



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday, 19th January 2009 at 6.00 pm at the Memorial Hall, Newmarket

Attendance :

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

Also Present: Rosemary Foreman – Minute Assistant, 1 Member of the Public

Minute	Action by
D/09/01/17 <u>APOLOGIES</u> Apologies were received from Councillor W Burch.	
D/09/01/18 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/09/01/19 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 5th JANUARY 09</u> The Minutes of the Development & Planning Meeting held on 5 th January 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/01/20 <u>MATTERS ARISING</u> None noted.	
D/09/01/21 <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> None noted.	
D/09/01/22 <u>TO DISCUSS PRE-APPLICATIONS WITH FHDC</u> None noted.	

D/09/01/23 TO DISCUSS PLANNING APPLICATIONS DEFERRED AT MEETING HELD ON 5th JANUARY 09

D/09/01/23/01 F/2008/0790/CLE Certificate of Lawfulness for an existing use – use as retail premises – Unit 3 Albion Court Studlands Park Avenue Newmarket.
No further information received. Defer to next meeting.

E-mailed FHDC again on 20.01.09 to request further info and extension

D/09/01/23/02 F/2008/0829/COU Change of use of public toilets and cash office to a One Stop Shop for service provision to the public, including remodelling of north east elevation 63 The Guineas Shopping Centre Newmarket.
The Committee voiced no objections.

D/09/01/24 CURRENT PLANNING APPLICATIONS

Amended Planning Applications: None noted.
No applications received for Week 1.

Week 2

D/09/01/24/01 F/2009/0003/FUL Formation of lift shaft to accommodate internal lift for disabled use. 37A The Avenue Newmarket
The Committee voiced no objections.

Week 3

D/09/01/24/02 *F/2008/0825/COU Change of use from residential dwelling to house in multiple occupation (8 bedrooms) to accommodate staff of Darley Stud Management Company. 15 The Avenue Newmarket.
The Committee voiced no objections but noted that there could be future parking issues.

D/09/01/24/03 *F/2008/0817/FUL Erection of 6m column complete with 3 x 400w metal Halide light fittings including 13A spur for future CCTV equipment. Park Paddocks The Avenue Newmarket.
The Committee voiced no objections.

D/09/01/24/04 F/2009/0007/FUL Single storey rear annexe. 25 Paddocks Drive Newmarket.
As no plans had been submitted, deferred to next meeting for further information.

E-mailed FHDC on 20.01.09 to request plans and extension.

D/09/01/25 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC
FHDC Planning Determinations received during weeks 1, 2 and 3 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/08/745/FUL	Resub F/08/113/FUL – erection of single storey side extension to ground floor and extension to existing roof to form habitable rooms	Revel Cottage Falmouth Avenue Newmarket	Approved with conditions	No objections
F/08/314/FUL	Re-advert – change of use of land from equine use to recreational use and conversion of stable block into pavilion. (Departure from Dev Plan) (Major Dev)	Land off Snailwell Road Newmarket	Approved subject to Legal Agreement	No objections
F/08/711/FUL	Erection of external fire escape staircase including formation of new door opening	The White Lion 216 High Street Newmarket	Approved with conditions	No objections
F/08/717/FUL	Redevelopment of stable yard comprising erection of three 33 box traditional loose box yards, spa facilities, manager's dwelling, plant room for existing equine pool, horse walkers, lunge rings, parking, additional access to Hamilton Road, internal access roads and associated site works (demolition of existing American Barns, offices, owner's dwelling, 1 staff bungalow and ancillary buildings). (Major Dev and Dev affecting Public Right of Way)	Gainsborough Stables Hamilton Road Newmarket	Approved with conditions	No objections
F/08/723/TPO	1 Horse Chestnut – remove broken branches to suitable union, thin by 15% and prune to remove crossing/chafing branches and epicormic growth. 1 Horse Chestnut – re-pollard	Queensbury House High Street Newmarket	No objections	No objections
F/08/724/CAT	1 Yew – shorten laterals by up to 1.2m to clear parking area. 3 Acacia – shorten laterals by up to 1.5m to clear parking area	The Severals Bury Road Newmarket	No objections	No objections
F/08/736/FUL	Erection of new equine facility	Somerville Lodge Race Stables Fordham Road Newmarket	Approved with conditions	No objections
F/08/750/FUL	Resub F/07/986/FUL – erection of 8 detached dwellings with garages (demolition of 2 existing houses)	Land off Fordham Road and St Albans Newmarket	Refused	Objected
F/08/755/FUL	Erection of single storey rear extension as amended by plans received 6/1/08 (Dev affecting setting of a Listed Building)	Chesterfield House Sackville Street Newmarket	Approved with conditions	No objections
F/08/756/LBC	Erection of single storey rear extension and internal alterations as amended by plans received 6/1/08	Chesterfield House Sackville Street Newmarket	Approved with conditions	No objections
F/08/758/FUL	Erection of 1 st floor rear extension	62 Exning Road Newmarket	Refused	No objections
F/08/773/FUL	Erection of single and 2 storey front and side extension	4 St Fabians Close Newmarket	Approved with conditions	No objections
F/08/789/FUL	Extension to rear and part garage conversion with new pitched roof over garage	80 Edinburgh Road Newmarket	Approved with conditions	No objections
F/08/795/CAT	Fell 4 Robina, 1 Cherry, 9 Maple and 5 Hawthorn trees	The Kremlin 14 Bury Road Newmarket	No objections	Objected

D/09/01/26 **CORRESPONDENCE**

The Committee noted the following correspondence:

- 1 Heathcourt Hotel – Objections to proposed hotel on Technical Institute site
- 2 East Cambs District Council – Changes in boundary markings in villages in their area

D/09/01/27 **PLANNING APPLICATION WITHDRAWALS**

The Committee noted that the following planning applications had been withdrawn:

F/2008/0730/FUL – Erection of a 5 bed dwelling, garage and garden store, 6 box stable range with horse walker and muck bunker – Kremlin House Snailwell Road Newmarket.

F/2008/-739/FUL – Erection of two storey dwelling (Staff Accommodation) – Kremlin Stud Snailwell Road Newmarket

D/09/01/28 **PLANNING APPLICATION APPEALS**

The Committee noted the following Appeal:-

F/2008/0348/FUL – Erection of 3 terraced houses – Drill Hall Cottage Rayes Lane Newmarket

D/09/01/29 **FEEDBACK FROM FHDC PLANNING MEETINGS**

Councillor Fletcher advised of various FHDC planning decisions as listed above and expressed concern that approval had been granted to the felling of 19 trees at The Kremlin Bury Road Newmarket. The Committee agreed that he should contact FHDC to clarify the reasons for this decision.

Cllr Fletcher

Councillor Richer reported on the PLUG meeting he had recently attended, where the following items had been discussed:

- 1 Studlands Park – detailed discussions were now taking place with a number of interested parties
- 2 Queensbury Lodge – The owner had presented a portfolio of plans for the site but no planning application had yet been made.
- 3 Hatchfield Farm – 6,400 houses required in the region by 2021 but the LDF was not yet sufficiently developed to identify Hatchfield as a specific development site.
- 4 ATS site – planning application received from Majestic would involve the demolition of the house currently on the site.
- 5 The Horseracing Policy was under review but no major changes were expected.
- 6 Telephone masts – the Railway had erected a mast on their land in Cricketfield Road – no planning consent required.

7 SALC had advised of grant aid for laptops and projectors for use in meetings.

Councillor Fletcher thanked Councillor Richer for his report.

D/09/01/30 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/09/01/31 DATE OF NEXT MEETING

Monday, 2nd February 09 at 6.00 pm.

Meeting closed at 6.50 pm.

Signed _____ Date _____