



**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 6th April 2009 at 6.00 pm at the Memorial Hall, Newmarket**

Attendance :

Councillor R Fletcher
Councillor J Bailey
Councillor K Bovill
Councillor B Burch (from 6.30 pm)
Councillor G Edge
Councillor M Jefferys
Councillor J Uney
Councillor C Turner

Also Present: Rosemary Foreman – Minute Assistant, 3 Members of the Public

Minute	Action by
D/09/04/1 <u>APOLOGIES</u> Apologies were received from Councillors D Hudson and J Richer.	
D/09/04/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/09/04/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 16th MARCH 09</u> D/09/03/23/01 – amended to read ‘The Committee <i>noted</i> Racing Land Policy 12.5 and voiced no objections’. D/09/03/23/2 – Before the Resolution, insert <i>Councillor Uney declared an interest and left the meeting</i> and after the Resolution insert <i>Councillor Uney returned to the meeting</i> . D/09/03/26.01 – Amend to ‘... an item be placed <i>bi-monthly</i> on the D&P Agenda to discuss these as appropriate’. With these amendments, the Minutes of the Development & Planning Meeting held on 16 th March 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/04/4 <u>MATTERS ARISING</u> None noted.	

D/09/04/5 **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**

Mr G Smith of Melrose Gardens expressed his concerns regarding planning application F/2009/0080/FUL – Erection of a 2-storey side extension at 15 Melrose Gardens. He advised that the extension to 16 Melrose Gardens had been moved further back so as not to impact adversely on its neighbours and the proposed extension to No 15 was within one foot of No 16's extension, which would cut out all light in the rooms facing No 15. He asked that NTC object to the application.

Following a suggestion by Councillor Fletcher, consideration of planning application F/2009/0080/FUL was brought forward.

D/09/04/6 **AMENDED PLANNING APPLICATION F/2009/0080/FUL**
Erection of a 2-storey side extension – 15 Melrose Gardens, Newmarket.
The Committee objected to the amended planning application as they felt it was over-development of the site, would be un-neighbourly as it was too close to the neighbouring property, and would lead to loss of amenities of light and privacy.

Mr Smith left the meeting.

D/09/04/7 **PRE-APPLICATIONS**
None noted.

D/09/04/8 **CURRENT PLANNING APPLICATIONS**

Week 11

D/09/04/8/01 *F/2009/0086/LBC Internal alterations – enclose existing staircase, dry line 1st floor walls and provide new shower room at 1st floor (No 186). Remove plasterboard walls to expose balustrade at 1st floor and replace fire doors throughout (No 188). 186 & 188 High Street Newmarket.
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

D/09/04/8/02 F/2009/0105/FUL Erection of 2 storey side extension, demolition of existing garage. 246 New Cheveley Road Newmarket.
The Committee voiced no objections but noted that it appeared the roof would overlap the boundary.

D/09/04/8/03 *F/2009/0072/FUL Conversion of existing store/barn to residential dwelling. Denson Cottage Rear of Old Station Road Newmarket.
The Committee objected as they felt it was over-development of the site with inappropriate access.

D/09/04/8/04 F/2009/0091/CLE Certificate of Lawful Use for an existing use or operation – Occupation of a detached private dwelling house independently from the trainers yard Machell Place 48 Old Station Road Newmarket
The Committee expressed concern as Racing Policy would be in jeopardy as this proposal would lead to no provision for a trainer’s accommodation.

D/09/04/8/05 F/2009/0098/FUL Retrospective application: Resubmission of F/2008/0530/FUL – conversion and extension of barn to form 2 one-bedroom dwellings, including rebuilding of front wall and re-roofing. Rear of 6 Green Road Newmarket.
The Committee voiced no objections but expressed concern that it was a retrospective application.

Week 12

D/09/04/8/06 F/2009/0035/FUL Erection of 2 stable blocks comprising 38 stables and erection of building comprising cart-lodge, feed store and office facilities at ground floor with 2 bedsits at 1st floor level (Major Development). Carriageway Stables Hamilton Road Newmarket

D/09/04/8/06.01 Recommendation

That no objections be voiced to planning application F/2009/0035/FUL.

D/09/04/8/07 F/2009/0095/FUL Conservatory to side elevation. 37 Windsor Road Newmarket.
The Committee voiced no objections.

Week 13

D/09/04/8/08 *F/2009/0114/CAC Demolition of existing Stallion box within the Wall Boxes site being redeveloped. Wall Boxes Yard Park Paddocks Tattersalls The Avenue Newmarket
The Committee voiced no objections.

D/09/04/8/09 F/2009/0107/FUL Installation of horse exerciser (Development affecting the setting of a Listed Building)
Highfield 15 Bury Road Newmarket
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

D/09/04/9 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

FHDC Planning Determinations received during weeks 11, 12 and 13 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/08/829/COU	Change of use of public toilets and cash office to a One Stop Shop for service provision to the public, including remodelling of NE elevation	63 The Guineas Shopping Centre Newmarket	Approved with conditions	No objections
F/09/07/FUL	Single storey rear annexe	25 Paddocks Drive Newmarket	Approved with conditions	No objections
F/09/19/FUL	Erection of detached timber shed	4 St Albans Fordham Road Newmarket	Approved with conditions	No objections
F/09/21/FUL	Erection of 1 st floor side extension (over attached garage) and erection of front porch	9 Edinburgh Road Newmarket	Approved with conditions	No objections
F/09/22/FUL	Erection of new canteen building to replace existing – as amended by plans 3/3/09, incorporating rebuilding of stallion box	Wall Boxes Yard Park Paddocks The Avenue Newmarket	Approved with conditions	No objections
F/09/75/FUL	Erection of rear lean-to conservatory	49 Edinburgh Road Newmarket	Permitted development	No objections

D/09/04/10 **LANDSCAPING AT PLOT 8 OAKS DRIVE NEWMARKET**

The Committee noted the plans for screening at Plot 8 Oaks Drive Newmarket and made the following recommendation:

D/09/04/10.01 Recommendation

That the plans for screening at Plot 8 Oaks Drive Newmarket be approved subject to the landscaping being completed before the commencement of any building work.

D/09/04/11 **UPDATE ON LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY**

Councillor Fletcher reported that he now had a copy of the Local Development Framework Core Strategy document and advised it was also available on the FHDC website. The main item of interest to NTC was the proposal for 1200 houses on a greenfield site to the north-east of the town by 2031 plus 200 other greenfield and 240 brownfield houses.

Following a suggestion by Councillor Fletcher, a timeframe for the Council's response was agreed as follows:

Comments to Councillor Fletcher by 17th April
Review comments and discuss with FHDC rep Marie Smith 20th April
Report to Town Council 27th April
Review draft response 4th May
Review final response 18th May
Submit to FHDC by 22nd May

All

Councillor Fletcher agreed to notify all Councillors of the FHDC website link for the LDF document and details of the timeframe as noted above.

Cllr Fletcher

D/09/04/12 EAST CAMBS PLANNING APPLICATIONS

Councillor Fletcher advised of the following East Cambs planning applications:

09/00244/FUL – Proposed car port – 24 Ashley Road Newmarket (Cheveley PC)

09/00194/FUL – Single storey extension – 14 Clare Place Newmarket (Woodditton PC)

09/00132/VAR – Variation in occupancy conditions – Mertoun Paddocks Woodditton Road Newmarket (Woodditton PC)

D/09/04/13 CORRESPONDENCE

The Committee noted the following correspondence:

- 1 Tattersalls – objection to proposed development at Hatchfield Farm
- 2 Earl of Derby – Invitation to briefing on Hatchfield Farm proposals – agreed that he should decline the invitation as Councillors had attended a previous briefing.

D/09/04/14 PLANNING APPLICATION WITHDRAWALS

None noted.

D/09/04/15 PLANNING APPLICATION APPEALS

None noted.

D/09/04/16 FEEDBACK FROM FHDC PLANNING MEETINGS

None noted.

D/09/04/17 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

Councillor Bovill advised that the Kebab House in Wellington Street was applying for an extension until 3.00 am.

D/09/04/17.01 Recommendation

That Town Clerk write to FHDC and remind them that NTC need to be informed of any variations in premises licence applications.

Town Clerk

D/09/04/18 **DATE OF NEXT MEETING**
Monday, 20th April 09 at 6.00 pm.

Meeting closed at 6.50 pm.

Signed _____ Date _____