



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday 21st 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 C Turner, Deputy Mayor
Councillor D Hudson
Councillor M Jefferys
Councillor J Richer
Councillor J Uney

Also Present: Isabelle Barrett, Mr Barton of Swallow Mead Developments Ltd, Mr John Morrey – Chartered Surveyor for Tattersalls and 10 Members of the Public

| Minute | Action by |
|--|-----------|
| D/08/01/17 <u>APOLOGIES</u> There were no apologies. | |
| D/08/01/18 <u>ABSENCE</u> Councillor D Cross was absent. | |
| D/08/01/19 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillor Bailey declared an interest in planning applications *F/2007/1055/FUL and *F/2008/0006/CAC and Councillor Uney declared an interest in planning application F/2007/0986/FUL. | |
| D/08/01/20 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 7TH JANUARY 2008</u> The Minutes of the Development & Planning Meeting held on 7 th January 08 were agreed and signed as a true record by Councillor Bailey. | |
| D/08/01/21 <u>MATTERS ARISING</u> None noted | |
| D/08/01/22 <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 J Morrey, Chartered Surveyor and Property Manager for Tattersalls, advised that further investment into Tattersalls was needed due to the value of horses sold at Tattersalls and the redevelopment being carried out by their main competitors Doncaster Blood Stock Sales. Many of the | |

existing facilities were difficult to access and did not facilitate the exercising of horses. Moreover, existing customers did not wish to have their horses stabled in the existing wall boxed areas. Tattersalls would also plan to increase the number of boxes to 110 to attract high quality blood stock. The new development would also optimise the use of the area and the lunging ring would be positioned in the least intrusive area. FHDC and Conservation Officer had been consulted and Neighbours had been invited to view the plans. A model of the proposed redevelopment was shown to the committee.

Mr Stanley Hodgkins of 18a The Avenue advised that he objected to the site layout as it would create visual pollution as well as overlook his property and thus intrude on their privacy. There would also be additional noise pollution from lorries and machines working early and late hours.

Mr David Taylor of 18 The Avenue advised that he objected to the development as the erection of the lunging ring and two elevated rows of commercial stables would impact on and destroy the usage of their garden and summer house. The proposed building works would increase the risk of flooding and thus create a flood risk to their property. Access surface water after the erection of two large rows of stables and concrete areas would mean that rather soak away, the water would simply flow down hill and cause damage to their summer house. The height and vicinity of the development on the boundary would block natural daylight from the summer house and their garden.

Cllr Bailey observed that Tattersalls had a Sales calendar of 38 days, or 5 and half weeks this year. This combined with the days before and after Sales would amount to the Boxes being used for approximately 9 or 10 weeks maximum a year. The majority of these Sales would fall during the early and late months of the year.

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

Cllr Bailey declared an interest and left the meeting.

Week 1

D/08/01/23/01 *F/2007/1055/FUL Reconfiguration of bloodstock sale yard to include erection of new wall boxes, toilet facilities, muck bunker, haybarn, canteen and lunging ring (Demolition of existing buildings) including changes to ground levels (Major Development) Park Paddocks Tattersalls, The Avenue, Newmarket

D/08/01/23.01 Recommendation

That the Council voice no objections subject to the provision of adequate draining facilities

**TC Meeting
28.01.08**

D/08/01/23/02 *F/2008/0006/CAC Demolition of existing building,
Park Paddocks Tattersalls, The Avenue,
Newmarket.

D/08/01/23.02 Resolved

The Committee voiced no objections.

Mailed FHDC
22.01.08

Cllr Bailey joined the meeting again.

D/08/01/24 **TO RECEIVE AMENDED PLANS FOR f/2007/0986/FUL FROM MR VAUGHAN BARTON FROM SWALLOW MEAD DEVELOPMENTS**

The Committee discussed the plans and objections as noted in the 7th January 08 minutes. Mr Barton agreed to incorporate the changes noted in the 7th Jan 08 minutes.

D/08/01/25 **TO RECEIVE A PRESENTATION FROM MR R WARD – SUFFOLK PRESERVATION SOCIETY**

Cllr Bailey advised that due to the lengthy Agenda, this item would be deferred to a later date.

D/08/01/26 **TO DISCUSS PRE-APPLICATIONS WITH FHDC**

None Noted.

D/08/01/27 **CURRENT PLANNING APPLICATIONS**

D/08/01/27/01 **Amended Planning Applications**

None noted

Week 52

D/08/01/27/02 *F/2007/1019/COU Retrospective Application – Change of use of land for temporary siting of portacabin for use as mobile classroom (development affecting the setting of a listed building).
National Horseracing Museum, 99 High Street,
Newmarket .

D/08/01/27/02 Resolved

The Committee voiced no objections

Mailed FHDC
22.01.08

Week 02

D/08/01/27/03 F/2008/0005/TPO Pollarding of 6 Lime Trees, 12 The Hamiltons,
Newmarket

D/08/01/27/03 Resolved

The Committee voiced no objections subject to FHDC Tree Officer approval.

Mailed FHDC
22.01.08

D/08/01/27/04 F/2880/0024/TPO Fell one European Black Pine Tree, 10 Churchill Avenue, Newmarket

D/08/01/27/04 Resolved

The Committee voiced no objections subject to FHDC Tree Officer approval

Mailed FHDC
22.01.08

| | | |
|--|--|-------------------------|
| D/08/01/27/05 F/2008/0007/FUL | <p>Conversion of Post Office/shop and accommodation (including rear garage/store) to form 5 flats. 151 Exning Road, Newmarket.</p> <p><u>D/08/01/27/05 Resolved</u></p> <p>The Committee objected on the grounds of over development of site and limited parking facilities</p> | Mailed FHDC 22.01.08 |
| D/08/01/27/06 F/2007/1057/CCA | <p>County Application – Retention of pre-fabricated building for All Saints Under Fives. All Saints CEVAP School, Vicarage Road, Newmarket.</p> <p><u>D/08/01/27/06 Resolved</u></p> <p>The Committee voiced no objections</p> | Mailed FHDC 22.01.08 |
| D/08/01/27/07 *F/2008/0009/FUL | <p>Resubmission of F/2007/0889/FUL – conversion of property into eight self contained flats with a single storey rear extension. 15 The Avenue, Newmarket</p> <p><u>D/08/01/27/07 Resolved</u></p> <p>The Committee objected on the grounds that the rear extension is out of keeping with the conservation area and detrimental to the neighbouring properties. There is also a lack of parking facilities within the development as the Avenue is already heavily congested.</p> | Mailed FHDC 22.01.08 |
| D/08/01/27/08 *F/2008/0018/TPO | <p>Fell x 1 Horsechestnut, 1 x Sycamore & 1 x Lime. Adjacent to Queensberry Lodge, Queensberry Road, Newmarket.</p> <p><u>D/08/01/27/08 Resolved</u></p> <p>The Committee objected to the loss of three mature trees and seek the views of FHDC Tree Officer.</p> | Mailed FHDC 22.01.08 |
| D/08/01/28 <u>TO DISCUSS AND RESPOND TO THE NEW LOCAL VALIDATION REQUIREMENTS</u> | <p>The Committee discussed the validation requirements and wish to express their support.</p> | |
| | <p><u>D/08/01/28.01 Recommendation</u></p> <p>That the Council support the new local validation requirements</p> | TC Meeting 28.01.08 |
| D/08/01/29 <u>CORRESPONDENCE</u> | <p>None Noted</p> | |
| D/08/01/30 <u>PLANNING APPLICATION WITHDRAWALS</u> | <p>None Noted</p> | |

D/08/01/31 PLANNING APPLICATION APPEALS

Balaton Place on 5th March 2008

D/08/01/32 FEEDBACK FROM FHDC PLANNING MEETINGS

None Noted

D/08/01/33 DATE OF NEXT MEETING

Monday 4th February 2008 at 5.30pm

D/08/01/34 SUCH OTHER BUSINESS WHICH, IN THE OPINION OF THE CHAIRMAN, SHOULD BE CONSIDERED AS A MATTER OF URGENCY TO BE SPECIFIED IN THE MINUTES

The Chairman reminded members that a Working Party meeting will take place on Tuesday 22nd January 08 at 6.30pm in the C Chambers to discuss the Feasibility Study for the pedestrianisation of Wellington Street.

Meeting concluded at 7.05pm

Signed _____ Date _____