off Fordham Road and St Albans Newmarket

Councillor Uney declared an interest in this application and asked that consideration be given to the loss of any trees on this site. She then left the meeting.

**The Committee objected on the following grounds:-**

- i) it was too high density housing for the site**
- ii) the proposed buildings were too high and they objected to the third storey with dormer window**
- iii) the mature trees on the site must be preserved**

Mailed to FHDC  
08.01.08

Four members of the public left and Councillor Uney returned to the meeting.  
Councillor Bovill declared an interest in the following item and left the meeting.

F/2007/0977/FUL - Resubmission of F/2007/0846/FUL – Conversion of Crampton House to 4 flats with 2 storey extension to create one dwelling (Total creation of 5 affordable dwellings for the elderly and disabled to rent). Provision of 4 parking spaces to serve new accommodation and 1 Crampton Cottage which is to be provided in adjoining Racing Welfare owned car park.  
Crampton House Park Lane Newmarket.

**The Committee voiced no objections.**

Mailed to FHDC  
on 08.01.08

The remaining two members of the public left and Councillor Bovill returned to the meeting

**D/08/01/7** **TO DISCUSS PRE-APPLICATIONS WITH FHDC**  
None noted.

**D/08/01/8** **CURRENT PLANNING APPLICATIONS**  
Amended Planning Applications:

None noted.

Week 49

**D/08/01/8/01** \*F/2007/0997/TPO 1 Holm Oak reduce crown by 15%. The Gallops Management Co Ltd The Gallops Old Station Road Newmarket.  
**The Committee voiced no objections subject to the approval of FHDC Tree Officer.**

Mailed to FHDC  
on 08.01.08

**D/08/01/8/02** \*F/2007/1004/CAT Repollard and reduce trunk of 2 Horse Chestnuts by 1.8 metres for safety reasons. 54A Bury Road Newmarket.  
**The Committee voiced no objections subject to the approval of FHDC Tree Officer.**

Mailed to FHDC  
on 08.01.08

**D/08/01/8/03** F/2007/0993/FUL Conversion of hay loft into 3 flats for use by horse racing staff. Trillium Stables Trillium Place Birdcage Walk Newmarket.  
**The Committee voiced no objections on the condition that the accommodation was used by horse-racing staff.**

Mailed to FHDC  
on 08.01.08

**D/08/01/8/04** F/2007/1003/FUL Rear conservatory. 7 Guineas Close Newmarket  
**The Committee voiced no objections.**

Mailed to FHDC  
on 08.01.08

**D/08/01/8/05** \*F/2007/0981/FUL Remodelling of front entrance and gatehouse Godolphin Stables Snailwell Road Newmarket.  
**The Committee voiced no objections.**

Mailed to FHDC  
on 08.01.08

<b>D/08/01/8/06</b> *F/2007/0990/FUL	Erection of a smoking shelter. De Niro's Nightclub Grosvenor Yard Newmarket. <b>The Committee voiced no objections.</b>	Mailed to FHDC on 08.01.08
<i>Week 50</i>		
<b>D/08/01/8/07</b> *F/2007/0974/CAT	Prune 1 Acer by 10% and fell 1 Thuja. Somerville Lodge Fordham Road Newmarket <b>The Committee voiced no objections subject to the approval of FHDC Tree Officer.</b>	Mailed to FHDC on 08.01.08
<b>D/08/01/8/08</b> F/2007/0994/FUL	Conversion of Graham House Flat and garaging to 1 x one bedroom house, 3 x two bedroom houses and 1 x two bedroom maisonette. Flat at Graham House Trillium Placer Newmarket. <b>The Committee objected on the grounds of continued residential development of a Racing Yard.</b>	Mailed to FHDC on 08.01.08
<b>D/08/01/8/09</b> *F/2007/0995/FUL	Erection of extensions to form additional seating and dining areas, new iron railings (1200mm high) to enclose paved smoking area and new railings at first floor level to match existing. Temple Bar Public House Sun Lane Newmarket. <b>The Committee voiced no objections.</b>	Mailed to FHDC on 08.01.08
<b>D/08/01/8/10</b> *F/2007/1022/FUL	Conversion of roof space above garage to form habitable room and erection of single storey rear extension. 4 Falmouth Gardens Newmarket. <b>The Committee voiced no objections.</b>	Mailed to FHDC on 08.01.08
<b>D/08/01/8/11</b> F/2007/1018/FUL	Erection of chalet bungalow. Land to rear of 8 Vincent Close Newmarket. <b>The Committee voiced no objections.</b>	Mailed to FHDC on 08.01.08
<i>Week 51</i>		
<b>D/08/01/8/12</b> F/2007/1025/FUL	Erection of 2 two-bedroom maisonettes, 1 two-bedroom flat and 3 three-bedroom flats, car parking and ancillary storage space (demolition of existing building). Former Marquis of Granby Public House Granby Street Newmarket. <b>The Committee voiced no objections.</b>	Mailed to FHDC on 08.01.08
<b>D/08/01/8/13</b> *F/2007/1011/LBC	Internal alterations to ground floor to provide additional customer facing areas. Barclays Bank 58 High Street Newmarket. <b>The Committee voiced no objections subject to the approval of the Historic Buildings Officer.</b>	Mailed to FHDC on 08.01.08

**D/08/01/8/14** F/2007/1035/FUL Erection of chalet bungalow and detached single garage. The Croft Falmouth Avenue Newmarket  
**The Committee voiced no objections but expressed concern that the dormer windows could overlook neighbouring properties and lead to loss of privacy.**

Mailed to FHDC on 08.01.08

**D/08/01/8/15** \*F/2007/1012/LBC Installation of replacement individual letter signs and replacement projecting sign on front elevation. Installation of new individual letter signs on rear elevation and alterations to rear entrance door. Barclays Bank 58 High Street Newmarket  
**The Committee voiced no objections subject to the approval of the Historic Buildings Officer.**

Mailed to FHDC on 08.01.08

**D/08/01/9** **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 49 and 50 are as follows:-**

Application	Description	Address	FHDC Decision	TC Decision
F/06/306/FUL	Erection of non-food retail warehouse (Class A1) including creation of external sales areas for sale of garden related items and building products, secure service yard, customer and staff parking spaces, cycle shelter, trolley parks, boundary fencing, gates and landscaping, together with realignment of existing access from Oaks Drive and creation of new access from Oaks Drive for delivery vehicles and staff (demolition of existing buildings on site)	Unit 1 Oaks Drive Newmarket	Approved subject to legal agreement	No objections
F/07/619/COU	Change of use of existing general store (Class A1) to a fast food Chinese takeaway (Class A5) including internal alterations	The Post Office 51 Exning Road Newmarket	Refused	No objections
F/07/746/FUL	Conversion of hairdressers and 1 <sup>st</sup> floor flat to 2 self-contained flats	54 Lowther Street Newmarket	Approved with conditions	No objections
F/07/843/COU	Change of use to storage/distribution with retail sales	Unit 2 Victoria Way Newmarket	Approved with conditions	No objections
F/07/862/COU	Change of use from B8 to B1 including insertion of windows to front and rear	11 Minton Enterprise Park Oaks Drive Newmarket	Approved with conditions	No objections
F/07/863/FUL	Erection of two storey rear extension	52 Valley Way Newmarket	Approved with conditions	No objections
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/07/895/CAT	20 Lime, 2 Chestnut, 2 Sycamore – light thin and deadwood, 2 Yew – crown lift up to 2m	101 High Street Newmarket	No objections	No objections
F/07/682/VAR	Variation of condition 2 of planning permission F/03/745/VAR to extend opening hours Sunday – Wednesday to 1am and Thursday – Saturday to 3 am. Extension to external ventilation flue	148 High Street Newmarket	Refused	No objections
F/07881FUL	Erection of rear conservatory	9 Adastral Close Newmarket	Approved with conditions	No objections
F/07/882/FUL	Erection of single storey side and rear extension	9 Stirling Gardens Newmarket	Approved with conditions	No objections
F/07/886/COU	Retro change of use from house in multiple occupation to bed and breakfast	Ashley House 13 Old Station Road Newmarket	Approved with conditions	No objections
F/07/896/TPO	Horse Chestnut – reduce crown by 10-15%, thin and remove deadwood. Hawthorn – reduce crown by 25% and re-shape and remove deadwood	Corner of High Street and Dullingham Road Newmarket	Approved with conditions	No objectiond

**D/08/01/10 TO DISCUSS THE SECTION 106 AGREEMENT TO UNDERTAKE A FEASIBILITY STUDY FOR THE PEDESTRIANISATION OF WELLINGTON STREET**

The Committee noted the letter from FHDC confirming that £15,000 would be transferred to NTC to undertake a feasibility study for the pedestrianisation of Wellington Street. After discussion, the following recommendation was agreed:

**D/08/01/10.01 Recommendation**

**That a Working Party comprising Councillors Bailey, Burch, Bovill, Turner and Uney be formed to formulate a directive and brief to consultants regarding the pedestrianisation of Wellington Street based on the needs of residents and traders. Advice to be sought regarding consultants who had been employed on similar projects.**

Meeting to be held on 22<sup>nd</sup> January 08 at 6.30pm

**D/08/01/11 CORRESPONDENCE**

None noted.

**D/08/01/12 PLANNING APPLICATION WITHDRAWALS**

The following planning application withdrawals were noted:

F/07/889/FUL – Conversion of property into 9 self-contained flats with a single storey rear extension – 15 The Avenue Newmarket.

F/07/900/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/08/01/13 PLANNING APPLICATION APPEALS**

The following Appeal was noted:

F/06/840/FUL, F/06/863/CAC, F/07/40/FUL and F/07/39/CAC – Repair and refurbishment of existing yard, provision of additional horse boxes and exerciser, conversion of haystore and loft to head groom accommodation and demolition of a six box modern American barn,

single dilapidated box and adjoining walls – Kremlin Stud Yard Snailwell Road Newmarket – Public Inquiry.

**D/08/01/14 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/08/01/15 DATE OF NEXT MEETING**

Monday, 21<sup>st</sup> January 2008 at 6.00 pm.

**D/08/01/16 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 7.07 pm.

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