



**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 3<sup>rd</sup> November 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

| Minute   | Action by |
|--|-----------|
| <i>Following the Council's unanimous decision to oppose the siting of the Vodaphone Base Station in Exning Road contrary to his advice, Councillor Fletcher asked if the Committee wished him to resign as Chairman of the D&amp;P Committee. The Committee declined the suggestion.</i>                 |           |
| <b>D/08/11/1</b> <b><u>APOLOGIES</u></b><br>Apologies were received from Councillors J Richer and C Turner.  |           |
| <b>D/08/11/2</b> <b><u>ABSENT</u></b><br>Councillor D Cross was absent.  |           |
| <b>D/08/11/3</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER</u></b><br><b><u>UPDATE OF REGISTER OF INTEREST</u></b><br>Councillor Bovill declared an interest in item 11 on the Agenda.   |           |
| <b>D/08/11/4</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON</u></b><br><b><u>20<sup>th</sup> OCTOBER 08</u></b><br>The Minutes of the Development & Planning Meeting held on 20 <sup>th</sup> October 08 were agreed and signed as a true record by Councillor Fletcher.                        |           |
| <b>D/08/11/5</b> <b><u>MATTERS ARISING</u></b><br>D/08/10/29/01- Councillor Fletcher advised that FHDC would be prosecuting the contractor who wrongly felled a tree at Arborfield.<br><br>D/08/10/36 – Councillor Bailey advised that this item would be discussed at the Community Services Committee. |           |

**D/08/11/6 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**

There were no members of the public present.

**D/08/11/7 TO DISCUSS PRE-APPLICATIONS WITH FHDC**

None noted.

**D/08/11/8 TO DISCUSS PLANNING APPLICATIONS DEFERRED AT MEETING HELD ON 20<sup>th</sup> OCTOBER 08**

None noted

**D/08/11/9 CURRENT PLANNING APPLICATIONS**

Amended Planning Applications: None noted.

*Week 42*

**D/08/11/9/01 \*F/2008/0682/OUT** Erection of 6 flats, car parking and landscaping (following demolition of single storey side and rear extension to 28 St Mary's Square). Land to rear of 28 St Mary's Square Newmarket.

**The Committee had no objections in principle to infilling this back-land but were concerned with problems of access and felt the current plan was over-development and the proposed building was out of keeping with surrounding properties.**

**D/08/11/9/02 F/2008/0695/FUL** Erection of a single storey rear extension. 67 Manderston Road Newmarket.

**The Committee voiced no objections.**

**D/08/11/9/03 \*F/2008/0706/FUL** Erection of 2 storey side/rear extension (including double garage), insertion of dormer window, single storey link extension and erection of timber summerhouse in rear garden. 3 Holly Cottage Argent Place Newmarket.

**The Committee objected as they felt this was over-development of the existing cottage and was likely to affect the amenities of neighbours.**

**D/08/11/9/04 \*F/2008/0659/FUL** Demolition of existing 2 storey extension at the rear of the property, replace with new 2 storey extension with slate roof. Hackness Villa 63 Exeter Road Newmarket.

**The Committee voiced no objections.**

**D/08/11/9/05** \*F/2008/0683/CAC Demolition of single storey side and rear extension Land to the rear of 28 St Mary's Square Newmarket  
**The Committee voiced no objections.**

*Week 43*

**D/08/11/9/06** F/2008/0667/FUL Erection of 2 single storey extensions to front and side elevations. Kildun Falmouth Avenue Newmarket.  
**The Committee voiced no objections.**

**D/08/11/9/07** \*F/2008/0592/ADI Display of internally illuminated fascia and hanging signs. 76 High Street Newmarket  
**The Committee voiced no objections provided it complied with policies related to the conservation area.**

**D/08/11/9/08** \*F/2008/0693/FUL Conversion of trainer's house to 2 semi-detached houses. Machell Place Stables 48 Old Station Road Newmarket.  
**The Committee objected as this contravened sections 12.4 and 12.6 of the Horse Racing Industry Policy.**

**D/08/11/9/09** \*F/2008/0670/FUL Installation of new shopfront, canopy and extract 4-5 Crown Walk Newmarket.  
**The Committee voiced no objections.**

**D/08/11/9/10** \*F/2008/0694/LBC Internal and external alterations to enable conversion of trainer's house to 2 semi-detached houses. Machell Place Stables 48 Old Station Road Newmarket.  
**The Committee objected as this contravened sections 12.4 and 12.6 of the Horse Racing Industry Policy.**

**D/08/11/9/11** \*F/2008/0673/ADI Display of illuminated sign. 4-5 Crown Walk Newmarket.  
**The Committee voiced no objections.**

**D/08/11/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 42 and 43 are as follows:-**

| Application  | Description                              | Address                               | FHDC Decision | TC Decision   |
|--------------|--|---------------------------------------|---------------|---------------|
| F/08/454/TPO | Crown reduce by 20% to 2 Horse Chestnuts | The Gallops, Old Station Rd Newmarket | Approved      | No objections |

|              |                            |                                   |                          |               |
|--------------|----------------------------|-----------------------------------|--------------------------|---------------|
| F/08/594/TPO | Fell 1 Horse Chestnut tree | Arborfield Fordham Road Newmarket | Approved with conditions | No objections |
|--------------|----------------------------|-----------------------------------|--------------------------|---------------|

**D/08/11/11 PLANNING APPLICATIONS F/2008/0550/FUL & F/2008/0551/LBC**

The Committee noted the comments received from the Historic Buildings Officer regarding the proposed alterations to 91-95 High Street Newmarket and agreed the following decision:

**In view of the comments of the Historic Buildings Officer, the Committee object to planning applications F/2008/0550/FUL and F/2008/0551/LBC.**

Done via e-mail

**D/08/11/12 HATCHFIELD FARM DEBRIEF**

The Committee received Councillor Fletcher's report from the Save Historic Newmarket Action Group meeting and noted that relevant and valuable questions had been raised but there had been few answers. He understood that, as it was in the Local Plan, the planning application due to be submitted in the New Year would be approved unless significant material issues were raised against it. Councillor Fletcher urged Councillors to be well-informed and talk to residents about the project but to keep an open mind. Future plans for Newmarket were outlined in the draft Core Strategy document.

Councillor Bailey advised that Councillors would be unable to attend the Action Group meetings should they go ahead with their proposal to form a company. She also advised that by 2021 the Government intended that 6,400 new homes would be built in the FHDC/St Edmundsbury/Mid Suffolk area, some of which would have to be in Newmarket.

**D/08/11/13 FLAGSHIP DEVELOPMENT AT PARK LANE**

Councillor Fletcher reported that he had attended a Public Consultation on 30<sup>th</sup> October organised by Flagship Housing regarding the proposed development in Park Lane.

Councillor Bovill advised that neighbouring properties had not received notification and questioned whether the due process had been followed.

**D/08/11/13.01 Recommendation**

**That Town Clerk write to FHDC informing them that NTC had no objections to the proposed Flagship development at Park Lane but a number of local residents had complained to Councillors that they had not been made aware of this proposed development.**

Done

**D/08/11/14 CORRESPONDENCE**

The Committee noted the following correspondence:

Richard Spring – letter to FHDC re proposed Vodafone Base Station

**D/08/11/15 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/08/11/16 PLANNING APPLICATION APPEALS**

None noted.

**D/08/11/17 FEEDBACK FROM FHDC PLANNING MEETINGS**

Councillor Fletcher advised that he and Councillors Bailey and Hirst had attended an FHDC Planning Workshop and found it very useful.

The next Planning User Group meeting would be discussing FHDC's proposal to send all planning applications and drawings by e-mail in the New Year. They had suggested that Councils could be provided with a laptop and projector to show the plans.

**D/08/11/18 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/08/11/19 DATE OF NEXT MEETING**

Monday, 17<sup>th</sup> November 08 at 6.00 pm.

Meeting closed at 7.00 pm.

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