



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 7<sup>th</sup> December 2009 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher, Chairman  
Councillor J Bailey  
Councillor K Bovill  
Councillor W Burch

Councillor G Edge  
Councillor M Jefferys  
Councillor C Turner  
Councillor J Uney

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

Minute	Action by
<b>D/09/12/1</b> <b><u>APOLOGIES</u></b> There were no apologies.	
<b>D/09/12/2</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER</u></b> <b><u>UPDATE OF REGISTER OF INTEREST</u></b> Councillor Bailey declared an interest in planning applications F/2009/0630/ADN and F/2009/0649/ADN.	
<b>D/09/12/3</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON</u></b> <b><u>16<sup>th</sup> NOVEMBER 09</u></b> The Minutes of the Development & Planning Meeting held on 16 <sup>th</sup> November 09 were agreed and signed as a true record by Councillor Fletcher.	
<b>D/09/12/4</b> <b><u>MATTERS ARISING</u></b> F/09/11/29 – 3 St Phillips Avenue/Churchill Avenue – ‘The proposal to allocate this former racing land for residential development was approved.’ Councillors noted that this may be inaccurate and clarification was being sought from Councillor Millar.  D/09/11/19 – Letter sent to EERA – awaiting reply. D/09/11/29.01 – Letter sent to the Chairman of the FHDC LDF Working Group – awaiting reply D/09/11/31 – Letter sent to FHDC – awaiting reply	

**D/09/12/5**     **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**

A member of the public advised that a planning application had been submitted for the Hatchfield Farm development. The proposal was for 1200 houses, an 80-bedroomed hotel, retail shops, restaurants, a 100-car park and ride facility and 27,000 sq ft of employment space.

**D/09/12/6**     **TO DISCUSS PRE-APPLICATIONS**

None noted.

**D/09/12/7**     **CURRENT PLANNING APPLICATIONS**

*Week 46*

**D/09/12/7/01** F/2009/0604/FUL – Erection of light industrial/storage building – Beehive Coils Ltd Studlands Park Avenue Newmarket.

**D/09/12/7/01 Resolved**  
**The Committee voiced no objections.**

E-mailed FHDC  
on 09.12.09

**D/09/12/7/02** \*F/2009/0618/CAC – Demolition of ancillary building – White Hart Offices and ancillary building, 1-6 St Mary’s Court Rear of White Hart Hotel High Street Newmarket.

**D/09/12/7/02 Resolved**  
**The Committee voiced no objections.**

E-Mailed FHDC  
on 09.12.09

**D/09/12/7/03** F/2009/0646/FUL – Retrospective application for the temporary siting of staff wc facility – Frankland Lodge Hamilton Road Newmarket.

**D/09/12/7/03 Resolved**  
**The Committee voiced no objections to the temporary siting of this facility for a further 12 months.**

E-mailed FHDC  
on 09.12.09

**D/09/12/7/04** \*F/2009/0607/COU – Change of use from offices to 10 hotel bedrooms (demolition of ancillary building) and alterations to car-park - White Hart Offices and ancillary building, 1-6 St Mary’s Court Rear of White Hart Hotel High Street Newmarket..

**D/09/12/7/04 Resolved**  
**The Committee voiced no objections.**

E-Mailed FHDC  
on 09.12.09

**D/09/12/7/05** \*F/2009/0630/ADN – Retrospective application – display of A-board on pavement outside shop – Powters Ltd Wellington Street Newmarket.

**D/09/12/7/05 Resolved**

**The Committee voiced no objections provided the board was displayed in accordance with FHDC rules.**

E-mailed FHDC  
on 09.12.09

*Week 47*

**D/09/12/7/06** \*F/2009/0639/FUL – Removal of existing windows, doors and demolition of existing roof to VIP area on top floor. Existing walls built up and new walls constructed to match existing, new steel posts installed with toughened glass between steel posts, structural supports fixed back to a new roof with mesh infill to create a covered external smoking shelter – De Niro’s Nightclub 146a High Street Newmarket.

**D/09/12/7/06 Resolved**

**The Committee noted that the application addressed their previous concerns regarding noise pollution but were concerned that the plans did not clearly indicate the final appearance of this historic building and were minded to refuse; they asked for further clearer drawings.**

E-mailed FHDC  
on 09.12.09

**D/09/12/7/07** F/2009/0662/TPO – Crown lift to 4m and desucker 11 Horse Chestnuts. Desucker 1 Hawthorn; trim back to off road by 0.5m 2 Hawthorns; repollard to previous levels 3 Horse Chestnuts – Rear of 1-16 Laureate Gardens Newmarket.

**D/09/12/7/07 Resolved**

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

P.P.P on 09.12.09

**D/09/12/7/08** \*F/2009/0649/ADN – Retrospective application – display of A-board on pavement outside shop – 102 High Street Newmarket.

**D/09/12/7/08 Resolved**

**The Committee voiced no objections provided the board was displayed in accordance with FHDC rules.**

P.P.P on 09.12.09

**D/09/12/7/09** \*F/2009/0650/LBC – Conversion of building above existing shop to 5 flats, including erection of 3-storey rear extension (demolition of existing 2-storey extension) – 91-95 High Street Newmarket.

**D/09/12/7/09 Resolved**

**The Committee voiced no objections subject to the approval of the Historic Buildings Officer.**

P.P.P on 09.12.09

**D/09/12/7/10** F/2009/0663/TPO – Crown lift to 5m and retrim crown back to garden boundary by 1m of 1 Horse Chestnut. Crown lift to 5m and retrim crown back to garden boundary by 1m and remove limb to trunk that overhangs turning point of 1 Horse Chestnut – Rear of 51 Weston Way Newmarket.

**D/09/12/7/10 Resolved**

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

P.P.P on 09.12.09

**D/09/12/7/11** F/2009/0592/TPO – Fell 1 Cedar tree – 65 Edinburgh Road Newmarket.

**D/09/12/7/11 Resolved**

**The Committee regretted the loss of this mature tree and referred the decision to FHDC Tree Officer. Should the tree be felled, they asked that it be replaced with a more suitable species.**

P.P.P on 09.12.09

**D/09/12/7/12** F/2009/0655/TPO – Reshape crown of 1 Horse Chestnut overhanging public car park to live points – Land adjacent to car park next to 50 Weston Way Newmarket.

**D/09/12/7/12 Resolved**

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

P.P.P on 09.12.09

**D/09/12/7/13** F/2009/0657/TPO – 1 English Yew 1 limb towards No 14 back to trunk, crown lift to 2.5m and trim all pegs left to trunk all round. 1 Sycamore crown lift to 5m removing 2 limbs over path in particular back to trunk shape crown back off footpath to house frontages. 1 Sycamore crown lift to 5m – Land adjacent to 14 Bartons Place Newmarket.

**D/09/12/7/13 Resolved**

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

P.P.P on 09.12.09

**D/09/12/7/14** F/2009/656/TPO – Re-reduction of crown of 2 Red Horse Chestnut trees to original level (approx 20%) – Land adjacent to 10 Heasman Close Newmarket.

**D/09/12/7/14 Resolved**

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

P.P.P on 09.12.09

**D/09/12/7/15** \*F/2009/0645/FUL – Resubmission of F/2008/0550/FUL – conversion of building above existing shop to 5 flats, including erection of 3-storey rear extension (demolition of existing 2-storey extension) – 91-95 High Street Newmarket.

**D/09/12/7/15 Resolved**

**The Committee voiced no objections subject to the approval of the Historic Buildings Officer.**

E-mailed FHDC  
on 09.12.09

**D/09/12/7/16** \*F/2009/0627/VAR – Variation of condition 5 of planning permission F/2005/0479/VAR to allow use of 12 bedrooms within hostel – 186-188 High Street Newmarket.

**D/09/12/7/16 Resolved**

**The Committee objected to this application as they were concerned at the inadequacy of toilet and bathroom facilities which would result following the removal of the bathroom on the 2<sup>nd</sup> floor.**

P.P.P on 09.12.09

**D/09/12/7/17** F/2009/0671/TPO – Fell 1 Corsican Pine. Desucker and crown lift to 6m 1 Lime. Desucker and crown lift to 4m 1 Lime. Desucker and crown lift to 7m 1 Horse Chestnut – Land between Norfolk Avenue and Derby Way 1 Rochfort Avenue Newmarket.

**D/09/12/7/17 Resolved**

**The Committee voiced no objections subject to the approval of FHDC Tree Officer but asked that the Corsican Pine be replaced with another suitable tree.**

P.P.P on 09.12.09

**D/09/12/7/18** F/2009/0679/ADN – Display of non-illuminated hanging sign – 52 The Guineas Centre Newmarket.

**D/09/12/7/18 Resolved**

**The Committee voiced no objections.**

P.P.P on 09.12.09

**D/09/12/7/19** \*F/2009/0628/LBC – Internal alterations to create 2 additional bedrooms including replacement of obscured bathroom window glazing with clear and alterations to existing disabled wc to create shower room – 186-188 High Street Newmarket.

**D/09/12/7/19 Resolved**

**The Committee objected to this application as they were concerned at the inadequacy of toilet and bathroom facilities which would result following the removal of the bathroom on the 2<sup>nd</sup> floor.**

P.P.P on 09.12.09

**D/09/12/8 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 46,m 47 and 48 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/09/474/ADI	Display of externally illuminated fascia sign	104 High Street Newmarket	Approved with conditions	No objections
F/09/640/CAC	Removal of existing window, doors and demolition of existing roof to VIP area on top floor	De Niro's Nightclub 146a High Street Newmarket	Permission not required	
F/09/507/FUL	Resub of F/09/418/FUL – erection of boundary wall/fence to form enclosed outside retail area	42 High Street Newmarket	Approved with conditions	No objections
F/09/537/CAT	Reduce crown height to 60ft and reshape crown (amended 11/11/09)	Jockey Club Offices 101 High Street Newmarket	No objections	No objections
F/09/547/TPO	Works to 6 London Plane trees, 4 Limes and a group of Elms including crown lift, removal of limbs and trimming back branches	Tree belt rear of Gordon Richards Close 7 Lester Piggott Way Newmarket	Approved with conditions	No objections
F/09/548/FUL	Resub of F/08/736/FUL – erection of new equine facility (building to house equestrian treadmill)	Somerville Lodge Race Stables Fordham Road Newmarket	Approved with conditions	No objections
F/09/570/CAT	Thin by 25% 1 Judas, pollard by 50% 1 Eucalyptus, reduce in height by 30% 1 Pear, reduce crown by 30% 1 Cherry, reduce lateral limbs by 30% 1 Plum, coppice 1 Buddlia	42 Rous Road Newmarket	No objections	No objections
F/09/551/COU	Change of use of part of premises from A1 (shop) to A2 (licensed betting office) with alterations to shopfront and installation of 3 air conditioning units	10 The Guineas Centre Newmarket	Approved with conditions	No objections
F/09/584/CAT	Fell 1 Sycamore	Fairstead House School Fordham Road Newmarket	No objections	No objections
F/09/603/CAT	Repollard 2 Sycamores and 2 Tree of Heaven	Flint Cottage Stables Rayes Lane Newmarket	No objections	No objections

**D/09/12/9 UPDATE FROM VISION FOR NEWMARKET WORKING GROUP**

Councillor Edge advised that the next meeting would be held on 8<sup>th</sup> December 09.

**D/09/12/10 UPDATE RE LDF**

The Committee noted that an application had been submitted for the proposed development at Hatchfield Farm and Councillor Fletcher advised that the proposals also included community facilities, 2 primary schools, improvements to the A142 roundabout at Willie Snaith Road, a new roundabout on the A142, play spaces and allotments. There would be no direct access to the A14. Councillor Fletcher reminded the Committee that he and Councillor Bovill would be attending the LDF hearings and would report back to the next meeting. No reply had yet been received from Councillor Millar regarding the Council's concerns.

**D/09/12/11 EAST CAMBS PLANNING APPLICATIONS**

None noted.

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

None noted.

**D/09/12/13 PLANNING APPLICATION APPEALS**

The Committee noted the following Appeals:

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 Old Station Road Newmarket.

F/2005/0295/FUL – Landscaping of industrial land at Oaks Drive – Councillor Burch to attend the meeting at FHDC offices on 13<sup>th</sup> January 2010.

**D/09/12/14 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/09/12/15 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/09/12/16 CORRESPONDENCE**

The Committee noted the following correspondence:

- 1 Lord Derby – Proposals for development at Hatchfield Farm
- 2 Centenary Investments – a Centenary representative to address the D&P meeting on 18<sup>th</sup> January 2010.

**Letter mailed on  
09.12.09**

**D/09/12/17 DATE OF NEXT MEETING**

Monday, 21<sup>st</sup> December 09 at 6.00 pm – **To be confirmed.**

Meeting closed at 7.00 pm.

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