



Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 10th August 2009 at 6.00 pm at the Memorial Hall, Newmarket**

Attendance :

Councillor R Fletcher, Chairman
Councillor G Edge
Councillor K Bovill
Councillor B Burch
Councillor J Uney
Councillor M Jefferys

Also Present: Rosemary Foreman – Minute Assistant, 6 Members of the Public, 2 Members of the Press

Minute	Action by
D/09/08/1 <u>APOLOGIES</u> Apologies were received from Councillor J Bailey.	
D/09/08/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/09/08/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20th JULY 09</u> The Minutes of the Development & Planning Meeting held on 20 th July 09 were agreed and signed as a true record by Councillor Fletcher. D/09/07/34 – Councillor Fletcher advised that it was not correct to assume that planning permission for building on Hatchfield Farm would be granted merely because the core strategy to develop NE Newmarket had been approved; he apologised for misleading the committee.	
D/09/08/4 <u>MATTERS ARISING</u> D/09/07/34 – Councillor Fletcher advised that the Core Strategy had now been adopted by FHDC, the Town Council's objections having been refuted.	

D/09/08/5 **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 J Wadham of the Save Historic Newmarket Action Group advised that he understood the revised planning application by Majestic Wine would be recommended for rejection by FHDC, who were insisting on a 3-storey building on that site. Mr Wadham had also spoken to 350 local people who were horrified at this proposal but supported the new design for a single storey building. He reported that the FHDC Listed Buildings Officer said a single storey building was unsuitable for this urban enclosure in a town centre location and he hoped NTC would support the current application.

Councillor Fletcher advised that the Committee had not been party to the correspondence relating to a 3-storey building and were therefore unable to comment on it; the committee was only able to comment on the plans in front of them.

Following a suggestion by Councillor Fletcher, planning applications F/2009/0370/FUL and F/2009/0371/CAC were brought forward.

D/09/08/6 **PLANNING APPLICATIONS F/2009/0370/FUL & F/2009/0371/CAC**

Resubmission of F/2008/0833/FUL – Redevelopment of site to provide an A1 retail unit of 389 square metres with associated parking (Development affecting the setting of a Listed Building) and Demolition of Heath Cottage and vacant ATS unit – 2 Bury Road Newmarket.

D/09/08/6.01 Resolved

That no objections be voiced to the demolition of Heath Cottage and the vacant ATS unit.

D/09/08/6.02 Resolved

That no objections be voiced to planning application F/2009/0370/FUL as the Committee felt it was a vast improvement on the original plan and a single storey building would not aggravate air quality problems in this area.

5 Members of the Public left the meeting.

D/09/08/7 **TO DISCUSS PRE-APPLICATIONS**

None noted.

D/09/08/8 **CURRENT PLANNING APPLICATIONS**

Week 29

D/09/08/8/01 F/2009/0365/CLE – Display of goods on pavement outside of premises – 38 High Street Newmarket. Cllr Fletcher reported that the Town Council had received advice from SCC Highways Dept regarding possible obstruction of footpaths and pavements. In this case the relevant advice was that all displays of wares must be temporary in nature and must be removed at the end of the day's trading, and that a clear unobstructed space of at least 1.8m should be maintained on the pavement. He added that this was likely to be a test case for other similar applications and similar criteria would be used in considering them.

D/09/08/8/01 Resolved

The Committee voiced no objections provided the display of wares was temporary in nature and was removed at the end of each day's trading, and that a clear unobstructed space of at least 1.8m was available on the footpath.

Week 30

D/09/08/8/02 F/2009/0347/HOU – Re-advertisement: Erection of single storey rear extension – 65 Drinkwater Close Newmarket.

D/09/08/8/02 Resolved

The Committee voiced no objections.

Week 31

D/09/08/8/03 * F/2009/0364/COU – Retrospective application: Change of use from residential flat to A2 office – 7A Clock Tower Mews Newmarket.

D/09/08/8/03 Resolved

The Committee voiced no objections.

D/09/08/8/04 F/2009/0361/HOU – Erection of single storey rear extension (demolition of existing lean-to) – 169 Pinza Close Newmarket

D/09/08/8/04 Resolved

The Committee voiced no objections provided obscure glass was inserted in the windows facing the neighbouring property.

D/09/08/8/05 *F/2009/0391/CAT – Up to 40% reduction and reshape crown of 1 Walnut tree – Jockey Club Offices 101 High Street Newmarket.

D/09/08/8/05 Resolved

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

Councillor Burch declared an interest in the following item but remained in the meeting.

D/09/08/8/06 F/2009/0396/FUL – Resubmission of F/2009/0231/FUL – Erection of a chalet bungalow with detached garage and creation of new vehicular access (amendment to that approved under planning permission F/2007/0536/FUL) – Adjacent 5 Paget Place Newmarket.

D/09/08/8/06 Resolved

The Committee felt this was an improvement on the previous application and voiced no objections.

D/09/08/9 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 29, 30 and 31 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/09/256/TPO	Reduce one stem by 50% including removal of one branch of 1 Horse Chestnut. Removal of one stem including one branch of 1 Horse Chestnut. Crown lift up to 5m above ground level of 3 Horse Chestnuts	91 St Philips Road Newmarket	Approved with conditions	No objections
F/09/198/FUL	Erection of American barn to provide 14 horse boxes, 1 tack room and 1 feed room	Kremlin Stud Yard Snailwell Road Newmarket	Approved with conditions	No objections
F/09/230/CAC	Demolition of 2 cottages and veterinary surgery	Veterinary Surgery & 1 and 2 The Maltings Cottages Fordham Road Newmarket	Approved with conditions	No objections
F/09/236/FUL	Erection of 7 two-storey dwellings (2 blocks of terraces) including external landscaping, bin stores and parking (demolition of existing cottages and veterinary surgery). Amendment to access for planning permission F/07/452/FUL	Veterinary Surgery & 1 and 2 The Maltings Cottages Fordham Road Newmarket	Approved with conditions	No objections

D/09/08/10 EAST CAMBS PLANNING APPLICATIONS

Councillor Fletcher reported that an application had been made for a shed and dog kennel at 208 Fordham Road, Newmarket.

D/09/08/11 PLANNING APPLICATION WITHDRAWALS

None noted.

D/09/08/12 PLANNING APPLICATION APPEALS

None noted.

D/09/08/13 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher reported that FHDC had endorsed the Core Strategy despite NTC's objection that it was unsound. The Core Strategy would now go to public examination. It was likely that a public campaign of opposition to the proposal to build on Hatchfield Farm (NE Newmarket) would be organised. The Town Council would need to consider how to approach the public examination and the campaign. It had been suggested that to declare an opposition to the proposal at this stage could be seen as pre-determination of any subsequent planning application. The committee felt that the council should maintain its stance of opposition until the democratic process had been exhausted; at that stage any applications would be considered with an open mind.

Councillor Fletcher advised that he had contacted SALC and FHDC Standards for advice on how to proceed and was awaiting their reply.

Councillor Fletcher advised that FHDC had decided to allow the felling of further trees at The Gables development despite NTC's concerns and 5 letters of objection. However, they would be replaced by other suitable trees and ultimately could be an improvement.

D/09/08/14 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

The Committee discussed the application from Unique Bar in Sun Lane for an extension to their opening hours. Cllr Fletcher drew attention to the Cumulative Impact Statement and the assumption that any applications that could lead to further litter, noise or anti-social behaviour in the High Street would not be granted. Cllr Uney pointed out that a recent change of management at the Unique bar had been entirely positive. Cllr Jefferys agreed and said that longer licensing hours did not necessarily mean longer alcoholic drinking time. After a vote, the application was approved.

D/09/08/14.01 Resolved

That no objections be made to the application from Unique Public House for an extension to their opening hours.

D/09/08/15 CORRESPONDENCE

None noted.

D/09/08/16 DATE OF NEXT MEETING

Monday 7th September 09 at 6.00 pm.

Meeting closed at 6.50 pm.

Signed _____ Date _____