



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 November 2009 at 6.00 pm at the Memorial Hall, Newmarket**

Attendance :

Councillor R Fletcher, Chairman
Councillor J Bailey
Councillor K Bovill
Councillor W Burch

Councillor G Edge
Councillor M Jefferys
Councillor C Turner
Councillor J Uney

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

Minute	Action by
D/09/11/16 <u>APOLOGIES</u> There were no apologies.	
D/09/11/17 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/09/11/18 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 2nd NOVEMBER 09</u> The Minutes of the Development & Planning Meeting held on 2 nd November 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/11/19 <u>MATTERS ARISING</u> D/09/11/4.01 – Letter to EERA awaiting Town Council approval. D/09/11/7/04.02 – Letter to Centenary Asset Management awaiting Town Council approval. Copies to be sent to FHDC Officers Nigel McCurdy and Nicola George. D/09/11/14 – Letter sent to Nicola George noted.	Town Clerk
D/09/11/20 <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> None noted.	
D/09/11/21 <u>TO DISCUSS PRE-APPLICATIONS</u> None noted.	

D/09/11/22 **CURRENT PLANNING APPLICATIONS**

Week 44

D/09/11/22/01 F/2009/0567/ADI – Display of 1 externally illuminated fascia sign and 1 internally illuminated projecting sign – 10 The Guineas Newmarket.

D/09/11/22/01 Resolved
The Committee voiced no objections.

P.P.P on 17.11.09

D/09/11/22/02 *F/2009/0589/CAT – Remove 6 Sycamores, trim back ‘wolf’ branch by 4m of Beech, trim back to original topped height 68 Conifers – Godolphin Stables Snailwell Road & Bedford Lodge Hotel 11 Bury Road Newmarket.

D/09/11/22/02 Resolved
The Committee voiced no objections subject to the approval of FHDC Tree Officer.

P.P.P on 17.11.09

D/09/11/22/03 *F/2009/0603/CAT – Repollard 2 Sycamores and 2 Tree of Heaven – Flint Cottage Stables Rayes Lane Newmarket.

D/09/11/22/03 Resolved
The Committee voiced no objections subject to the approval of FHDC Tree Officer.

Via E-Mail to S Drane on 17.11.09

Week 45

D/09/11/22/04 F/2009/0614/TPO – Thin Beech tree by 10% and lift crown by 3m – 10 Heasman Close Newmarket.

D/09/11/22/04 Resolved
The Committee voiced no objections subject to the approval of FHDC Tree Officer.

P.P.P on 17.11.09

D/09/11/22/05 *F/2009/0544/FUL – Creation of new training establishment comprising 5 bedroom dwelling, garage, 2 x 9 box stable ranges, 1 x 8 box stable range, horse walker and muck bunker. (Major Development) – The Kremlin Stud Snailwell Road Newmarket.

D/09/11/22/05 Recommendation
That NTC voice no objections provided that, to comply with the Racing Policy, the site is developed as a horse-racing property and used as a training establishment.

Town Clerk

D/09/11/22/06 F/2009/0625/HOU – Creation of new vehicular access including dropping of kerb – Ballybrack House 34 Bury Road Newmarket.

D/09/11/22/06 Resolved
The Committee voiced no objections subject to the approval of SCC Highways Department.

P.P.P on 17.11.09

D/09/11/23 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 44 and 45 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/09/503/COU	Change of use of part of the Severals to a private car park (up to 12 spaces) with associated gateway, surfacing and fence	The Severals Bury Road Newmarket	Approved with conditions	No objections
F/09/504/FUL	Change of use from betting shop to residential to form ground floor 1 bedroom flat including replacement front window and door	62 Exning Road Newmarket	Approved with conditions	No objections
F/09/511/COU	Change of use from B8 to B1 (c) light industrial (Development affecting a Public Right of Way)	Unit 6 Goodwin Business Park Willie Snaith Road Newmarket	Approved with conditions	No objections
F/09/519/HOU	Replacement roof at ground floor level	12 Lowther Street Newmarket	Approved with conditions	No objections
F/09/476/FUL	Erection of 2 wash bays	Wall Boxes Yard Park Paddocks The Avenue Newmarket	Approved with conditions	No objections
F/09/486/DC	Discharge of conditions 6, 7, 9, 10 & 11 of planning permission F/08/259/FUL	2 St Fabians Close Newmarket	Approved with conditions	No objections
F/09/491/FUL	Proposed racehorse training yard comprising 2 American barns, trainer's dwelling, groom's dwelling, office/mess/tack room, haybarn/feed store, muck bunker, relocated horse exerciser and new access from Hamilton Road to site and from site on to Gallops (Major Development)	Green Ridge Stables Hamilton Road Newmarket	Approved with conditions	No objections
F/09/510/FUL	Erection of 2-storey office building and detached communications room with associated car parking to serve redeveloped equine training yard (Development affecting a Public Right of Way)	Gainsborough Stables Hamilton Road Newmarket	Approved with conditions	No objections

D/09/11/24 VISION FOR NEWMARKRET WORKING GROUP

Councillor Fletcher advised that the Town Council had approved the establishment of a Working Group to develop a vision for the future of Newmarket through dialogue with all interested parties, the aim being to reach a consensus on the type and extent of development needed in the town so as to be able to advise and inform future considerations.

Councillors Bovill, Edge, Fletcher, Jefferys and Uney all agreed to serve on the Working Group and Councillor Edge had agreed to lead the group until they had elected a Chairman. The Group would report to the Town Council through the various Committees as appropriate.

D/09/11/25 LDF PUBLIC EXAMINATION

Councillor Fletcher reported that he had attended the LDF public examination pre-hearing meeting on 3rd November and the Inspector had agreed to allocate an extra day for consideration of Newmarket's unique circumstances. He and Councillor Bovill would be attending the hearings on 17th December and 5th, 6th and 7th January.

D/09/11/26 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/09/11/27 PLANNING APPLICATION WITHDRAWALS

None noted.

D/09/11/28 PLANNING APPLICATION APPEALS

None noted.

D/09/11/29 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher reported that he and Councillor Uney had attended the FHDC LDF Working Group meeting on 12th November at which the Proposed Site Allocation Plan (Preferred Option Stage) was considered. He briefed the Committee on the various sites being considered for development, three of which raised particular concern:

- 1 Hatchfield Farm – The proposal to build 1200 houses on Hatchfield Farm had been accepted, subject to certain conditions regarding road improvements and infrastructure provision, despite the widespread opposition to the development in the town and by the Town Council. Voting had been 3:2 in favour, with two FHDC Newmarket Councillors (Radford and Hirst) voting against and Councillor Millar, the Working Group Chairman, effectively casting the deciding vote in favour.
- 2 Queensbury Lodge – The proposed compromise of a mixed development with a hotel, housing and a small racing yard had been rejected as being in breach of the racing land policies. The policies would now be reviewed.
- 3 St Phillips Avenue/Churchill Avenue – The proposal to allocate this former racing land for residential development was approved.

D/09/11/29.01 Recommendation

That Councillor Fletcher should draft a letter to the Chairman of the FHDC LDF Working Group to express the Council's concerns at the proposals for Hatchfield Farm, Queensbury Lodge and St Phillips Avenue/Churchill Avenue.

Town Clerk

D/09/11/30 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/09/11/31 CORRESPONDENCE

Councillor Fletcher advised that Town Clerk had written to FHDC regarding a complaint received that a shop in the town was being redeveloped as a restaurant without planning consent.

D/09/11/32 DATE OF NEXT MEETING

Monday, 7th December 09 at 6.00 pm.

Meeting closed at 6.45 pm.

Signed _____ Date _____