



Newmarket

T O W N C O U N C I L

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

Attendance :

Councillor R Fletcher
Councillor J Bailey
Councillor J Uney
Councillor B Burch

Councillor G Edge
Councillor K Bovill

Also Present: Isabelle Barrett – Town Clerk, 2 Members of the Public

Minute	Action by
D/09/07/1 <u>APOLOGIES</u> Cllr Jefferys	
D/09/07/2 <u>ABSENT</u> None noted	
D/09/07/3 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted	
D/09/07/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15th JUNE 09</u> The Minutes of the Development & Planning Meeting held on 15 th June 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/07/5 <u>MATTERS ARISING</u> No matters arising were noted.	
D/09/07/6 <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> Land Agent Mr Chris Anderson, on behalf of the property owner, advised members that a Design and Access statement and a Planning Application had been submitted for the demolition of the old Snooker Club and the building of 14 new dwellings on the site. The operation of the Snooker Club had been in significant decline for some time and was no longer viable. They had been in consultation with the Listed Building Officer at FHDC and the proposed development would be of benefit to the community and would be in keeping with the surrounding area and conservation area restrictions.	

Mr Anderson confirmed that they had consulted with the members of the Parochial Church Council (PCC) and, in addition, they had had an on-site visit with Cllrs Fletcher and Hirst as well as the FHDC Tree Preservation Officer. Residents had been advised of the proposed development via the usual FHDC planning notice.

Members agreed to bring forward planning application F/2009/0322/FUL.

Week 25

D/09/07/07.01 F/2009/0322/FUL Erection of 14 dwellings following demolition of existing buildings including creation of a new vehicular access and parking (Major Development) (Development affecting the setting of a Listed Building)

Cllr Edge regretted the loss of the recreation facility but accepted that that now appeared inevitable but was sure that the new development would enhance the area; other members agreed. Cllr Bailey asked if a Section 106 Agreement was in place; Mr Anderson said that that had not yet been raised but that it could be considered. Cllr Bailey said that that would be an important feature of this major development. Cllr Fletcher advised that NTC were responsible for maintenance of the old churchyard, which adjoins the development site. He had attended an on-site meeting with Cllr Hirst (Chairman CSC), the developer, the FHDC Historic Buildings Officer and representatives of the PCC. A number of recommendations had arisen from the on-site meeting: the old head stones currently leaning on the wall to be demolished should be moved to an area acceptable to the PCC before the demolition; felling of the line of undistinguished conifers would open up the area and should be considered by the PCC and NTC; the existing wall footings should be used as far as possible to ensure no undue disturbance of ancient graves.

D/09/07/07.01 Recommendation

No objections subject to the following:-

- i) Section 106 Agreement to be drawn up between FHDC and the developers.**
- ii) Old grave stones leaning against existing wall should be removed before the demolition and placed in an acceptable position.**
- iii) Consideration should be given to felling the undistinguished conifers.**

Note: The developer offered to undertake removal of conifers and repositioning of headstones

- iv) The new wall between the development and the churchyard should use existing footings as far as possible to avoid disturbing old graves.**

Town Clerk

D/09/07/7 **TO DISCUSS PRE-APPLICATIONS**

None noted.

FS 09/07/8 **CURRENT PLANNING APPLICATIONS**

Week 24

D/09/07/8/01 F/2009/0280/ADN – Display of non-illuminated sign showing site plan of the industrial estate – Land off Willie Snaith Road (opposite Tesco) Newmarket.

The Committee noted this application had already been approved by FHDC

D/09/07/8/02 F/2009/0283/ADN – Display of a non-illuminated totem sign to indicate entrance to the industrial estate – Land off Studlands Park Avenue (junction with Exning Road) Newmarket.

The Committee noted this application had already been approved by FHDC

D/09/07/8/03 F/2009/0281/ADN – Display of a non-illuminated sign to indicate entrance to the industrial estate – Land off Willie Snaith Road (opposite Tesco) Newmarket.

The Committee noted this application had already been approved by FHDC

D/09/07/8/04 F/2009/0282/ADN – Display of a non-illuminated sign showing a site plan for the industrial estate – Land off Studlands Park Avenue (adjacent to No., 4) Newmarket.

The Committee noted this application had already been approved by FHDC

D/09/07/8/05 F/2009/0305/FUL - Single storey rear extension – 8 Greenfields Newmarket.

D/09/07/8/05.01 Resolved

The Committee voiced no objections.

Posted on
planning portal
by EJ on
10.07.09

Week 26

D/09/07/8/06 F/2009/306/VAR – Variation of condition 6 of planning permission F/87/532 to allow for the sub-division of retail unit including external alterations. Subdivided areas to have unrestricted A1 use. Homebase Ltd, Oaks Drive, Newmarket.

D/09/07/8/06.02 Resolved

The Committee voiced no objections.

Posted on
planning portal
by EJ on
10.07.09

D/09/07/8/07 *F/2009/310/TPO – Reduce 5 Line trees by 0.3 metres; trim 2 Sycamore by up to 0.9 metres, reduce height of Holly hedge by up to 0.9 metres, lift the crown of 2 Cooper Beech, 2 Lines and 4 Silver Birch by up to 0.9 metres and reduce on e small link of a Sycamore tree by up to 1.2 metres. Soham House, Snalwell Road, Newmarket.

D/09/07/8/08 Resolved

The Committee voiced no objections subject to FHDC Tree Officer approval

Posted on
planning portal
by EJ on
10.07.09

D/09/07/8/08 *F/2009/312/TPO – Yew – cut flush to trunk all previously cut branches to reduce clear stem to approx 8 metres. Remove bent diseased Elm. Remove dead Birch. Remove 7 x Yew, 1 x Laburnum & 1 x Prunus. Land adjacent to The Gables, 20 Bury Road, Newmarket

D/09/07/8/08 Resolved

The Committee were concerned at the number of trees that had already been felled at this controversial development. The Committee agreed that the application should be referred to the FHDC Tree Protection Officer but expressed serious concern as it could entail further felling of trees in this sensitive site in the heart of the conservation area; if it is deemed necessary to fell any trees then replacement planting must be considered.

Posted on
planning portal
by EJ on
10.07.09

D/09/07/8/09 *F/2009/296/FUL – Erection of single storey rear extension to form improved spectator seating and club room.

D/09/07/8/09 Resolved

The Committee voiced no objections.

Posted on
planning portal
by EJ on
10.07.09

D/09/07/8/10 – Re-submission of F/2009/0077/FUL– erection of American barn to provide 14 horse boxes, 1 tack room and 1 feed room (Confirmation received that this application is in addition to that allowed on appeal 2008 and that currently the subject of an appeal) – Kremlin Stud, Snailwell Road, Newmarket addition to earlier appeal.

D/09/07/8/10 Resolved

The Committee voiced no objections as the development appeared to be in accordance with Para 12.10 of the Local Development Plan (1995).

Posted on
planning portal
by EJ on
10.07.09

FS 09/07/11 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 24, 25 and 26 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/09/186/VAR	Variation of condition 3 of planning permission F.08/706/FUL to allow garage doors to be changed from side hung to up and over design	Holly Cottage Argent Place Newmarket	Approved with conditions	No objections
F/09/138/FUL	Conversion of existing public house and extension to create 8 residential units (as amended 21.5.09)	Former Marquis of Granby Granby Street Newmarket	Approved with conditions	No objections
F/09/197/FUL	Insert 4 windows at cellar level in previously blocked up openings (facing High Street)	Godolphin House 2 The Avenue Newmarket	Approved with conditions	No objections
F/09/115/FUL	Resub of F/08/739/FUL – Erection 2-storey dwelling (staff accommodation)	Kremlin Stud Snailwell Road Newmarket	Refused	No objections
F/09/116/FUL	Resub of F/08/730/FUL – Erection of 5 bedroom dwelling, garage and garden store, 9 box stable range with horse walker and muck bunker	Kremlin House Snailwell Road Newmarket	Refused	No objections
F/09/163/FUL	Change of use to A1, A2, A3, A4 & A5 to create 2 units, including part demolition, extensions to NE & SW elevations, new shopfront glazing, reconfiguration of car parks and new pedestrian footpath	Former Conservative Club 4 Exeter Road Newmarket	Approved with conditions	No objections
F/09/177/LBC	Conversion of outbuilding to provide guest/granny accommodation (demolition of kiln enclosure)	6 Nell Gwynne House Palace Street Newmarket	Approved with conditions	No Objections
F/09/188/FUL	Conversion of outbuilding to provide guest/granny accommodation (demolition of kiln enclosure)	6 Nell Gwynne House Palace Street Newmarket	Approved with conditions	No objections
F/09/199/FUL	Erection of stable block comprising 6 horse boxes and a haybarn	St Gaten Racing Stables Vicarage Road Newmarket	Approved with conditions	No objections
F/09/227/TPO	Rebalance crown of 1 Willow by removing limb extending towards building	Paul Mellon House Howard De Walden Way Newmarket	Approved with conditions	No objections
F/09/238/COU	Change of use from staff accommodation to racing yard office	Gainsborough Stables Hamilton Road Newmarket	Approved with conditions	No objections
F/09/242/FUL	Resub of F/09/80/FUL – Erection of a 2-storey side extension	15 Melrose Gardens Newmarket	Refused	Objected

FS 09/07/12 NEWMARKET CONSERVATION AREA APPRAISAL CONSULTATION DRAFT

Cllr Edge advised that the document was very informative and invited members to let him have their comments before the next committee meeting on 20 July. He would then prepare comments to be agreed by the TC on 27 July before submitting them to FHDC before the required date of 7 August

FS 09/07/13 EAST CAMBS PLANNING APPLICATIONS

Councillor Fletcher reported that there were no relevant new applications on the ECDC website.

FS 09/07/14 PLANNING APPLICATION WITHDRAWALS

None noted

FS 09/07/15 PLANNING APPLICATION APPEALS

None noted

FS 09/07/16 FEEDBACK FROM FHDC PLANNING MEETINGS

None noted

FS 09/07/17 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

FS 09/07/18 CORRESPONDENCE

None noted

FS 09/07/19 DATE OF NEXT MEETING

Monday 20 July at 6.00pm. The committee also agreed to meet again on Monday 10 August unless otherwise advised by the Chairman.

Meeting closed 6.40pm

Signed _____ Date _____