



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday, 2nd March 2009 at 6.00 pm at the Memorial Hall, Newmarket

Attendance :

Councillor R Fletcher
Councillor J Bailey
Councillor K Bovill
Councillor B Burch
Councillor D Hudson
Councillor M Jefferys
Councillor J Uney
Councillor C Turner

Also Present: Rosemary Foreman – Minute Assistant, Councillor G Edge, Mr T Hollander – Majestic Wines, 5 Members of the Public

Minute	Action by
D/09/03/1 <u>APOLOGIES</u> Apologies were received from Councillor J Richer.	
D/09/03/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/09/03/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 16th FEBRUARY 09</u> D/09/02/2 – Councillor Bovill advised that he had sent his Apologies prior to the meeting. With this amendment, the Minutes of the Development & Planning Meeting held on 16 th February 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/03/4 <u>MATTERS ARISING</u> None noted.	

D/09/03/5

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

Mrs Pearce expressed her concerns regarding the revised landscaping scheme for Plot 8, Land off Oaks Drive, Newmarket, which sought to enable condition 3 of F/2005/0295/FUL to be discharged. Mrs Pearce felt that the application did not address the issues for the following reasons:

- There was only a one-year contract for landscaping and maintenance
- Due to the soil type, water would quickly drain away and there was no back-up plan should there be a hosepipe ban
- If the mound was removed, the trees would be 43” lower
- Unclear whether there would be access from Studlands Park Avenue
- Restricted space between planting and building would cause problems with future lopping etc.
- Height of proposed landscaping was low compared with height of proposed building, which would be 30’ high and 200’ long, and was just 30’ from nearby housing
- Nearby residents had not been informed of the proposals but had previously been informed by FHDC that planning application F/2005/0295/FUL was null and void

Mrs Pearce felt no account had been taken of the adverse effect the proposals would have on nearby residents and asked that NTC reject the scheme.

Following a suggestion by Councillor Fletcher, the Committee agreed to bring forward Item 8 on the Agenda.

D/09/03/6

LANDSCAPING RELATED TO INDUSTRIAL ESTATE, PLOT 8, LAND OFF OAKS DRIVE, NEWMARKET

Councillor Fletcher advised that FHDC had previously approved the erection of an industrial unit with ancillary offices and associated car parking and service yard on Plot 8, Land off Oaks Drive, Newmarket, and had now asked NTC for comments on the plans recently submitted to discharge condition 3 of the planning permission – “In order to safeguard the character of the area and to help assimilate the development into its surroundings, no development to take place until a scheme of soft landscaping had been submitted to and approved in writing by the Local Planning Authority”. After discussion, the Committee made the following recommendation:

D/09/03/6.01 Recommendation

That Town Clerk write to FHDC and express the Committee’s concerns that, while it was a comprehensive plan, it did not meet the concerns of the residents and more information was required regarding the appearance of the screening in five years’ time.

Town Clerk

D/09/03/7 **TO DISCUSS PRE-APPLICATIONS WITH FHDC**
None noted.

D/09/03/8 **CURRENT PLANNING APPLICATIONS**

Week 7

D/09/03/8/01 F/2009/0048/COU Change of use from public house to residential dwelling. The Carpenters Arms Public House 82 All Saints Road Newmarket.
The Committee voiced no objections.

D/09/03/8/02 *F/2008/0833/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.
While the Committee would welcome a retail unit on this site in principle, they felt the proposed design was incongruous in relation to nearby properties and listed buildings in the conservation area. They also had serious concerns regarding the proposed access from Bury Road and felt the advice of SCC Highways Department should be sought.

D/09/03/8/03 F/2009/0058/FU3 Erection of a bin store. Newmarket Community Leisure Centre Exning Road Newmarket.
The Committee voiced no objections.

D/09/03/8/04 *F/2009/0033/ADI Display of 2 internally illuminated flat tablet signs Lloyds TSB 48 High Street Newmarket.
The Committee voiced no objections subject to the approval of the Historic Buildings Officer.

D/09/03/8/05 *F/2008/0832/CAC Demolition of Heath Cottage and vacant ATS unit 2 Bury Road Newmarket
The Committee voiced no objections.

D/09/03/8/06 F/2009/0053/FUL Erection of single storey front infill extension 31 Whitegates Newmarket.
The Committee voiced no objections.

Week 8

D/09/03/8/07 F/2009/0061/FUL Erection of single storey front extension. 63 Noel Murless Drive Newmarket.
The Committee voiced no objections.

- D/09/03/8/08** *F/2009/0049/ADI Display of 1 externally illuminated fascia sign
1 High Street Newmarket.
The Committee voiced no objections.
- D/09/03/8/09** *F/2009/0068/LBC Retrospective application: Demolition of
dilapidated stable comprising 3 loose boxes and
erection of enclosure for horse spa. Machell Place
48 Old Station Road Newmarket.
**The Committee voiced no objections subject to
the approval of the Historic Buildings Officer.**
- D/09/03/8/10** *F/2009/0069/FUL Retrospective application: Demolition of
dilapidated stable comprising 3 loose boxes and
erection of enclosure for horse spa. Machell Place
48 Old Station Road Newmarket.
**The Committee voiced no objections subject to
the approval of the Historic Buildings Officer.**
- D/09/03/8/11** F/2009/0066/FUL Resub of F/2007/0994/FUL – conversion of
existing 1st floor flat and garaging into 2 two-
bedroom houses with courtyard gardens to rear
Graham House Flat Trillium Place Bird Cage Walk
Newmarket.
**The Committee objected to this change of use as
it was contrary to the Horse Racing Policy.
They also had concerns regarding access to the
properties.**
- D/09/03/8/12** *F/2009/0056/CAT Reduce height by a third and prune lateral
branches of 1 Yew tree. Land rear of 8 & 9
Oakfield Place Old Station Road Newmarket
**The Committee voiced no objections subject to
the approval of FHDC Tree Officer.**
- D/09/03/8/13** *F/2009/0052/FUL New shop window and entrance. 1 High Street
Newmarket.
The Committee voiced no objections.
- D/09/03/8/14** F/2009/0063/DC Discharge of conditions 4,5,7,8 & 9 of planning
permission F/2006/0002/FUL. The Oaks Land off
Oaks Drive Fordham Road Newmarket
Noted.

D/09/03/9 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 7 and 8 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/08/821/FUL	Resub of F/08/336/FUL – Erection of 14 affordable dwellings with associated parking including demolition of No 30 and associated outbuildings and erection of single storey rear extension to No 28a (satellite housing office) (Major development)	28a – 30 Park Lane Newmarket	Approved with conditions	No objections
F/09/03/FUL	Formation of lift shaft to accommodate internal lift for disabled use	37A The Avenue Newmarket	Approved with conditions	No objections
F/08/612/FUL	Alterations to parking and erection of external store to rear	Palace House Palace Street Newmarket	Approved with conditions	No objections
F/08/704/FUL	Erection of 4-storey building comprising restaurant and bar (A3/A4) use at ground floor and basement level with 75 hotel rooms above (Major development)	Former Technical Institute Fordham Road Newmarket	Refused	No objections
F/08/817/FUL	Erection of 6m column complete with 3 x 400w metal Halide light fittings	Park Paddocks The Avenue Newmarket	Approved with conditions	No objections
F/08/820/FU4	Renewal of planning permission F/05/894/FU4 – Change of use of land to temporary long stay car park (212 spaces) to be used as part of park and ride facility for Newmarket Town Centre	Land off Willie Snaith Road (opposite Tesco) Newmarket	Approved for a temporary period	No objections
F/08/825/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	Approved with conditions	No objections

D/09/03/10 T-MOBILE MAST AT HAMMOND CLOSE, NEWMARKET

The Committee noted that T-Mobile would be upgrading their mast at Hammond Close by installing a small cabinet at ground level within the existing fenced compound and replacing the existing 2G antennae with 2G/3G antennae. These works were permitted development under Part 24 Class A of the Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2001.

D/09/03/11 MERIDIAN GARDENS, 20 BURY ROAD, NEWMARKET

The Committee noted that, following a complaint that the three blocks of flats under construction on the site were taller than approved, work by independent Surveyors had established that the discrepancy between the approved and actual height was very small and well within normal building tolerances. FHDC would therefore be taking no further action.

D/09/03/12 EAST CAMBS PUBLIC ACCESS PLANNING PORTAL LINK

Following a suggestion by Councillor Fletcher, the Committee agreed to defer this item until the next meeting, when Councillor Richer would speak on the matter.

D/09/03/13 CORRESPONDENCE

None noted.

D/09/03/14 PLANNING APPLICATION WITHDRAWALS

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

F/2007/0293/FUL – Erection of a two-storey dwelling and garaging with a studio flat at the first floor – Former site of St Edmunds, 33 Bury Road Newmarket.

D/09/03/15 PLANNING APPLICATION APPEALS

None noted.

D/09/03/16 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher advised on the following matters:

Queensbury Lodge site – extensive pre-application discussions were being held between the developer and FHDC

Hatchfield Farm – in the Core Strategy document

Palace House Stables – discussions taking place between FHDC and the Horse Racing Museum

Other FHDC planning decisions were as listed above.

D/09/03/17 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/09/03/18 DATE OF NEXT MEETING

Monday, 16th March 09 at 6.00 pm.

Meeting closed at 7.05 pm.

Signed _____ Date _____