



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 9<sup>th</sup> June 2008 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher (Chairman)  
Councillor J Richer (Vice Chairman)  
Councillor J Bailey  
Councillor K Bovill  
Councillor W Burch  
Councillor D Cross (6.08pm)  
Councillor D Hudson  
Councillor M Jefferys  
Councillor C Turner  
Councillor J Uney

Also Present: Isabelle Barrett – Town Clerk, Mr A Drummond

<b>Minute</b>	<b>Action by</b>
<p>Cllr Burch advised that sadly Mr John Howell had passed away. Mr Howell had been a valued former member of this Council and had held the Chairmanship of Development &amp; Planning for the duration of his term at the Newmarket Town Council. Cllr Burch advised that he had been given to understand that Mr Howell's funeral would be held in private.</p>	
<p><b>D/08/06/1</b>     <b><u>APOLOGIES</u></b> None received</p>	
<p><b>D/08/06/2</b>     <b><u>ELECTION OF CHAIRMAN</u></b> Councillor Burch proposed Councillor Fletcher Councillor Mrs Bailey seconded the proposal</p> <p>Councillor Fletcher was duly elected Chairman of the Development &amp; Planning Committee for 2008/09</p> <p>Cllr Fletcher thanked members for electing him as Chairman.</p>	
<p><b>D/08/06/3</b>     <b><u>ELECTION OF VICE CHAIRMAN</u></b> Councillor Bovill proposed Councillor Richer Councillor Turner seconded the proposal</p> <p>Councillor Richer was duly elected Vice Chairman of the Development &amp; Planning Committee for 2008/09.</p>	

**D/08/06/4     DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST**

Cllr Fletcher reminded members to register their interests on a running basis.

**D/08/06/5     TO CONFIRM THE MINUTES OF THE MEETING HELD ON 19<sup>th</sup> MAY 08**

The Minutes of the Development & Planning Meeting held on 19<sup>th</sup> May 08 were agreed and signed as a true record by Councillor Fletcher.

**D/08/06/6     MATTERS ARISING**

Cllr Mrs Bailey advised that the proposals would be to turn the development into new museum. The land in question was owned by FHDC.

**D/08/06/7     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**

Cllr Drummond thanked Cllr Bailey for her hard work as Chairman of 2007/08. Cllr Drummond advised that planning protocol had changed in as much that Town Councils were the only democratically elected body left in planning process. On that basis objections needed to be precise and comments would be welcomed rather than expressing mere concerns as they would often not be registered at FHDC. Cllr Drummond reminded the Chairman to alert FHDC Town Councillors at Town Council Meetings to express an interest prior to the D&P minutes being ratified.

**D/08/06/8     TO DISCUSS PRE-APPLICATIONS WITH FHDC**

None noted.

**D/08/06/9     TO DISCUSS PLANNING APPLICATIONS BROUGHT FORWARD FROM 19<sup>th</sup> MAY 08 MEETING**

F/2008/305/FUL     Boundary wall with decorative railings and matching gates. 22 Hamilton Road Newmarket  
**The Committee voiced no objections.**

**D/08/06/10     CURRENT PLANNING APPLICATIONS**

Amended Planning Applications: None noted.

*Week 20*

**D/08/06/10/01 \*F/2008/0286/COU** Conversion of property into 4 self-contained flats Byculla. 15 The Avenue Newmarket.  
**The Committee noted that this was a reduction in scope from earlier applications and voiced no objections.**

Mailed to FHDC  
on 10.06.08

D/08/06/10/02 *F/2008/0321/FUL	Erection of 2 stable blocks containing 28 horse boxes and haystore. Pegasus Stables Snailwell Road Newmarket.	<b>The Committee voiced no objections.</b>	Mailed to FHDC on 10.06.08
D/08/06/10/03 F/2008/0332/OUT	Outline Application - Erection of two storey dwelling (Development affecting the setting of a Listed Building). South Lodge 1 Duchess Drive Newmarket.	<b>The Committee voiced no objections subject to the proposed development being in keeping with the adjacent list buildings. The Committee asked that the listed building officer be consulted on this application and that his comments be forwarded to Newmarket Town Council.</b>	Mailed to FHDC on 10.06.08
D/08/06/10/04 *F/2008/0314/COU	Change of use of land from equine use to recreational use and conversion of stable block into a pavilion. (Departure from the Development Plan) Land off Snailwell Road Newmarket.	<b>The Committee voiced no objections but note that this is a departure from the Local Development Plan.</b>	Mailed to FHDC on 10.06.08
D/08/06/10/05 F/2008/0344/FUL	Resubmission of F/2008/0344/FUL - Erection of single storey rear extension. 116 Freshfields Newmarket.	<b>The Committee voiced no objections.</b>	Mailed to FHDC on 10.06.08
<i>Week 21</i>			
D/08/06/10/06 *F/2008/0296/LBC	Installation of an external escape staircase within side yard area, including new external first floor door opening, modifications to existing first floor toilet to form lobby area and escape and modifications to the main corridor at first floor level to create a fire escape route. The Bull Public House 62 High Street Newmarket.	<b>The Committee voiced no objections subject to listed Building Officer approval.</b>	Mailed to FHDC on 10.06.08
D/08/06/10/07 *F/2008/0297/FUL	Installation of an external escape staircase within side yard area, including new external first floor door opening and installation of freestanding bollards to provide emergency lighting. The Bull Public House 62 High Street Newmarket.	<b>The Committee voiced no objections subject to Listed Building Officer approval.</b>	Mailed to FHDC on 10.06.08

D/08/06/10/08	F/2008/0366/FUL	Resubmission of F/2008/0107/FUL - Erection of two storey side extension (including attached garage). 48 Edinburgh Road Newmarket. <b>The Committee voiced no objections.</b>	Mailed to FHDC on 10.06.08
D/08/06/10/09	F/2008/0339/FUL	Erection of chalet bungalow. Land rear of 2 Park Avenue Newmarket. <b>The Committee objected on the following grounds:-</b>  i) over development of site ii) detrimental impact on neighbouring properties.	Mailed to FHDC on 10.06.08
<i>Week 22</i>			
D/08/06/10/10	F/2008/0336/FUL	Erection of 14 affordable dwellings with associated car parking including demolition of existing buildings and erection of single storey rear extension to 28A Park Lane (to be used as satellite housing office) (Major Development) 30 Park Lane Newmarket  <b><u>D/08/06/10/10.01 Recommendation</u></b> <b>That the Town Council support this proposal for much needed affordable housing.</b>	Town Council
D/08/06/10/11	F/2008/0348/FUL	Erection of three terraced dwellings following demolition of existing dwelling. Ramleh 1 Rayes Lane Newmarket. <b>The Committee voiced no objections. The Committee noted that the proposed development is on the horse walk and this must be taken into account during construction and occupation including observance of parking restrictions.</b>	Mailed to FHDC on 10.06.08
D/08/06/10/12	*F/2008/0326/COU	Resubmission of F/2008/0043/COU - Use of highway forecourt for the placing of tables and chairs in association with restaurant. (Development affecting the setting of a listed building). Pizza Express 75 High Street Newmarket <b>The Committee noted the reduction in scope from the earlier proposal and the majority view was that the presence of tables and chairs on the High Street would have a civilising effect, notwithstanding the Cumulative Impact Policy Statement. The Committee therefore supported the application.</b>	Mailed to FHDC on 10.06.08

**D/08/06/11 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 20, 21 and 22 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/08/195/COU	Change of use from Class A1 to Class A3 at ground floor & Class A2 office at 1 <sup>st</sup> floor	36a High Street Newmarket	Approved with conditions	No objections
F/08/257/FUL	Erection of front extension to provide shower room	2 Hatchfield Cottages Fordham Road Newmarket	Approved with conditions	No objections
F/07/737/FUL	Erection of 24 flats with ground floor restaurant units and underground car park (Major Development) amended by plans received 29.10.07 and 21.11.07	Technical Institute Fordham Road Newmarket	Approved with conditions	No objections
F/08/172/FUL	Erection of 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	Approved with conditions	No objections
F/08/209/FUL	Erection of single storey rear extension as amended by plans received 17.4.08	5 Heathbell Road Newmarket	Refused	No objections
F/08/259/FUL	Resub of F/07/938/FUL – erection of 8 one bedroom flats including demolition of existing dwelling	2 St Fabians Close Newmarket	Approved with conditions	No objections
F/08/276/CAT	Fell 1 Sycamore	Tattersalls The Avenue Newmarket	No objections	No objections

**D/08/06/12 CORRESPONDENCE**

The Committee noted the following correspondence:

East Cambs District Council local development plan is available for viewing in the office.

**D/08/06/13 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/08/06/14 PLANNING APPLICATION APPEALS**

None noted.

**D/08/06/15 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/08/06/16 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/08/06/17 DATE OF NEXT MEETING**

Monday, 23<sup>rd</sup> June 2008 at 6.00 pm.

**D/08/06/18 SUCH OTHER BUSINESS WHICH, IN THE OPINION OF THE CHAIRMAN, SHOULD BE CONSIDERED AS A MATTER OF URGENCY TO BE SPECIFIED IN THE MINUTES**

Cllr Turner enquired whether a letter had been mailed to FHDC re Ely Plan. Town Clerk confirmed that a letter had been mailed.

Meeting closed at 7.05pm

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