



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday, 3rd March 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 J Uney

Also Present: Rosemary Foreman – Minute Assistant, Councillor R Fletcher

Minute	Action by
<p>D/08/03/1 <u>APOLOGIES</u> Apologies were received from Councillor C Turner.</p>	
<p>D/08/03/2 <u>ABSENCE</u> Councillor D Cross was absent.</p>	
<p>D/08/03/3 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER</u> <u>UPDATE OF REGISTER OF INTEREST</u> None noted.</p>	
<p>D/08/03/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON</u> <u>18th FEBRUARY 08</u> The Minutes of the Development & Planning Meeting held on 18th February 08 were agreed and signed as a true record by Councillor Bailey.</p>	
<p>D/08/03/5 <u>MATTERS ARISING</u> D/08/02/29.01 – Councillor Bailey advised that Town Clerk had written to FHDC expressing the Council’s disappointment at their decision to grant an extended alcohol licence to Total Garage. Councillor Richer felt that NTC had over-stated their case and asked that more consideration be given to the wording of any future letters. D/08/02/23/06 – Land adjacent to Kremlin Cottage - Councillor Bailey reported that FHDC advised this application contravened Policy and would be refused.</p>	

D/08/03/6 **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.

D/08/03/7 **TO DISCUSS PRE-APPLICATIONS WITH FHDC**

None noted.

D/08/03/8 **CURRENT PLANNING APPLICATIONS**

Amended Planning Applications:

F/2007/1049/LBC – Conversion of existing open store into enclosed bar area. The Bull, 62 High Street Newmarket.

The Committee voiced no objections.

Mailed to FHDC
on 04.03.08

Week 7

D/08/03/8/01 F/2008/0107/FUL Erection of two storey side extension (including attached garage). Replacement flat roof over existing rear extension. 48 Edinburgh Road Newmarket.

The Committee voiced no objections.

Mailed to FHDC
on 04.03.08

D/08/03/8/02 F/2008/0116/FUL Erection of rear conservatory. 365 Auriole Walk Newmarket.

The Committee voiced no objections.

Mailed to FHDC
04.03.08

D/08/03/8/03 F/2008/0099/FUL Erection of 3 windows in rear wall of stable block Trillium Place Stables Birdcage Walk Newmarket
The Committee voiced no objections provided the building was retained as horse-racing stabling.

Mailed to FHDC
04.03.08

D/08/03/8/04 F/2008/0113/FUL Erection of single storey side extension and extension to existing roof. Revel Cottage Falmouth Avenue Newmarket.

The Committee voiced no objections but had concerns that the side elevation skylight could intrude on the neighbour's privacy.

Mailed to FHDC
on 04.03.08

D/08/03/8/05 *F/2008/0090/ADI Display of replacement internally illuminated individual letter signs and projecting sign on the front elevation. Display of internally illuminated individual letter signs on rear elevation Barclays Bank 58 High Street Newmarket
The Committee requested clarification whether this application was against the Local Plan regarding illuminated signs in a conservation area.

Mailed to FHDC
on 04.03.08

D/08/03/8/06 F/2008/0110/OUT Siting of a youth shelter and a storage container Studlands Park BMX Track off Hyperion Way Newmarket.

The Committee voiced no objections.

Mailed to FHDC on 0403.08

Week 8

D/08/03/8/07 F/2008/0047/COU Use of pavement for the placing of tables and chairs in association with Costa Coffee. Costa Coffee Unit 23a The Rookery Newmarket.

The Committee requested more details of the siting and number of tables and chairs.

Mailed to FHDC on 04.03.08

D/08/03/8/08 F/2008/0121/FUL Resubmission of F/2007/0870/FUL: erection of 2 storey side extension, single storey side extension and first floor rear extension. 8 Duchess Drive Newmarket.

The Committee voiced no objections.

Mailed to FHDC on 04.03.08

D/08/03/8/09 *F/2008/0111/LBC Minor alterations to 7 Fitzroy Street including rebuilding of single storey rear wing, insertion of new window in ground floor of south-west elevation of rear wing. Conversion of stables to 2 three bedroom dwellings including internal alterations, rebuilding of later south-east range, insertion of new windows/roof lights and alterations to existing windows and doors. 7 Fitzroy Street and adjoining Stables Newmarket.

The Committee requested that an FHDC Planning Officer be invited to join them on a site inspection at 5.30 pm on 17th March 2008.

Wrote to Greenwood Ellis in 10.03.08

Town Clerk/ All

D/08/03/9 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 7, 8 and 9 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/07/1025/FUL	Erection of 8 flats and maisonettes, car parking and ancillary storage space (demolition of existing building)(as amended by plans received 14/1/08)	Former Marquis of Granby Public House Granby Street Newmarket	Approved with conditions	No objections
F/07/1057/CCA	County Application – retention of pre-fabricated building for All Saints Under Fives	All Saints CEVAP School Vicarage Road Newmarket	No objections	No objections
F/08/5/TPO	Pollarding of 6 Lime trees	12 The Hamiltons Newmarket	Approved with conditions	No objections
F/08/24/TPO	Fell 1 European Black Pine tree	10 Churchill Avenue Newmarket	Approved with conditions	No objections
F/07/786/FUL	Readvert: 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	Refused	No objections

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F/07/837/FUL	Resub of F/07/533/FUL – erection of 36 dwellings for the elderly plus warden’s accommodation and including garaging and ancillary facilities (Major Development)	Land adjacent to Balaton Place Snailwell Road Newmarket	Refused	Objected
F/07/838/CAC	Demolition of 4 single storey buildings	Land adjacent to Balaton Place Snailwell Road Newmarket	Refused	Objected
F/08/19/TPO	Repollard 1 Sycamore and crown reduce 1 Sycamore by 20%	Graham House Birdcage Walk Newmarket	Approved with conditions	No objections
F/08/27/CAT	Removal and replacement of all trees to facilitate highway works and planting of 10 additional trees	The Avenue Newmarket	Withdrawn	No objections
F/08/51/FUL	Erection of 1.8m high security fence, 1.8m high and 6m wide entrance gates	Unit 10 Studlands Park Avenue Newmarket	Approved with conditions	No objections
F/08/53/TPO	Fell 1 Corsican Pine	34 Churchill Avenue Newmarket	Approved with conditions	No objections
F/07/1035/FUL	Erection of chalet bungalow and detached double garage as amended by plans received 18/1/08	The Croft Falmouth Avenue Newmarket	Approved with conditions	No objections
F/08/9/FUL	Resub of F/07/889/FUL – conversion of property into 8 self-contained flats with a single storey rear extension	15 The Avenue Newmarket	Refused	Objected

D/08/03/10 TO SIGN AMENDED S106 AGREEMENT AS RESOLVED AT TOWN COUNCIL MEETING OF 25th FEBRUARY 2008

Councillors Burch and Bailey signed the amended S106 Agreement regarding the pedestrianisation of Wellington Street. Councillor Bailey advised that a meeting would shortly be held with SCC to discuss the Brief, costs and a timeframe for the scheme.

D/08/03/11 TO DISCUSS THE INSTALLATION OF A PHONE MAST ADJACENT TO NEWMARKET COLLEGE

Councillor Jefferys outlined the situation whereby O₂ had erected a phone mast on Exning Road. Even though it was SCC policy to have no phone masts on school sites, FHDC had advised that the situation was irrecoverable and they were unable to remove the mast. Councillor Jefferys suggested that the Town Clerk should write to FHDC and ask them to explore every avenue to get the mast removed. After discussion, it was agreed that the Town Clerk ascertain who owns the land on which the mast is sited and ask FHDC to pursue the removal of the mast.

D/08/03/11.02 Recommendation

That the possibility be explored of using the NTC website to set up an on-line petition to have the mast removed. Should this not be possible, the Newmarket Journal to be asked to set up such a petition.

Town Clerk

D/08/03/12 TO DISCUSS COUNCILLORS' ARTICLES FOR THE ANNUAL REVIEW 2007

Councillor Bailey advised a photograph of each Councillor together with their contact details would be published in the Annual Review. The photographer would be on site on Tuesday 25th March at 6.30pm to take the relevant photos prior the start of the meeting of the Town Council.

Town Clerk

D/08/03/13 CORRESPONDENCE

None noted.

D/08/03/14 PLANNING APPLICATION WITHDRAWALS

The Committee noted that the following planning application had been withdrawn:

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 change to ground levels (Major Development) – Park Paddocks, Tattersalls, The Avenue, Newmarket.

D/08/03/15 PLANNING APPLICATION APPEALS

The Committee noted the following Appeal:

F/2007/0512/FUL – Conversion of dwelling into 2 residential units including conversion of garage to living accommodation (retrospective) – 3 Fielden Way, Newmarket

D/08/03/16 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Bailey advised that FHDC had refused the following planning applications:

F/2008/0009/FUL – 15 The Avenue Newmarket
F/2008/0031/FUL – 40 Exning Road Newmarket
F/2008/0064/FUL – 116 Freshfields Newmarket

F/2007/0994/FUL – Graham House Newmarket – recommended for approval at next Committee.

All

D/08/03/17 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

The Committee noted that FHDC had approved the following application to vary premises licence:

Wimpey - extension of their license to stay open until 1.00 am.

D/08/03/18 DATE OF NEXT MEETING

Monday, 17th March 2008 at 6.00 pm.

D/08/03/19 **SUCH OTHER BUSINESS WHICH, IN THE OPINION OF THE CHAIRMAN, SHOULD BE CONSIDERED AS A MATTER OF URGENCY TO BE SPECIFIED IN THE MINUTES**

In reply to a question from Councillor Richer, Councillor Bailey advised that no information had been received regarding redevelopment of the ATS site.

Meeting closed at 6.55 pm.

Signed _____ Date _____