



Newmarket

T O W N C O U N C I L

Minutes of a Meeting of the Development & Planning Committee
held on Monday, 16th 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 J Richer
Councillor J Uney
Councillor C Turner

Also Present: Rosemary Foreman – Minute Assistant, Councillor G Edge, 9 Members of the Public

Minute	Action by
<p>D/09/03/19 <u>APOLOGIES</u> Apologies were received from Councillor M Jefferys.</p>	
<p>D/09/03/20 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> Councillor Uney declared an interest in planning application F/2009/0079/FUL.</p>	
<p>D/09/03/21 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 2nd MARCH 09</u> D/09/03/8/08 – Amend decision to ‘The Committee voiced no objections <i>subject to the approval of the Historic Buildings Officer.</i>’ D/09/03/8/13 - Amend decision to ‘The Committee voiced no objections <i>subject to the approval of the Historic Buildings Officer.</i>’ With these amendments, the Minutes of the Development & Planning Meeting held on 2nd March 09 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p>D/09/03/22 <u>MATTERS ARISING</u> D/09/03/8/13 – Councillor Fletcher advised that the Historic Buildings Officer had agreed a revised proposal for the new shop window and entrance to 1 High Street Newmarket. The Committee voiced no objections.</p>	

D/09/03/23 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

Mr D Notley advised that the amendments to planning application F/2008/0719/FUL were small – the buildings had been moved just 0.6 metres. There would still be disturbances from 5.30 am plus the smell of the stables and flies. No stables had been built so close to housing for 30 years and there should be no noise before 7.00 am. In a previous instance of early morning noise, FHDC had intervened – Statement 24 restricts construction near houses. Noise from 5.30 am was unacceptable and there was ample land elsewhere. Mr Notley was not against horse racing and, indeed, had close connections with the industry, but he objected to locating these stables so near housing. The law prevented light industry etc near housing and the same protection should be given regarding stables.

Following a suggestion from Councillor Fletcher, discussion on planning application F/2009/0077/FUL was brought forward.

D/09/03/23/1 PLANNING APPLICATION F/2009/0077/FUL

Councillor Fletcher reminded the Committee that their previous decision had been to not object to planning application F/2008/0719/FUL. FHDC had then refused the application as it was too near properties in Malcolm Way. In the new application the number of boxes had been reduced from 16 to 13.

Resubmission of F/2008/0719/FUL – erection of 13 stables in yard formation – Kremlin Stud Yard, Snailwell Road, Newmarket.

D/09/03/23/01 Resolved

The Committee noted Racing Land Policy 12.5 and voiced no objections.

Four members of the public left the meeting.

Mr J Nicholson, Swallowmead Developments, advised that his company had noted the Council's comments regarding their proposed development on land off Fordham Road and St Albans and had made various changes:

Root protection zones for the trees had been noted and there would be no building in these areas

Plots 1, 2 and 3 had been moved back from Fordham Road so there would be little impact on the street scene

The size of some properties had been reduced and distances between them agreed with the Planning Officer

The company were happy to use materials as agreed with the Planning Department

Amendment included as resolved at TC meeting of 23.03.09

Following a suggestion from Councillor Fletcher, discussion on planning application F/2009/0079/FUL was brought forward.

Cllr Uney declared an interest in planning application F/2009/0079/FUL and left the meeting.

Amendment included as resolved at 23.03.09 meeting

D/09/03/23/2 PLANNING APPLICATION F/2009/0079/FUL

Councillors expressed their concern that some of the buildings were still 3-storey, which were out of keeping with surrounding properties and could block light and cause over-looking.

F/2009/0079/FUL – Erection of 8 detached dwellings with garages (demolition of 2 existing houses) – Land off Fordham Road and St Albans Newmarket.

D/09/03/23/02 Resolved

The Committee voiced no objections in principle but continued to be concerned regarding the height of the buildings, which would lead to overlooking of neighbouring properties.

Two members of the public left the meeting,

Cllr Uney re-joined the meeting.

D/09/03/24 CURRENT PLANNING APPLICATIONS

Week 9

D/09/03/24/01 F/2009/0078/ADN Display of non-illuminated fascia sign. Newmarket Community Church 11 Studlands Park Newmarket
The Committee voiced no objections.

D/09/03/24/02 F/2009/0074/TPO Crown thinning by 25% and crown reduction by 30% of 1 Lime. Crown thinning by 10% and crown reduction by 20% of 1 Lime. 9 Cecil Lodge Close Newmarket.
The Committee voiced no objections subject to the approval of FHDC Tree Officer.

D/09/03/24/03 F/2009/0080/FUL Erection of two storey side extension. 15 Melrose Gardens Newmarket.
The Committee voiced no objections but were concerned at the loss of parking space.

D/09/03/24/04 F/2009/0075/FUL Erection of rear lean-to conservatory. 49 Edinburgh Road Newmarket.
The Committee voiced no objections.

Week 10

D/09/03/24/05 *F/2009/0031/ADN Retrospective application: Display of 3 temporary banner signs. 4 Bury Road Newmarket
The Committee strongly objected to these signs which were totally out of keeping in this conservation area.

Amended Plans

D/09/03/24/06 F/2009/0022/FUL Erection of a new canteen building to replace existing (amendment to F/2008/0264/FUL Wall Boxes Yard Park Paddocks Newmarket
The Committee voiced no objections provided the materials used were in keeping with others on the site.

D/09/03/25 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 9 and 10 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/08/719/FUL	Resub of F/07/40/FUL: erection of 16 box stables in yard formation (amended plans 15.1.09 reduced boxes to 13 and moved rear elevation further from Malcolm Way boundary)	Kremlin Stud Yard Snailwell Road Newmarket	Refused	Noted
F/08/729/FUL	Erection of 2 storey dwelling & detached double garage for trainer, installation of horse-walker & provision of additional land to provide enclosed turnout paddocks, amended by plans 15.1.09. relocating trainers house further west and away from Malcolm Way boundary	Kremlin Stud Yard Snailwell Road Newmarket	Approved with conditions	Noted
F/09/20/TPO	Crown reduction by 50% of 1 Beech tree	19 Stirling Gardens Newmarket	Refused	No objections
F/09/04/FUL	Conversion of existing dwelling into 2 residential units, as amended 3.2.09	Harwood Villa Wellington Street Newmarket	Approved with conditions	No objections

D/09/03/26 EAST CAMBS PUBLIC ACCESS PLANNING PORTAL LINK

Councillor Richer advised that the East Cambs public access planning portal link would allow NTC to monitor any of their planning applications and decisions.

D/09/03/26.01 Recommendation

That Councillor Fletcher, in conjunction with the Town Clerk, use the East Cambs planning portal link to monitor applications and decisions which would be relevant to Newmarket and an item be placed bimonthly on the D&P Agenda to discuss these as appropriate.

**Cllr
Fletcher/Town
Clerk
Amendment
included as
resolved at
23.03.09 TC
meeting**

D/09/03/27 **CORRESPONDENCE**

The Committee noted the following correspondence:

Save Historic Newmarket Action Group – Planning application by
Majestic Wine Warehouses

D/09/03/28 **PLANNING APPLICATION WITHDRAWALS**

None noted.

D/09/03/29 **PLANNING APPLICATION APPEALS**

None noted.

D/09/03/30 **TO DISCUSS PRE-APPLICATIONS**

Mr M Cramp of Flagship Housing advised that, in conjunction with Kings Forest Housing, they were reviewing land and garages at Millbank and Guineas Close with a view to developing these areas for accommodation suitable for wheelchair users. There were four plots at Millbank which they proposed to develop into two 2-bedroom, one 3-bedroom and one 1-bedroom bungalow suitable for wheelchair users. Access to the rear of No. 63 would be retained for car parking and there would be a footpath through the site. The scheme would result in a net loss of 26 parking spaces which would in effect be reduced to 14 due to some empty garages and others being used for storage. Extra parking provision could possibly be made within the Freshfields car park.

It was also proposed to build one 3-bedroomed bungalow in Guineas Close. Currently garages were available in Depot Road and Flagship were liaising with SCC Highways.

Discussion had taken place with FHDC Planning Officers and residents would be consulted before planning applications were submitted.

The Committee agreed that this type of housing was needed but advised that parking arrangements needed to be addressed.

Mr Cramp left the meeting,

D/09/03/31 **FEEDBACK FROM FHDC PLANNING MEETINGS**

Mrs R Hood, Save Historic Newmarket Action Group, expressed her concern at the LDF Working Group's pronouncement on the future of Newmarket, in particular the proposal to allocate greenfield land at Hatchfield Farm to build 1200 dwellings between 2010 and 2031. Her Group believed there was no need for this amount of houses; many other groups opposed this scheme and she hoped the Council would also object.

As members of the Committee had not yet seen this document, it was agreed that the Town Clerk should be asked to obtain copies for discussion at a future meeting.

Town Clerk

The remaining members of the public left the meeting.

D/09/03/32 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/09/03/33 DATE OF NEXT MEETING

Monday, 6th April 09 at 6.00 pm.

Meeting closed at 7.10 pm.

Signed _____ Date _____