



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee  
held on Monday, 18<sup>th</sup> May 2009 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher  
Councillor J Bailey  
Councillor J Uney  
Councillor C Turner  
Councillor D Hudson

Councillor M Jefferys  
Councillor K Bovill  
Councillor B Burch  
Councillor G Edge

Also Present: Isabelle Barrett – Town Clerk, 29 Members of the Public

Minute	Action by
D/09/05/17 <b><u>APOLOGIES</u></b> Cllr J Richer	
D/09/05/18 <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> None noted.	
D/09/05/19 <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 5<sup>th</sup> MAY 09</u></b> The Minutes of the Development & Planning Meeting held on 5 <sup>th</sup> May 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/05/20 <b><u>MATTERS ARISING FROM THE 5<sup>TH</sup> MAY 09 MINUTES</u></b> Cllr Fletcher advised of the following:-  Page 2 - Racing Village - will be discussed again under item 16 of the Agenda Page 4 – former Conservative Club - will be discussed again under item 7 of the Agenda Page 5 – LDF Core Strategy - will be discussed again under item 9 of the Agenda Page 6 – Premises License Applications - will be discussed again under item 15 of the Agenda	
<i>Cllr Fletcher proposed that item 10 on the Agenda will be brought forward for discussion. The proposal was seconded and carried unanimously.</i>	

**D/09/05/20.01 TO REVIEW MEANS OF REPORTING DECISIONS OF D&P CTTEE TO FHDC**

Cllr Fletcher advised that the current minimal hand written comments forwarded to FHDC were not sufficient. To enable a greater impact at FHDC, the Committee's comments needed to be based on sound planning considerations and clearly explained. Cllr Fletcher proposed that the minutes should be more detailed and that the comments to FHDC could then be cut and pasted out of the minutes and posted straight on the FHDC Planning Portal. This would further cut down on the paperwork and postage currently generated by the office staff when forwarding the comments to FHDC.

Cllr Jefferys expressed his concerns that, as the minutes would not be adopted until the next D&P meeting, some members might question the comments posted on the planning portal. Cllr Fletcher gave his assurances that the posting of the comments would not take place until the Chairman had approved the minutes and agreed what comments should be posted on the planning portal.

Members of the Committee unanimously agreed that the new method be introduced for a trial period of three months.

**D/09/05/21 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**

Councillor Fletcher invited Members of the Public to speak.

A member of the public advised that the Minutes and Agenda were not always readily available on the Council's website. Cllr Fletcher advised that the Council were currently looking into upgrading their website to enable better access. In the meantime action would be taken to ensure Minutes and Agenda were posted in a timely manner

Mr Alan Rippington advised that he was representing the residents of Guineas Close related to the proposed planning application F/2009/0211/FUL – erection of bungalow for wheelchair user following demolition of 8 existing garages at the former garage site in Guineas Close.

Mr Rippington advised that residents could understand the reasons behind the proposed development as the area was in close proximity to the town and the A14. However, residents objected strongly on the following grounds:-

- Development is unnecessary as there are plenty of habitable vacant properties in the Forest Heath area
- Lack of care towards the residents in Guineas Close as the proposed development is causing the Community undue stress and upset
- Loss of 8 residential garages and Mr Rippington stressed that residents are making use of the garages and park their vehicles in the garages on a daily basis
- The loss of garages would mean that residents would need to park their cars on shared on street parking and this would in turn result in an increase of insurance charges
- The loss of the garages would further increase on street parking
- Devastating effect on traffic
- Increase traffic and on street parking therefore devalue the existing properties
- Full Consultation has not taken place and this should be taken into consideration
- A survey was undertaken by a resident this morning between 7.15am to 7.30am to establish the current traffic numbers using Depot Road and Craven Way. The survey highlighted that between those timings 44 cars and lorries utilised that stretch of road. The proposed development and the loss of garages would therefore have a devastating effect on off road parking and therefore have an effect on the current street scene.
- The proposed development would include the felling of two mature trees.

In addition, Mr Webster spoke to confirm that Mr Rippington had delivered a sound report noting all the concerns of the residents of Guineas Close and he advised that he was the resident that had undertaken the traffic survey this morning between the hours of 7.15am and 7.30am. Mr Webster distributed the photographs he had taken this morning as proof of evidence to the Committee.

Councillor Fletcher thanked the residents in attendance and members of the Committee agreed unanimously that Planning Application F/2009/0211/FUL should be brought forward for discussion under Agenda item 7.

**D/09/05/22 TO DISCUSS PRE-APPLICATIONS**

None noted

## **D/09/05/23** **CURRENT PLANNING APPLICATIONS**

**D/09/05/23.01** F/2009/0211/FUL Erection of bungalow for wheelchair user following demolition of 8 existing garages. Former Garage Site, Guineas Close, Newmarket.

Members analysed the following aspects of the proposed application:-

- Loss of 8 garages
- Increase of on-street parking
- Loss of street scene
- Increase of traffic between Guineas Close, Craven Way and Depot Road
- Lack of consultation with residents
- Loss of amenities to residents

### **D/09/05/23.01 Resolved**

**That the Committee objects to the proposed development on the grounds of loss of amenities, lack of consultation with the residents of Guineas Close and aggravation of traffic congestion.**

**D/09/05/22/01** F/2009/0163/FUL Change of use to A1, A2, A3, A4 & A5 to create 2 units, including part demolition, extensions to North-East and South-West elevations, new shopfront glazing, reconfiguration of car parks and new pedestrian footpath. Former Conservative Club 4 Exeter Road Newmarket.

Members confirmed that they had no difficulty with the proposed development itself but discussed whether the application for the Conservative Club should be viewed as a whole with any future proposals received for the adjacent Technical Institute, rather than for each development being considered separately. Cllr Fletcher advised that FHDC had indicated that applications can only be viewed as separate entities.

### **D/09/05/22/01.01 Resolved**

**Members voiced no objections to the proposed application but would like to stress that when the Technical Institute Appeal is submitted that both applications are considered as a whole for the benefit of the town.**

Week 18

**D/09/05/22/02** \*F/2009/0188/FUL Conversion of outbuilding to provide guest/granny accommodation (Demolition of Kiln enclosure)  
6 Nell Gwynne House Palace Street Newmarket

**D/09/05/22/02 Resolved**

**The Committee voiced no objections and welcomed the improvements, subject to the support of the Historic Buildings Officer.**

**D/09/05/22/03** F/2009/0138/FUL Conversion of existing public house and extension to create 8 residential units. Former Marquis of Granby, Granby Street, Newmarket.

**D/09/05/22/03**

**The Committee voiced no objections and welcomed the development, subject to the retention of the 8 car parking spaces.**

*Cllr Turner declared a personal interest in planning application \*F/2009/0199/FUL; he remained at the meeting but did not engage in the discussions.*

**D/09/05/22/04** \*F/2009/0199/FUL Erection of stable block comprising 6 horse boxes and a haybarn. St Gatien Racing Stables Vicarage Road Newmarket.

Cllr Fletcher advised that concerns had been received via a letter from a resident, Mr D Rowland. The concerns raised were as follows:-

- The proposed development would reduce the value of their property
- Reduce the natural lighting
- Reduce the aesthetic nature of the property
- Would lead to difficulty when selling the property

The Committee analysed the application as follows:-

- The application adheres to FHDC Local Plan (Saved) Policy 12
- Many Racing Yards are located near residential properties
- Racing Yards are major employers in the town
- Trainers who intend to increase their racing yards should be supported
- The proposed stable block will be lower than the existing building

- The proposed stable block does not directly affect the residential properties as they are divided by footpath and then followed by the residential gardens.
- Should not oppose LDF Racing Policy as this might lead to setting a precedent and could be detrimental to the Racing Industry.
- Trainers should be supported in encouraging additional employment
- The proposed positioning of the stables boxes would not affect any natural light to the existing residential properties.

**D/09/05/22/04 Resolved**

**The Committee voiced no objections.**

**D/09/05/22/05** \*F/2009/0186/VAR Variation of condition 3 of planning permission F/2008/0706/FUL to allow the garage doors to be changed from 'side hung' to 'up and over' design Holly Cottage Argent Place Newmarket.

**D/09/05/22/05 Resolved**

**The Committee voiced no objections subject to the following:-**

- **approval of the Historic Buildings Officer**
- **the material of the door being kept in keeping with the neighbouring properties**

**D/09/05/22/06** \*F/2009/0197/FUL Insert 4 windows at cellar level in previously blocked up openings (facing High Street). Godolphin House 2 The Avenue Newmarket.

**D/09/05/22/06 Resolved**

**The Committee voiced no objections subject to the approval of the Historic Buildings Officer**

*Week 19*

**D/09/05/22/07** \*F/2009/0191/COU Change of use from A1 to A3 for use as a tea room and coffee shop (Development Affecting the Setting of a Listed Building). Market House Crown Walk Newmarket.

**D/09/05/22/07 Resolved**

**The Committee voiced no objections.**

**D/09/05/24 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 18 and 19 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/09/95/FUL	Conservatory to side elevation	37 Windsor Road Newmarket	Approved with conditions	No objections
F/09/114/CAC	Demolition of existing Stallion box within the Wall Boxes site being redeveloped	Wall Boxes Yard Park Paddocks Tattersalls Newmarket	Approved with conditions	No objections
F/09/72/FUL	Conversion of existing store/barn to residential dwelling, as amended by plans received 16 March and 1 April	Denson Cottage Rear of Old Station Road Newmarket	Refused	Objected
F/09/107/FUL	Installation of horse exerciser (Development Affecting the setting of a Listed Building)	Highfield 15 Bury Road Newmarket	Approved with conditions	No objections
F/09/149/FUL	Single storey rear extension and internal alterations to include loft conversion with dormer windows	15 Stanley Road Newmarket	Approved with conditions	No objections

**D/09/05/25 RESPONSE TO SCC APPLICATION RELATED TO SINGLE STORE TEMPORARY DOUBLE CLASSROOM AND DETACHED TOILET – ST LOUIS PRIMARY SCHOOL**

The Committee agreed to defer this application as it will be listed on the Week 20 Planning List.

**D/09/05/26 REVIEW OF LDF CORE STRATEGY DRAFT REPRESENTATION PAPER**

Councillor Fletcher advised that all members of the committee had received the LDF Core Strategy draft notes as prepared by the Town Clerk and Cllr Fletcher. Members discussed the draft comments and agreed to the following recommendation:-

**D/09/05/26.01 Recommendation**

**That the draft Core Strategy Representation Paper be adopted by NTC and submitted to FHDC by 5<sup>th</sup> June 2009.**

**D/09/05/27 REPORTING DECISIONS OF D&P COMMITTEE TO FHDC**

None noted.

**D/09/05/28 EAST CAMBS PLANNING APPLICATIONS**

None noted.

**D/09/05/29 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/09/05/30 PLANNING APPLICATION APPEALS**

The Committee noted that appeals had been entered in relation to Kremlin Stud and Technical Institute. Members discussed the Technical Institute appeal and re-iterated that it should be considered in conjunction with the Conservative Club planning application to avoid any piece meal decision. Members therefore recommended the following:-

**D/09/05/30.01 Recommendation**

**That the Town Clerk write a letter to FHDC to advise of the following:-**

- **That the Committee is aware that each proposed planning application has to be viewed and assessed on its own merits.**
- **However, as the two applications are being up for discussion at the same time and as both sites are central to the town, that both proposed developments are viewed as a whole as opposed to piece meal to ensure that the town is developed for the benefit of its residents and visitors.**

**D/09/05/31 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/09/05/32 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

**Newmarket Kebab House**

Cllr Fletcher advised that all members of the committee had received a copy his e-mail to FHDC to question why FHDC had assessed the licence application prior to seeking the comments of the Town Council. Cllr Fletcher confirmed that he had received a reply from FHDC noting that the following:-

- Town Council was not a Statutory Consultee
- All license applications are advertised in the local newspaper 28 days prior the hearing taking place
- No Newmarket District Councillors formed part of the Licensing Panel to avoid bias
- Consideration had been given to the comments received from the Police
- Cumulative Impact Policy had been taken into consideration
- License had been approved with conditions

Following a discussion by members, the following recommendation was forwarded:-

**D/09/05/32.01 Recommendation**

**That the Town Clerk write a letter to the CEO of FHDC with a copy to the Leader of FHDC to address the following issues:-**

- **NTC are aware that they are not a Statutory Consultee but in the past all license application submitted to FHDC were forwarded to NTC for comments**
- **NTC wishes this procedure to continue to enable them to continue forwarding their comments on behalf of the Newmarket Residents**

**The Bushell Public House**

Members noted an application received for the placing of tables and chairs outside The Bushell Public House in the Guineas Centre.

Members agreed to forward the following comments to SCC:-

**D/09/05/32.02 Resolved**

**That the Council objects to this application on the grounds that the tables and chairs would cause an obstruction in the main thoroughfare of the Guineas Centre. The Committee noted that there was an alternative area at the rear of the public house that could be suitable but also noted that FHDC planning permission would be required.**

**D/09/05/33 CORRESPONDENCE**

Cllr Fletcher advised that all members had been copied into an e-mail from a resident seeking their views on the proposed Racing Village development. Cllr Fletcher had felt it necessary to act swiftly on behalf of all Councillors, without consultation, to advise the resident that they were not able to comment on the proposal at this stage. He regretted that this may have upset some Councillors. Cllrs Uney and Bovill gave their support to Cllr Fletcher and thanked him for his reply on behalf of colleagues. Cllr Bailey added that Cllr Fletcher's reply had been appropriate as Councillors had been put in a difficult position.

**D/09/05/34 DATE OF NEXT MEETING**

Monday, 1<sup>st</sup> June 09 at 6.00 pm.

Meeting closed at 7.08pm.

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