



Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 5th October 2009 at 6.00 pm at the Memorial Hall, Newmarket**

Attendance :

Councillor R Fletcher, Chairman
Councillor J Bailey
Councillor K Bovill
Councillor J Uney

Councillor B Burch
Councillor G Edge
Councillor M Jefferys

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

Minute	Action by
D/09/10/1 <u>APOLOGIES</u> None noted	
D/09/10/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/09/10/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 21st SEPTEMBER 09</u> The Minutes of the Development & Planning Meeting held on 21 st September 09 were agreed and signed as a true record by Councillor Fletcher.	
D/09/10/4 <u>MATTERS ARISING</u> D/09/09/34 – Councillor Bovill had been unable to attend the briefing meeting on 2 nd October.	
D/09/10/5 <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/09/10/6 <u>TO DISCUSS PRE-APPLICATIONS</u> None noted.	

D/09/10/7 **CURRENT PLANNING APPLICATIONS**

Week 38

D/09/10/7/01 F/2009/0467/COU – Retrospective application: Change of use to 2 one-bedroom flats – 138 Manderston Road Newmarket.

D/09/10/7/01 Resolved
The Committee voiced no objections.

E-mailed
comment to
FHDC 06.10.09

D/09/10/7/02 F/2009/0504/FUL – Change of use from betting shop to residential to form a ground floor 1 bedroom flat including replacement front window and door – 62 Exning Road Newmarket.

D/09/10/7//02 Resolved
The Committee voiced no objections.

P.P. 06.10.09

D/09/10/7/03 *F/2009/0474/ADI – Display of externally illuminated fascia sign – 104 High Street Newmarket.

D/09/10/7/03 Resolved
The Committee voiced no objections.

P.P. 06.10.09

Week 39

D/09/10/7/04 F/2009/0511/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.

D/09/10/7/04 Resolved
The Committee voiced no objections.

P.P. 06.10.09

D/09/10/7/05 *F/2009/0476/FUL – Erection of 2 wash bays – Wall Boxes Yard Park Paddocks The Avenue Newmarket.

D/09/10/7/05 Resolved
The Committee voiced no objections.

P.P. 06.10.09

D/09/10/7/06 F/2009/0510/FUL – Erection of a two-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.

D/09/10/7/06 Resolved
As this application was in accordance with the Horse Racing Policy, the Committee voiced no objections provided the buildings were only for used for stable purposes.

P.P. 06.10.09

D/09/10/7/07 F/2009/0507/FUL – Resubmission of F/2009/0418/FUL – Erection of a boundary wall/fence to form an enclosed outside retail area – 42 High Street Newmarket.

D/09/10/7/07 Resolved
The Committee voiced no objections.

P.P. 06.10.09

D/09/10/7/08 F/2009/0491/FUL – Proposed racehorse training yard comprising of 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 onto Gallops (Major Development) – Green Ridge Stables Hamilton Road Newmarket.

D/09/10/7/08 Recommendation
That, as this development of racing facilities was in accordance with the Horse Racing Policy, no objections be voiced to planning application F/2009/0491/FUL – Proposed racehorse training yard with new access from Hamilton Road to site and from site onto Gallops (Major Development).

Advised FHDC of rec on 06.10.09. Awaiting TC Resolution

D/09/10/7/09 F/2009/0519/HOU – Replacement roof at ground floor level – 12 Lowther Street Newmarket.

D/09/10/7/09 Resolved
The Committee voiced no objections.

P.P. 06.10.09

D/09/10/8 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

FHDC Planning Determinations received during weeks 38 and 39 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/09/306/VAR	Variation of condition 6 of planning permission F/87/532 to allow for sub-division of retail unit including external alterations (Major Dev)	Homebase Ltd Oaks Drive Newmarket	Approved with conditions	No objections
F/09/322/FUL	Erection of 14 dwellings following demolition of existing buildings including creation of new vehicular access and parking, amended 12.8.09.	2-12 All Saints Road Newmarket	Approved subject to legal agreement	No objections
F/09/364/COU	Retrospective application – Change of use from residential flat to A2 Office	7A Clock Tower Mews Newmarket	Approved with conditions	No objections
F/09/396/FUL	Resub of F/09/231/FUL – Erection of chalet bungalow with detached garage and creation of new vehicular access (amendment to F/07/536/FUL)	Adjacent to 5 Paget Place Newmarket	Approved with conditions	No objections
F/09/414/FUL	Erection of steel framed building to enclose Seawalker	Godolphin Stables Snailwell Road	Approved with conditions	No objections

	horse exerciser. Erection of timber clad building to house plant and machinery for Seawalker and GRP enclosure to house new transformer	Newmarket		
F/09/417/HOU	Erection of first floor rear extension	62 Exning Road Newmarket	Approved with conditions	No objections
F/09/434/CAT	Fell 1 Horse chestnut and 1 Sycamore	Bassett House 29 Bury Road Newmarket	No objections	Concerns expressed
F/09/427/HOU	Erection of 2 wooden posts and 1.8m high Classic style gates to front of property	3 Cheveley Road Newmarket	Approved with conditions	No objections
F/09/430/TPO	Fell 1 Horse Chestnut tree	5 Hallwyck Gardens Newmarket	Approved with conditions	Objected
F/09/448/CAT	Fell 6 Hornbeam trees	Boyarin Lodge 30 Bury Road Newmarket	No objections	Concerns expressed

D/09/10/9 FEEDBACK FROM CONSERVATION AREA APPRAISAL

The Committee received FHDC's report on the Newmarket Conservation Area Appraisals and Councillor Edge advised that all replies had been consolidated and accepted by FHDC. The Report would now be published, when further amendments could be made.

Councillor Fletcher thanked Councillor Edge for all the work he had done on this project and asked him to keep the Committee informed of any further developments.

D/09/10/10 EAST CAMBS PLANNING APPLICATIONS

None noted. Councillor Fletcher reported that ECDC had produced an LDF Newsletter and that it was proposed that 5,000 new houses were planned for East Cambs, including 1,700 planned for the edges of Ely, Soham, Burwell and Bottisham.

D/09/10/11 VISION FOR NEWMARKET

Councillor Bovill advised that he had looked at the Vision for Newmarket document produced by a local resident and suggested it contained a number of ideas that could be the basis for discussion on the development of the town.

Councillors agreed that the number of empty shops in The Guineas was a cause for concern but the High Street appeared to be thriving. After discussion of a way forward, the following recommendation was agreed:

D/09/10/11.01 Recommendation

That a sub-committee be formed to develop a vision for the future development of Newmarket through dialogue with other interested parties in the town.

Awaiting TC Resolution

D/09/10/12 LDF CORE STRATEGY PUBLIC EXAMINATION

The Committee received and noted Councillor Fletcher's summary of action taken to date, together with a copy of NTC's objection to the draft FHDC LDF Core Strategy Submission and FHDC's response to that objection.

Councillor Fletcher advised that the Public Examination would take place at the FHDC offices, Mildenhall, for 2 weeks commencing 8th December, reconvening after Christmas when witnesses could be recalled if necessary. A meeting would be held late October/early November at FHDC to set the Agenda.

Councillor Fletcher reminded the Committee that NTC had previously approved the concept of 500 homes being built on a new Greenfield urban extension and advised that we would have to justify our objections to the proposal to build 1200 homes on that site.

D/09/10/12.01 Recommendation

That Councillor Fletcher and the Mayor or Deputy Mayor represent NTC at the Public Examination of the FHDC LDF Core Strategy Submission.

Awaiting TC Resolution

D/09/10/13 PLANNING APPLICATION WITHDRAWALS

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

F/2009/0444/FUL – Demolition of 2 bungalows and erection of detached single storey office and communications building, revised parking arrangements, access and associated site works – Gainsborough Stables Hamilton Road Newmarket.

D/09/10/14 PLANNING APPLICATION APPEALS

The Committee noted the following planning application appeal:

F/2005/0295/FUL – Erection of Industrial Unit (B1/B2/B8 use) with ancillary offices, associated car parking and service yard – Oaks Drive Newmarket.

D/09/10/15 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher advised that FHDC had rejected their officers' recommendation and were minded to approve the revised planning application submitted by Majestic Wines for a retail warehouse on the Clock tower roundabout. A decision would be taken at the next meeting of the FHDC Planning Committee.

D/09/10/16 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

None noted.

D/09/10/17 CORRESPONDENCE

None noted.

D/09/10/18 **DATE OF NEXT MEETING**
Monday, 19th October 09 at 6.00 pm.

Meeting closed at 6.55 pm.

Signed _____ Date _____