



Newmarket

TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 23rd June 2008 at 6.00 pm at the Memorial Hall, Newmarket**

Attendance :

Councillor R Fletcher (Chairman)
Councillor J Bailey
Councillor K Bovill
Councillor W Burch
Councillor D Hudson
Councillor M Jefferys
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, Mr John Morrey – Chartered Surveyor & Property Manager, Tattersalls, Mr Paul Ryan - Finance Director, Tattersalls, 1 Member of the Press

Minute	Action by
<p>D/08/06/19 <u>APOLOGIES</u> Apologies were received from Councillors D Cross, J Richer and C Turner.</p>	
<p>D/08/06/20 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillor Bailey declared an interest in planning application F/2008/0264/FUL.</p>	
<p>D/08/06/21 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 9th JUNE 08</u> The Minutes of the Development & Planning Meeting held on 9th June 08 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p>D/08/06/22 <u>MATTERS ARISING</u> There were no matters arising.</p>	
<p>D/08/06/23 <u>PRESENTATION RELATED TO *F/2008/0264/FUL – PARK PADDOCKS, TATTERSALLS, THE AVENUE, NEWMARKET</u> Mr Morrey gave an overview of Tattersalls and the current sales complex and the reasons for the proposed reconfiguration of the Wall Box area.</p>	
<p>Changes to the eastern corner of the site had been made since the initial application in January 2008 following objections from the owners of neighbouring properties in The Avenue. The proposed two rows of stabling and the lunging ring had been removed and replaced by an extension of the existing walking/exercise area for horses, thus addressing the concerns of the Conservation Officer and residents in The Avenue.</p>	

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However, this now meant that the original proposal to relocate the groom's canteen to the middle of the wall box was not feasible and it was now proposed to use an existing building with a gable end to become part of a new canteen, the majority of which was on its current site. There would be no construction on new or 'green land'.

Geological tests had been carried out providing plans which showed current water flow and, subject to planning permission, an extensive drainage system would be designed by specialist civil engineers. Provision of an efficient drainage system would be a fundamental element of the final detailed implementation plan.

Mr Morrey said he believed the current application complied with national and local planning policies, including delivering sustainable development supporting existing communities as well as improving the character and quality of the area, preserving the historic environment and complying with the FHDC LDF regarding development for the horse racing industry.

In reply to questions from Councillors, Mr Morrey advised that a meeting would shortly be held with neighbouring residents, adequate provision would be made for drainage and the new boxes would be on the same elevation as existing ones. Fencing would be close-boarded as at present.

Councillor Fletcher thanked Mr Morrey for his presentation.

D/08/06/24 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

No members of the public were present.

Councillor Bailey declared an interest in the following item and left the meeting.

D/08/06/25 PLANNING APPLICATION *F/2008/0264/FUL

Resubmission of F/2007/1055/FUL – reconfiguration of bloodstock sale yard to include erection of new wall boxes, toilet facilities, haybarn and canteen (demolition of existing buildings), including change to ground levels (Major Development) - Park Paddocks Tattersalls The Avenue Newmarket.

The Committee agreed that the revised plans and presentation by Mr Morrey had addressed their concerns and made the following recommendation::

F/08/06/25.01 Recommendation

That no objections be made to planning application F/2008/0264/FUL – redevelopments at Park Paddocks, Tattersalls, Newmarket.

Mailed to FHDC
24.06.08

Councillor Bailey returned to the meeting.

D/08/06/26 TO DISCUSS PRE-APPLICATIONS WITH FHDC

None noted.

D/08/06/27 CURRENT PLANNING APPLICATIONS

Amended Planning Applications: None noted.

Week 23

D/08/06/27/01 *F/2008/0376/FUL Conversion of existing convent nursery into 2 two-bedroom apartments. St Louis Nursery School Fordham Road Newmarket.
The Committee voiced no objections.

Mailed to FHDC on 24.06.08

D/08/06/27/02 F/2008/0387/FUL Erection of rear conservatory.8 Petingo Close Newmarket.
The Committee voiced no objections.

Mailed to FHDC 24.06.08

D/08/06/27/03 F/2008/0404/FUL Infill front and side extension. 11 Bahram Close Newmarket.
The Committee voiced no objections.

Mailed to FHDC 24.06.08

D/08/06/27/04 *F/2008/0375/LBC Installation of new ATM light and CCTV camera on front elevation. Barclays 58 High Street Newmarket.
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Mailed to FHDC 24.06.08

Week 24

D/08/06/27/05 F/2008/0371/FUL Resubmission of F/2008/0031/FUL – erection of a two storey rear extension. 40 Exning Road Newmarket.
The Committee voiced no objections.

Mailed to FHDC 24.06.08

D/08/06/27/06 F/2008/0368/COU Change of use from office to dog grooming parlour Unit 2A The Old Courts All Saints Road Newmarket.
The Committee voiced no objections.

Mailed to FHDC 24.06.08

D/08/06/27/07 F/2008/0303/FUL Erection of single storey rear extension. Grange House Hamilton Road Newmarket
The Committee voiced no objections.

Mailed to FHDC 24.06.08

D/08/06/28 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 23 and 24 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/07/994/FUL	Conversion of Graham House flat and garaging to 2 x one bedroom houses, 3 x two bedroom houses, as amended by plans received 27/3/08	Flat at Graham House Trillium Place Birdcage Walk Newmarket	Refused	Objected
F/08/188/TPO	Fell 9 trees – 1 Sycamore, 4 Horse Chestnut, 4 Cypress – and 30% crown reduction of 1 Horse Chestnut	Arborfield Fordham Road Newmarket	Approved with conditions	Objected
F/08/262/FUL	Change of use and conversion of former British Legion Club to 5 flats and 2 studio apartments including extensions and internal alterations	7 Park Lane Newmarket	Approved with conditions	No objections
F/08/294/COU	Siting of container for storage	Studlands Social Club Hyperion Way Newmarket	Approved with conditions	No objections
F/08/306/CAT	Fell 1 Holly tree	6 Falmouth Gardens Newmarket	No objections	No objections
F/08/237/FUL	Erection of attached 3 storey dwelling	15 Fielden Way Newmarket	Refused	Objected
F/08/291/FUL	Installation of external compressors for cold room and air conditioning unit	8B The Guineas Newmarket	Approved with conditions	No objections
F/08/292/ADI	Display of one internally illuminated fascia sign and one LED internal window sign	8B The Guineas Newmarket	Approved with conditions	No objections
F/08/299/FUL	Insertion of new doorway including internal alterations to access 1 st floor unit and blocking up of existing doorway	8B The Guineas Newmarket	Approved with conditions	No objections

D/08/06/29 CONSTITUTION OF A SUB-COMMITTEE OF THE D&P COMMITTEE FOR THE SOLE PURPOSE OF UNDERTAKING A FEASIBILITY STUDY INTO THE PEDESTRIANISATION OF WELLINGTON STREET

Councillor Bailey advised that, in accordance with Standing Orders 42 and 46, a properly constituted Sub-Committee of the Development & Planning Committee needed to be formed to enable the delivery of the feasibility study into the pedestrianisation of Wellington Street. After discussion the Committee agreed the following recommendations:

D/08/06/29.01 Recommendation

That in accordance with Standing Orders 42 and 46 a Sub-Committee of the Development & Planning Committee be formed to enable the delivery of the feasibility study into the pedestrianisation of Wellington Street.

D/08/06/29.02 Recommendation

That Councillors Turner, Bailey, Burch and Bovill be appointed to the Sub-Committee of the Development & Planning Committee formed to enable the delivery of the feasibility study into the pedestrianisation of Wellington Street.

D/08/06/30 GRANTING OF DELEGATED POWERS TO THE SUB-COMMITTEE OF THE D&P COMMITTEE IN RESPECT OF CARRYING OUT THE FEASIBILITY STUDY INTO THE PEDESTRIANISATION OF WELLINGTON STREET

The Committee noted that the Sub-Committee was due to meet with SCC Officers and FHDC Conservation Officer on 25th June to undertake a site visit and discuss the brief. After discussion the Committee agreed the following recommendation:

D/08/06/30.01 Recommendation

That delegated powers be granted to the Sub-Committee of the Development & Planning Committee formed to enable the delivery of the feasibility study into the pedestrianisation of Wellington Street to carry out the following:

- a) brief SCC on the feasibility study
- b) day-to-day running of the project
- c) accept the terms of reference of SCC to carry out the study. In accordance with clause 9.6 of Section 106, NTC would receive £15,000 to carry out the study provided that SCC were contracted as Consultants.

D/08/06/31 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Tattersalls – Felling of 1 diseased Copper Beech at Stanstead House, 8 The Avenue, Newmarket.

D/08/06/32 PLANNING APPLICATION WITHDRAWALS

None noted.

D/08/06/33 PLANNING APPLICATION APPEALS

The Committee noted the following Appeals decisions:

- F/2007/0512/FUL – 3 Fielden Way, Newmarket – Appeal dismissed
- F/2007/0682/VAR – Site at 148 High Street, Newmarket – Appeal dismissed.

D/08/06/34 FEEDBACK FROM FHDC PLANNING MEETINGS

None noted.

D/08/06/35 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

A request for a licence had been received from the Sandwich Mill via SCC for the placing of tables and chairs outside their premises at 5 Market Street Newmarket.

D/08/06/35.01 Resolved

That the Committee voice no objections to the licence for the placing of tables and chairs outside the Sandwich Mill, 5 Market Street, Newmarket.

Following a suggestion from Councillor Burch, it was agreed that all applicants wishing to place tables and chairs outside their premises should be advised to ensure they had suitable insurance cover.

D/08/06/36 RE-ARRANGEMENT OF D&P MEETING DAY OF THE WEEK

Councillor Fletcher advised that this suggestion had been withdrawn.

D/08/06/37 DATE OF NEXT MEETING

Monday, 7th July 2008 at 6.00 pm.

D/08/06/38 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 6.43 pm.

Signed _____ Date _____