



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday, 6th October 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 Richer
Councillor J Uney
Councillor C Turner

Also Present: Rosemary Foreman – Minute Assistant, 2 Members of the Press, 1 Member of the Public

| | Minute | Action by |
|-----------|---|------------------|
| D/08/10/1 | <u>APOLOGIES</u> Cllr D Cross | |
| D/08/10/2 | <u>ABSENT</u> None noted | |
| D/08/10/3 | <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillors Bovill, Fletcher and Jefferys declared an interest in planning application F/2008/0622/FUL. | |
| D/08/10/4 | <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15th SEPTEMBER 08</u> The Minutes of the Development & Planning Meeting held on 15 th September 08 were agreed and signed as a true record by Councillor Fletcher. | |
| D/08/10/5 | <u>MATTERS ARISING</u> D/08/09/25/03 – Councillor Fletcher advised that he had obtained a site plan for the proposed development at La Grange Stables and it had been displayed at the Town Council meeting. | |
| D/08/10/6 | <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> None noted. | |

D/08/10/7 **TO DISCUSS PRE-APPLICATIONS WITH FHDC**
None noted.

D/08/10/8 **TO DISCUSS PLANNING APPLICATIONS DEFERRED AT MEETING HELD ON 15th SEPTEMBER 08**
None noted

D/08/10/9 **CURRENT PLANNING APPLICATIONS**
Amended Planning Applications: None noted.

Week 38

D/08/10/9/01 F/2008/0507/FUL Erection of carport to side. 8 Leaders Way Newmarket.
The Committee voiced no objections.

Mailed to FHDC
on 07.10.08

D/08/10/9/02 *F/2008/0606/LBC Internal and external alterations to make building suitable for the public exhibition of works of art Palace House Palace Street Newmarket.
The Committee voiced no objections subject to the approval of the Historic Buildings Officer and provided there was no additional noise pollution.

Mailed to FHDC
on 07.10.08

Councillors Bovill, Fletcher and Jefferys left the meeting for the following item and Councillor Richer took the Chair:

D/08/10/9/03 *F/2008/0622/FUL Erection of a single storey sports pavilion with associated vehicular and pedestrian access and formation of various sports pitches (Major Development). The Severals Bury Road Newmarket

D/08/10/9/03.01 Recommendation
That NTC voice no objections to planning application F/2008/0622/FUL but ask that consideration be given to locking and unlocking the access gate to prevent unauthorised access.

Councillors Bovill, Fletcher and Jefferys returned to the meeting.

D/08/10/9/04 *F/2008/0612/FUL Alterations to parking and erection of an external store to rear. Palace House Palace Street Newmarket.
The Committee voiced no objections.

Mailed to FHDC
on 07.10.08

Week 39

- D/08/10/9/05** F/2008/0543/ADI Display of 3 internally illuminated fascia signs 3-5 Elizabeth Parade Newmarket.
The Committee voiced no objections.
- D/08/10/9/06** *F/2008/0632/FUL Modifications to shop front, including installation of 2 new ATMs, relocation of existing night-safe and replacement of existing door with glazed screen. Secure glazing with frosted film will be installed to certain windows where internal spaces are of a secure nature. 48 High Street Newmarket
The Committee voiced no objections.
- D/08/10/9/07** *F/2008/0550FUL Conversion of building above existing shop to 8 flats and erection of a 3-storey rear extension, following demolition of existing 2-storey building. 91-95 High Street Newmarket.
The Committee voiced no objections but questioned whether this was a change of use of the building.
- D/08/10/9/08** F/2008/0551/LBC Conversion of building above existing shop to 8 flats and erection of a 3-storey rear extension, following demolition of existing 2-storey building. 91-95 High Street Newmarket.
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Mailed to FHDC on 07.10.08

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

FHDC Planning Determinations received during weeks 38 and 39 are as follows:-

| Application | Description | Address | FHDC Decision | TC Decision |
|--------------|---|--|-------------------------------|-------------------|
| F/08/367/FUL | Erection of glazed lobby to front of store | Tesco Store Fordham Road Newmarket | Approved with conditions | No objections |
| F/08/504/FUL | Erection of circular horse exercise unit with part covered cantilever roof sections | Revida Place Hamilton Road Newmarket | Approved with conditions | No objections |
| F/08/547/FUL | Renewal of planning permission F/05/510/COU – continued use of siting of 2 static caravans to create 1 dwelling | Middleton Stud Pinewood Stud Hamilton Road Newmarket | Approved for temporary period | No objections |
| F/08/576/CAT | Fell 1 Sycamore and 1 Wild Cherry tree | 6 The Maples Snailwell Road Newmarket | No objections | No objections |
| F/08/582/TPO | Fell 1 Beech tree | 19 Stirling Gardens Newmarket | No objections | Expressed concern |
| F/08/526/FUL | Resub of F/08/7/FUL – conversion of Post Office/general store (Class A1) including rear garage and | 151 Exning Road Newmarket | Approved with conditions | Objected |

| | | | | |
|--------------|---|--|--------------------------|---------------|
| | owners accommodation to form 3 flats and a 1-bedroomed dwelling | | | |
| F/08/560/ADI | Display of 1 internally illuminated roundel totem, 1 internally illuminated wall mounted roundel sign, 1 internally illuminated roof mounted sign and 1 non illuminated temporary banner sign | Former Little Chef Restaurant Rowley Mile Service Station Newmarket Heath A14 Westbound Exning | Approved with conditions | No objections |
| F/08/572/FUL | Erection of single storey side and rear extension (demolition of existing rear lean-to and conservatory) | 42 Rous Road Newmarket | Approved with conditions | No objections |

D/08/10/11 PROPOSED VODAFONE BASE STATION FOR EXNING ROAD

The Committee discussed Tyco Electronics' proposal to install a new radio base station at the junction of Tannersfield Way and Exning Road and made the following recommendation:

D/08/10/11.01 Resolved

That NTC vigorously oppose the proposal by Tyco Electronics to install a Vodafone Base Station in the town as this could lead to further applications from other mobile network providers. (Councillor Fletcher abstained from the vote.)

Letter mailed
07.10.08

D/08/10/12 DEBRIEF RELATED TO THE HATCHFIELD FARM WORKSHOP

Councillor Fletcher reported that he and Councillors Bovill and Uney had attended a Briefing regarding the proposed development at Hatchfield Farm. The land had been identified in the FHDC Core Strategy document as suitable for housing development – 1,000 houses by 2020 and an eventual total of 1,200 properties. Lord Derby, the landowner, had engaged planning consultants to draw up plans for housing, light industry and commercial purposes prior to submitting a planning application.

Attendees expressed concern at the increased traffic and its impact on parking in the town - noted that SCC proposed installing traffic lights at the A14 exit on to the Fordham Road. The consultants suggested that traffic into town could be reduced by provision of a Park & Ride system with bus shelters and a frequent shuttle bus. A bridge could also be provided from the development to the Tesco side of the road.

It was proposed to develop the site as a community with a village atmosphere, using a mix of housing types and styles, leaving trees and green spaces and providing a nursery and a medical centre. The proposed development shops would complement those near Homebase but would be on the new development side of Fordham Road.

There would be further consultation when suggestions from the Briefing were incorporated into the proposals.

In reply to a question from Councillor Bailey, Councillor Fletcher advised that the consultants were aware of the empty houses at Studlands Park. Following a question from Councillor Hudson regarding possible flooding, Councillor Uney advised that the land had been thoroughly surveyed.

All

Councillor Fletcher encouraged Councillors to attend the next Briefing.

D/08/10/13 CAR PARK SURVEY RECEIVED FROM REEF ESTATES

Councillor Fletcher advised that no information had been received from FHDC.

D/08/10/14 FHDC HOUSING RENEWAL STRATEGY 2008-2011

The Committee noted that this was not relevant to NTC.

D/08/10/15 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Suffolk Preservation Society – Proposed appointment of a Community Planner. Agreed not to support this.

Cllrs Bovill,
Richer & Uney

The Members of the Press left the meeting.

- 2 Barker Gotelee – Seminar: Provision of Affordable Housing in Rural Areas. Councillors Bovill, Richer and Uney agreed to attend the Seminar and report back to the D&P Committee.

D/08/10/16 PLANNING APPLICATION WITHDRAWALS

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

F/2008/0394/COU – Conversion of hairdressers and first floor flat to 3 self-contained flats – 54 Lowther Street Newmarket. (This application was recommended for refusal by FHDC Delegation Panel on 23rd September)

D/08/10/17 PLANNING APPLICATION APPEALS

None noted.

D/08/10/18 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher advised that FHDC had approved the planning application to convert the Exning Road Post Office to 3 flats and one 1-bedroomed dwelling.

He also advised that he would be attending a PLUG meeting on 14th October, at which the proliferation of advertising material in the High Street would be discussed. He would report back to the next D&P meeting.

D/08/10/19 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

Following a question from Councillor Richer, it was agreed that the Town Clerk be asked to clarify the situation regarding Licence applications.

D/08/10/20 DATE OF NEXT MEETING

Monday, 20th October 2008 at 6.00 pm.

Meeting closed at 7.00 pm.

Signed _____ Date _____