



Minutes of a Meeting of the Development & Planning Committee
held on Monday, 20th October 2008 at 6.00 pm at the Memorial Hall, Newmarket

Attendance :

Councillor R Fletcher (Chairman)
Councillor J Bailey
Councillor W Burch
Councillor D Hudson
Councillor M Jefferys
Councillor J Richer
Councillor J Uney
Councillor C Turner

Also Present: Rosemary Foreman – Minute Assistant

Minute	Action by
<p>D/08/10/21 <u>APOLOGIES</u> Apologies were received from Councillor K Bovill</p>	
<p>D/08/10/22 <u>ABSENT</u> Councillor D Cross was absent.</p>	
<p>D/08/10/23 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER</u> <u>UPDATE OF REGISTER OF INTEREST</u> None noted.</p>	
<p>D/08/10/24 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 6th</u> <u>OCTOBER 08</u> D/08/10/9/02 – delete <i>and provided there was no additional noise pollution.</i> D/08/10/9/04 – add <i>provided there was no additional noise pollution.</i> D/08/10/12 – penultimate paragraph – delete <i>Following a question from Councillor Hudson regarding possible flooding and insert Councillor Hudson expressed concern that due to the volume of houses proposed for the Hatchfield site, there could be an increased risk of flooding. Rainwater that would normally soak away into the soil would run off rooftops and driveways on to lower-lying land.</i></p> <p>With these amendments, the Minutes of the Development & Planning Meeting held on 6th October 08 were agreed and signed as a true record by Councillor Fletcher.</p>	

D/08/10/25 MATTERS ARISING

D/08/10/15 – No Councillors had been able to attend the Barker Gotelee Seminar on the provision of affordable housing in rural areas.

D/08/10/26 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/08/10/27 TO DISCUSS PRE-APPLICATIONS WITH FHDC

None noted.

D/08/10/28 TO DISCUSS PLANNING APPLICATIONS DEFERRED AT MEETING HELD ON 6th OCTOBER 08

None noted

D/08/10/29 CURRENT PLANNING APPLICATIONS

Amended Planning Applications: None noted.

Week 40

D/08/10/29/01 *F/2008/0641/CAT Fell 3 Horse Chestnut trees. Kremlin Stud Stables Snailwell Road Newmarket.

The Committee voiced no objections subject to the approval of FHDC Tree Officer. However, the Committee expressed concern at the increasing number of applications to fell mature trees because of disease. They pointed out that a large number of local Horse Chestnuts were infested with Leaf Curler Moth larvae, which caused premature leaf loss but was not terminal; in fact a hard frost should cure it. On the other hand, they did recognise that certain fungal diseases were terminal. The Committee sought reassurance from FHDC that mature trees were only felled as a last resort and that diseases were properly identified by an appropriate authority before final decisions were taken. They also wished to be assured that replacement trees were planted whenever possible in the event of a felling.

**Mailed to FHDC
21.10.08**

D/08/10/29/02 F/2008/0647/FUL Erection of rear and side extension including porch roof over front door. 18 Cheveley Road Newmarket
The Committee voiced no objections.

**Mailed to FHDC
on 21.10.08**

D/08/10/29/03 F/2008/0643/FUL Erection of rear extension. 21 Edinburgh Road Newmarket.
The Committee voiced no objections.

Mailed to FHDC
 21.10.08

D/08/10/29/04 *F/2008/0638/LBC Refurbishment of 2nd and 3rd floor bedroom and bathroom accommodation. The Jockey Club Chambers 101 High Street Newmarket
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Mailed to FHDC
 21.10.08

D/08/10/29/05 *F/2008/0639/LBC Refurbishment of coffee room and creation of disabled lavatory. The Jockey Club Chambers 101 High Street Newmarket
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Mailed to FHDC
 21.10.08

Week 41

D/08/10/29/06 *F/2008/0662/FUL Erection of 3 loose boxes and hay/feed store. Clarehaven 57 Bury Road Newmarket
The Committee voiced no objections.

Mailed to FHDC
 21.10.08

D/08/10/29/07 *F/2008/0666/LBC Internal alterations to extend existing flat within the stable block to provide separate wc and shower facilities including alteration to external waste pipe. Machel Place Stables Old Station Road Newmarket
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

Mailed to FHDC
 21.10.08

D/08/10/29/08 Proposed temporary classroom. St Louis School Nursery Fordham Road Newmarket
The Committee voiced no objections for the siting of a temporary classroom for a maximum period of three years, subject to there being no objections from neighbours.

Mailed to FHDC
 21.10.08

D/08/10/30 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**
FHDC Planning Determinations received during weeks 40 and 41 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/08/530/FUL	Conversion and extension of barn to form 2 one-bedroom dwellings	Rear of 6 Green Road Newmarket	Approved with conditions	No objections

D/08/10/31 **FELLING OF COPPER BEECH AT ROCKFIELD HOUSE**
 The Committee noted the letter from FHDC advising that the copper beech at Rockfield House had to be felled as it was suffering from root death and was a potential danger. It was hoped the tree would be replaced with another suitable tree.

D/08/10/32 FHDC LDF – STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

The Committee discussed FHDC’s request for deliverable housing sites to be identified to meet the house building targets outlined within the Regional Spatial Strategy and agreed that, although Newmarket needed housing, there was very little non-racing land available. Councillor Turner suggested that FHDC land at Studlands could possibly be used but the Committee felt that there was insufficient time to assess its suitability.

D/08/10/32.01 Recommendation

That Town Clerk write to FHDC expressing the Council’s concern at the lack of time allowed to identify suitable sites for development and inform them they had been unable to identify any such sites in Newmarket.

Town Clerk

D/08/10/33 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Hatchfield Farm – Open Day at Heath Court Hotel, 28th October 2008, 3.00 – 9.00 pm – plans of proposals and opportunity for comments. Councillor Fletcher urged all Councillors to attend.
- 2 Save Historic Newmarket Action Group – Meeting re plans for Hatchfield Farm at the Horseracing Museum at 5.00 pm, 21st October 2008. Councillor Fletcher to attend and report back to next meeting.

All Cllrs

Cllr Fletcher

D/08/10/34 PLANNING APPLICATION WITHDRAWALS

None noted.

D/08/10/35 PLANNING APPLICATION APPEALS

None noted.

D/08/10/36 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher advised that he and Councillor Richer had attended a PLUG meeting at FHDC where the issue of banners in Newmarket had been discussed. Councillor Richer reported that the debate regarding the future of Queensbury Stables and the land behind Palace House Stables was to be re-opened

Councillor Bailey advised that she and Councillor Fletcher had arranged to meet the FHDC Environmental Officer to look at litter problems in the town and she would report back to the next meeting.

Cllr Bailey

D/08/10/37 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

Councillor Fletcher reported that the Town Clerk had contacted FHDC and had been advised that there had been no recent applications to vary premises licences.

D/08/10/38 DATE OF NEXT MEETING

Monday, 3rd November 08 at 6.00 pm.

Meeting closed at 6.55 pm.

Signed _____ Date _____