



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 1<sup>st</sup> September 2008 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher (Chairman)  
Councillor J Bailey  
Councillor W Burch  
Councillor M Jefferys  
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, Mr Richard Plowman - FHDC, Mr Steward Deering – Reef Estates, 2 Members of the Press

<b>Minute</b>	<b>Action by</b>
<b>D/08/09/1</b> <b><u>APOLOGIES</u></b> Apologies were received from Councillors J Richer, K Bovill, D Cross, D Hudson and C Turner.	
<b>D/08/09/2</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> None noted.	
<b>D/08/09/3</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 11<sup>th</sup> AUGUST 08</u></b> The Minutes of the Development & Planning Meeting held on 11 <sup>th</sup> August 08 were agreed and signed as a true record by Councillor Fletcher.	
<b>D/08/09/4</b> <b><u>MATTERS ARISING</u></b> D/08/08/11 – Councillor Fletcher advised that the FHDC car park survey had not yet been received.	
<b>D/08/09/5</b> <b><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></b> No members of the public were present.	
<b>D/08/09/6</b> <b><u>TO DISCUSS PRE-APPLICATIONS WITH FHDC</u></b> None noted.	
<b>D/08/09/7</b> <b><u>TO DISCUSS PLANNING APPLICATIONS DEFERRED AT MEETING HELD ON 11<sup>th</sup> AUGUST 08</u></b> None noted	

D/08/09/8

**PRESENTATION FROM REEF ESTATES ON REVISED PLANS RELATED TO THE TECHNICAL INSTITUTE**

Mr Steward Deering advised that the previously approved scheme for 24 flats at the Technical Institute had been reconsidered due to the current economic downturn and it was now proposed to build a hotel above the restaurants. He understood that NTC had expressed concerns regarding possible traffic problems during construction and the lack of parking facilities at the hotel as there would be no underground parking provided. The hotel operator interested in the scheme had advised that parking facilities would probably only be required from late afternoon/early evening until early the next morning. Reef had consulted with SCC Highways and conservation groups and the scheme, which would provide a boost to the local economy, had been approved in principle. Reef's proposal to have designated long-stay parking spaces in the Guineas car park had been rejected by FHDC. However, the prospective hotel operator would not go ahead unless the top floor of the Guineas car park became a long-stay park.

In reply to a question from Councillor Burch, Mr Deering advised that the redevelopment of the Technical Institute would not go ahead without the hotel.

FHDC Officer Mr Richard Plowman advised that a survey of the multi-storey car park had shown that there was generally space on the top floor so the Planning Committee had accepted the proposals for the Market Square redevelopment and subsequent loss of parking spaces. However, this scheme was not now likely to go ahead.

Councillor Bailey advised that it was now proposed that the Market Square would be regenerated without the development, thus losing the car parking spaces. If the upper floor was converted to long-stay parking, hotel guests would probably take up spaces until after 8.00 am, thus preventing local workers using them.

Mr Plowman said the spare capacity on the upper floor of the Guineas car park could offset the loss of the Market Square, but the Council would need to bear this in mind when considering hotel guests' needs.

Mr Deering was unsure how many staff would be employed at the 67-roomed hotel. If approval was given for the scheme, work could commence in January 2009. He agreed that Reef would conduct car parking surveys on Tuesdays and Saturdays, bearing in mind that if the top floor of the Guineas car park was converted to long-stay it would also be used by the local workforce.

Councillor Fletcher believed it was an attractive proposal but the Council needed to be convinced that parking would not be a problem. He thanked Mr Deering and Mr Plowman for attending the meeting.

*Mr Deering and Mr Plowman left the meeting.*

**D/08/09/9**     **CURRENT PLANNING APPLICATIONS**

Amended Planning Applications: None noted.

*Week 33*

**D/08/09/9/01** \*F/2008/0559/CAT Works to Bean tree - reduce re-growth to clear roof; reduce by 20% Mulberry tree; fell Elm tree and Laburnum tree. Fairstead House School Fordham Road Newmarket.

**The Committee voiced no objections subject to the approval of FHDC Tree Officer.**

**D/08/09/9/02** F/2008/0394/COU Conversion of hairdressers and first floor flat to 3 self-contained flats. 54 Lowther Street Newmarket  
**The Committee voiced no objections.**

**D/08/09/9/03** \*F/2008/0572/FUL Erection of single storey side and rear extension (demolition of existing rear lean-to and conservatory). 42 Rous Road Newmarket  
**The Committee voiced no objections.**

*Week 34*

**D/08/09/9/04** F/2008/0530/FUL Conversion and extension of barn to form two one-bedroom dwellings. Rear of 6 Green Road Newmarket.  
**The Committee voiced no objections.**

**D/08/09/9/05** F/2008/0560/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 Newmarket.  
**The Committee voiced no objections but believed this was not in the NTC area.**

**D/08/09/9/06** \*F/2008/0576/CAT Fell 1 Sycamore tree and 1 Wild Cherry tree 6 The Maples Snailwell Road Newmarket.  
**The Committee voiced no objections subject to the approval of FHDC Tree Officer but expressed concern at the felling of the Wild Cherry tree.**

Week 35

**D/08/09/9/07** F/2008/0582/TPO Fell 1 Beech tree. 19 Stirling Gardens Newmarket  
**The Committee expressed concern at the felling of the tree and referred the decision to the FHDC Tree Officer.**

**D/08/09/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 33, 34 and 35 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/08/445/FUL	Provision of smoking area for nightclub including removal of existing external walls	De Niro's 146 High Street Newmarket	Refused	Objected
F/08/461/FUL	Installation of 3 roller shutters as amended by plans received 1/8/08	3-6 Elizabeth Parade Newmarket	Refused	No objections
F/08/417/FUL	Change of use from B1 (Business)/B8 (Storage & Distribution) to B2 (General Industry) (Development affecting a Public Right of Way)	Unit 6 Minton Enterprise Park Oaks Drive Newmarket	Approved with conditions	No objections
F/08/424/LBC	Creation of disabled access, internal alterations to form lavatory and insertion of fire escape from 1 <sup>st</sup> floor (demolition of glazed roofed service corridor)	Jockey Club 101 High Street Newmarket	Approved with conditions	No objections
F/08/425/FUL	Creation of disabled access and insertion of fire escape from 1 <sup>st</sup> floor	Jockey Club 101 High Street Newmarket	Approved with conditions	No objections
F/08/498/CAT	Fell 5 Leylandii conifers and prune and remove branches of 2 Norway Maples growing over and towards house	Fairway Lodge 18a The Avenue Newmarket	No objections	No objections
F/08/264/FUL	Resub of F/07/1055/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	Approved with conditions	No objections
F/08/466/FUL	Erection of one detached dwelling (Demolition of existing pair of houses)	80A & 80B All Saints Road Newmarket	Approved with conditions	No objections

**D/08/09/11 CORRESPONDENCE**

None noted.

**D/08/09/12 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/08/09/13 PLANNING APPLICATION APPEALS**

None noted.

**D/08/09/14 FEEDBACK FROM FHDC PLANNING MEETINGS**

Councillor Fletcher advised that applications by De Niro's for a smoking shelter and the installation of roller shutters at 3-5 Elizabeth Parade had been refused but the redevelopment at Park Paddocks had been approved.

**D/08/09/15 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/08/09/16 DATE OF NEXT MEETING**

Monday, 15<sup>th</sup> September 2008 at 6.00 pm.

Meeting closed at 6.50 pm.

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