



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 1<sup>st</sup> June 2009 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher  
Councillor J Bailey  
Councillor K Bovill  
Councillor B Burch

Councillor G Edge  
Councillor M Jefferys  
Councillor J Uney

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

Minute	Action by
<b>D/09/06/1</b> <b><u>APOLOGIES</u></b> There were no apologies.	
<b>D/09/06/2</b> <b><u>ABSENT</u></b> Councillor Richer was absent.	
<b>D/09/06/3</b> <b><u>ELECTION OF CHAIRMAN</u></b> Councillor Burch proposed that Councillor Fletcher be elected as Chairman of the Development & Planning Committee. This was seconded by Councillor Bovill and there were no other nominations. All Councillors present signified their agreement and Councillor Fletcher was duly elected to serve as Chairman of the Development & Planning Committee for 2009/10.	
<b>D/09/06/4</b> <b><u>ELECTION OF VICE CHAIRMAN</u></b> Councillor Bovill proposed that Councillor Edge be elected as Vice Chairman of the Development & Planning Committee. This was seconded by Councillor Burch and there were no other nominations. All Councillors present signified their agreement and Councillor Edge was duly elected to serve as Vice Chairman of the Development & Planning Committee for 2009/10.	
<b>D/09/06/5</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> None noted.	
<b>D/09/06/6</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 18<sup>th</sup> MAY 09</u></b> The Minutes of the Development & Planning Meeting held on 18 <sup>th</sup> May 09 were agreed and signed as a true record by Councillor Fletcher.	
<b>D/09/06/7</b> <b><u>MATTERS ARISING</u></b> D/09/05/26.01 – The Committee noted that the Town Council had	

approved the recommendation to adopt the draft Core Strategy Representation Paper with the following amendment:

After the sentence ‘The strategy should reflect the potential World Heritage Site status bid by limiting any developments in the town which could compromise the success of that venture’ the following words should be added:

*‘More specifically, the Town Council notes Appendix A of the Core Strategy Proposed Submission Document and welcomes the intention to retain Forest Heath Local Plan 1995 (Saved) Chapter 12, “The Horse Racing Industry”. However, they feel that the provisions of the retained plan should be included in the body of the core strategy.’*

D/09/05/21 – The Committee agreed that in future members of the public should be made aware that NTC make planning recommendations to FHDC and that they could attend FHDC planning meetings to give their views.

Councillor Fletcher advised that letters had been sent to FHDC regarding the Conservative Club/Technical Institute applications and notification of future license applications.

**D/09/06/8**

**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**

Mrs V Jackson, representing Heath Lodge Estate residents, expressed their concerns regarding Flagship Housing’s proposal to demolish 41 garages and build 4 bungalows for wheelchair users at Millbank.

Residents objected on the following grounds:

- Parking problems would increase with the loss of the garages – the extra spaces in Block B were not used because of vandalism
- Flagship had not told the truth regarding hazardous waste and site contamination so how could they be trusted? Their own report identified that the gasworks adjacent was a significant contamination source yet on the application form they had stated ‘no contamination’. The application also stated there would be no hazardous waste yet the garage roofs were made of asbestos.
- Safety – the access road was between 2 properties and there was no room for a footpath for pedestrians or wheelchairs
- Currently there was only traffic early morning and late afternoon but with 16 new residents plus their carers etc there would be traffic all day
- Dustcarts would be within a yard of the doors of Nos 38 and 39
- Fire engines would have limited access
- It was not a suitable site for disabled people – they would be out of sight, out of mind. Better sites would be on the Millbank allotments or the Wolverton Playing Fields, which were mostly used by dog walkers. The Council could be asked to donate this land for building.

Following a suggestion from Councillor Fletcher, planning application F/2009/0221/FUL was brought forward.

**D/09/06/9 PLANNING APPLICATION F/2009/0221/FUL**

Erection of 4 bungalows for wheelchair users following the demolition of 41 garages (r/o 38-39 Millbank). Construction of additional car parking spaces (r/o 4-10 Millbank) – Garage areas rear of 38-39 Millbank and rear of 4-10 Millbank Newmarket.

Councillors expressed the following concerns regarding the application:

- Parking problems for current residents would increase
- There was provision for only 1 disabled accessible parking space for the new unit
- Safety – there would be an increase in traffic to that area and access to the bungalows was very narrow between Nos 38 and 39/40, with no space for a footpath
- Dustcarts would be within a yard of the doors of Nos 38 and 39
- Fire engines would have limited access
- Contamination of the site from the adjacent gasworks and hazardous waste from the asbestos garage roofs

**D/09/06/9.01 Recommendation**

**That NTC object to planning application F/2009/0221/FUL on the grounds of loss of amenities, parking problems, safety issues, site contamination, overcrowding of the site and inadequate access.**

Councillor Fletcher advised Mrs Jackson to attend the relevant FHDC Planning meeting and she left the meeting,

**D/09/06/10 TO DISCUSS PRE-APPLICATIONS**

None noted.

**D/09/06/11 CURRENT PLANNING APPLICATIONS**

*Week 20*

**D/09/06/11/01** F/2009/0213/CR3 - County Application – temporary single storey double classroom and detached toilet unit – St Louis Primary School Fordham Road Newmarket.

**Application already approved by FHDC.**

**D/09/06/11/02** \*F/2009/0200/FUL – Conversion of first floor storage area above stable into 4 units of staff accommodation, staff room and communal utility room – St Gatien Stables Vicarage Road Newmarket.

**D/09/06/11/02.01 Resolved**

**The Committee voiced no objections provided the accommodation was used solely for racing staff and met with the approval of the Historic Buildings Officer.**

**D/09/06/11/03** F/2009/0227/TPO - Rebalance crown of 1 Willow by removing limb extending towards building – Paul Mellon House Howard De Walden Way Newmarket.

**D/09/06/11/03.01 Resolved**

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

**D/09/06/11/04** F/2009/0242/FUL – Resubmission of F/20090080/FUL – erection of two-storey side extension – 15 Melrose Gardens Newmarket.

**D/09/06/11/04.01 Resolved**

**The Committee objected 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.**

*Councillor Burch declared an interest in the following item and left the meeting.*

**D/09/06/11/05** F/2009/0231/FUL – Erection of chalet bungalow with detached garage and creation of new vehicular access (amended to that approved under F/2007/0536/FUL) – Land adjacent to 5 Paget Place Newmarket.

**D/09/06/11/05.01 Resolved**

**The Committee voiced no objections as they felt this development would enhance the area.**

*Councillor Burch returned to the meeting.*

**D/09/06/11/06** \*F/2009/0220/FUL – Construction of terraced area, service road and LPG gas tank for new sports pavilion – Godolphin Stables Snailwell Road Newmarket.

**D/09/06/11/06.01 Resolved**

**The Committee voiced no objections.**

*Week 21*

**D/09/06/11/07** F/2009/0238/COU – Change of use from staff accommodation to racing yard office – Gainsborough Stables Hamilton Road Newmarket.

**D/09/06/11/07.01 Resolved**

**The Committee voiced no objections to the loss of this staff accommodation as a previous application for new staff housing had been approved.**

*Amended Plans*

**D/09/06/11/08** \*F/2009/0199/FUL – Erection of stable block comprising 6 horse boxes and a haybarn - St Gaten Stables Vicarage Road Newmarket.

**D/09/06/11/08.01 Resolved**

**The Committee noted that the Agent had submitted further plans answering public concerns and voiced no objections to the amended plans.**

**D/09/06/12** **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 20 and 21  
are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/09/35/FUL	Erection of 2 stable blocks comprising 38 stables and erection of cartlodge, feed store and office facilities at ground floor with 2 bedsits at 1 <sup>st</sup> floor (Major Development)	Carriageway Stables Hamilton Road Newmarket	Approved with conditions	No objections
F/09/122/FUL	Retro application: resub of F/08/670/FUL – installation of new shopfront with lighting and extract from grill	4-5 Crown Walk Newmarket	Approved	No objections
F/09/128/ADI	Retro application: resub of F/08/673/ADI – Display of illuminated sign	4-5 Crown Walk Newmarket	Approved with conditions	No objections
F/09/156/TPO	Fell 1 Ash tree and reduce crown by 30% 2 Ash trees	Suffolk House Fordham Road Newmarket	Approved with conditions	No objections
F/09/161/COU	Change of use from stabling to building housing IT equipment, services and store, including alterations to windows and doors	C Block Solario Yard Park Paddocks The Avenue Newmarket	Approved with conditions	No objections
F/09/171/FUL	Erection of steel framed building to enclose Seawalker horse exerciser. Erection of timber clad building to house plant and machinery for Seawalker	Godolphin Stables Snailwell Road Newmarket	Approved with conditions	No objections
F/09/213/CR3	County application – temporary single storey double classroom and detached toilet unit	St Louis Primary School Fordham Road Newmarket	No objections	No objections
F/08/832/CAC	Demolition of Heath Cottage and vacant ATS unit	2 Bury Road Newmarket	Refused	No objections
F/08/833/FUL	Redevelopment of site to provide an A1 retail unit of 412 sq m with associated parking (Development affecting the setting of a listed building)	2 Bury Road Newmarket	Refused	Objected
F/09/36/FUL	Erection of two-storey dwelling for trainer	Carriageway Stables Hamilton Road Newmarket	Approved with conditions	No objections
F/09/77/FUL	Resub of F/08/719/FUL – Erection of 13 box stables in yard formation	Kremlin Stud Yard Snailwell Road Newmarket	Refused	No objections
F/09/79/FUL	Erection of 8 detached dwellings with garages (demolition of 2 existing houses) as amended 25.3.09, 31.3.09, 21.4.09 and additional plan 31.3.09	Land off Fordham Road and St Albans Newmarket	Approved with conditions	No objections

**D/09/06/13 EAST CAMBS PLANNING APPLICATIONS**

Councillor Fletcher reported that there were no new applications on the ECDC website but a letter had been received from Capita advising that Ditton Lodge School was to be redeveloped and plans would be available from 2<sup>nd</sup> June 09.

**D/09/06/14 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/09/06/15 PLANNING APPLICATION APPEALS**

The Committee noted the following Appeals:

F/2008/0758/FUL – Erection of first floor extension and addition of dormer window to the rear – 62 Exning Road Newmarket – Appeal dismissed.

F/2009/0080/FUL – Erection of 2-storey side extension – 15 Melrose Gardens Newmarket – Appeal lodged.

**D/09/06/16 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/09/06/17 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/09/06/18 CORRESPONDENCE**

The Committee noted the following correspondence:

FHDC – Permitted development rights to lay hard standing in front gardens – The Committee agreed to ask Town Clerk to write to FHDC and ask them to advertise this new legislation.

Town Clerk

**D/09/06/19 DATE OF NEXT MEETING**

Monday, 15<sup>th</sup> June 09 at 6.00 pm.

Meeting closed at 6.50 pm.

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