



# Newmarket

## TOWN COUNCIL

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 7<sup>th</sup> September 2009 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher, Chairman  
Councillor J Bailey  
Councillor M Jefferys

Councillor B Burch  
Councillor G Edge  
Councillor J Uney

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

Minute	Action by
<p><b>D/09/09/1</b>    <b><u>APOLOGIES</u></b> Apologies were received from Councillor K Bovill.</p>	
<p><b>D/09/09/2</b>    <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> None noted.</p>	
<p><b>D/09/09/3</b>    <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 10<sup>th</sup> AUGUST 09</u></b> The Minutes of the Development &amp; Planning Meeting held on 10<sup>th</sup> August 09 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p><b>D/09/09/4</b>    <b><u>MATTERS ARISING</u></b> None noted.</p>	
<p><b>D/09/09/5</b>    <b><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></b> Ms Rachel Hood (SHNAG) expressed concern that the Core Strategy document had been pushed through despite objections from NTC and the racing industry regarding the proposal to build on the Hatchfield site. Newmarket was unique and must be preserved; the proposed houses would be the death knell of the town from a racing perspective, with horses being moved away to places such as Lambourn. Ms Hood asked what NTC now planned to do – would they be involved in the public hearing? Jockey Club Estates were also against the proposal.</p> <p><i>Following a suggestion by Councillor Burch, Item 9 on the Agenda was brought forward.</i></p>	

**D/09/09/6**      **LDF CORE STRATEGY**

The Committee expressed concern that FHDC had offered to meet with the Save Historic Newmarket Action Group and other organisations who had opposed the draft LDF Core Strategy proposal to build 1200 houses in an urban extension to the NE of Newmarket, to explain the proposal and to answer questions in an attempt to allay fears, but had not made a similar offer to NTC, who had also resolved to oppose the proposal, or to the general public.

Councillor Fletcher reported that he had consulted Mr Peter Heard, FHDC Legal Services Manager, and SALC to determine to what extent the Town Council could oppose the LDF Core Strategy proposal to build 1200 houses to the NE of Newmarket without compromising their position on commenting on any subsequent related planning applications. The advice was that, having resolved to oppose the proposal, the Council was entitled to express that opposition, including at the Public Examination of the draft Core Strategy, until such time as the strategy was confirmed, after which the Council should consider any related planning applications with an open mind. However, individual councillors should ensure that their opposition was not the result of any personal prejudicial interest and that any expressions of opposition should be temperate in nature to avoid any subsequent suspicions of bias.

Councillor Fletcher advised that the next step was for a site specific review. A Public Examination would be held December 2009/January 2010, with a pre-hearing meeting in November and it was important that a case was prepared and NTC represented there.

The Committee agreed that they were opposed to such a large-scale development as proposed on the Hatchfield site but recognised that extra housing provision was needed for the town.

**D/09/09/6.01 Resolved**

**That Town Clerk invite Councillor Millar to meet with the Town Council to discuss the proposals for the LDF Core Strategy at a public meeting of the Town Council.**

Letter mailed on  
09.09.09

**D/09/09/6.02 Recommendation**

**That NTC register to address the Public Examination.**

Town Clerk

*The member of the public left the meeting.*

**D/09/09/7**      **TO DISCUSS PRE-APPLICATIONS**

None noted.

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

*Week 32*

**D/09/09/8/01** \*F/2009/0408/CAT – Fell 1 Norway Spruce and re-pollard 1 Ash – Havelock House Sackville Street Newmarket.

**D/09/09/08/01 Resolved**

**The Committee voiced no objections subject to the approval of FHDC Tree Officer.**

**D/09/09/8/02** F/2009/0417/HOU –Erection of first floor rear extension – 62 Exning Road Newmarket.

**D/09/09/8//02 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/03** \*F/2009/0414/FUL – Erection of steel framed building to enclose Seawalker horse exerciser. Erection of timber clad building to house plant and machinery for Seawalker and GRP enclosure to house new transformer – Godolphin Stables Snailwell Road Newmarket.

**D/09/09/8/03 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/04** \*F/2009/0399/CAT – Removal of 21 trees comprising 2 Beech, 4 Elm, 10 Sycamore, 4 Lime and 1 Norway Maple – Godolphin Stables Snailwell Road Newmarket

**D/09/09/8/04 Resolved**

**The Committee expressed concern at the loss of so many trees, particularly if they were not diseased, and referred the matter to the FHDC Tree Officer.**

*Week 33*

**D/09/09/8/05** F/2009/0306/VAR – Re-advertisement: Variation of condition 6 of planning permission F/87/532 to allow for the sub-division of retail unit including external alterations (Major Development) – Homebase Ltd Oaks Drive Newmarket.

**D/09/09/8/05 Recommendation**

**That no objections be voiced to planning application**

**F/2009/0306/VAR – Variation of condition 6 of planning permission F/87/532 to allow for the sub-division of retail unit including external alterations – Homebase Ltd Oaks Drive Newmarket.**

Town Clerk

**D/09/09/8/06** F/2009/0427/HOU – Erection of 2 wooden posts and 1.8m high Classic style gates in front of property – 3 Cheveley Road Newmarket.

**D/09/09/8/06 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/07** F/2009/0424/TPO – Crown lift to 2.5m, reduce crown off driveway and parking bays and reshape 1 Walnut tree – Land adjacent to 50 Heasman Close Newmarket.

**D/09/09/8/07 Resolved**

**The Committee voiced no objections subject to the approval of FHDC Tree Officer.**

**D/09/09/8/08** F/2009/0418/FUL – Erection of boundary wall/fence to form enclosed outside retail area – 42 High Street Newmarket.

**D/09/09/8/08 Resolved**

**The Committee felt this would be an improvement to the area and voiced no objections.**

**D/09/09/8/09** F/2009/0430/TPO – Fell 1 Horse Chestnut tree – 5 Hallwyck Gardens Newmarket.

**F/09/09/8/09 Resolved**

**The Committee objected as they were concerned at the loss of this mature tree and asked that the Tree Officer confirm that the tree was terminally diseased.**

*Week 34*

**D/09/09/8/10** F/2009/0439/HOU – Erection of extension to garage at front. First floor extension over garage and lobby. Creation of pitched roof over existing single storey extension to create habitable rooms in loft space – 29 Hamilton Road Newmarket.

**D/09/09/8/10 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/11** 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/09/09/8/11 Resolved**

**The Committee voiced no objections as they felt this would be an improvement to racing facilities and was in accordance with the Horse Racing Policy.**

**D/09/09/8/12** \*F/2009/0434/CAT – Fell 1 Horse Chestnut and 1 Sycamore – Bassett House 29 Bury Road Newmarket.

**D/09/09/8/12 Resolved**

**The Committee expressed concern at the loss of these mature trees, particularly if they were not diseased, and referred the matter to the FHDC Tree Officer.**

Week 35

**D/09/09/8/13** F/2009/0426/COU – Retrospective application: Change of use of verge to garden land and erection of 1.8m high close boarded fence – Land adjacent to 485 Aureole Walk Newmarket.

**D/09/09/8/13 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/14** F/2009/462/HOU – Over-cladding of 25, 26 and 27 Charles Close Newmarket – 25, 26 and 27 Charles Close Newmarket.

**D/09/09/8/14 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/15** \*F/2009/0448/CAT – Fell 6 Hornbeam trees – Boyarin Lodge 30 Bury Road Newmarket.

**D/09/09/8/15 Resolved**

**The Committee expressed concern at the loss of these mature trees in a conservation area and referred the matter to the FHDC Tree Officer.**

**D/09/09/8/16** F/2009/0460/HOU – Over-cladding of property – 4 Charles Close Newmarket.

**D/09/09/8/16 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/17** F/2009/0461/HOU – Over-cladding of property – 29 Charles Close Newmarket.

**D/09/09/8/17 Resolved**

**The Committee voiced no objection.**

**D/09/09/8/18** F/2009/0463/HOU – Over-cladding of property – 31 Charles Close Newmarket.

**D/09/09/8/18 Resolved**

**The Committee voiced no objections.**

**D/09/09/8/19** F/2009/0464/HOU – Over-cladding of property – 1 Charles Close Newmarket.

**D/09/09/8/19 Resolved**

**The Committee voiced no objection.**

**D/09/09/9****TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC****FHDC Planning Determinations received during weeks 32, 33, 34 and 35 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/09/296/FUL	Erection of single storey rear extension to form improved spectator seating and club room	17 Fitzroy Street Newmarket	Approved with conditions	No objections
F/09/305/HOU	Single storey rear extension	8 Greenfields Newmarket	Approved with conditions	No objections
F/09/312/TPO	Cut Yew flush to trunk all previously cut branches to produce clear stem to approx 8m. Remove 7 Yew, 1 Laburnum and 1 Prunus	Meridian Gardens Bury Road Newmarket	Approved with conditions	Concerns expressed
F/09/329/FUL	Erection of 2 external air conditioning condensing units	Argos 56-57 The Guineas Shopping Centre Newmarket	Approved with conditions	No objections
F/09/339/CAT	Removal of 2 Sycamore trees	Godolphin Stables Snailwell Road Newmarket	No objections	No objections
F/09/310/TPO	Reduce 5 Limes by 0.3m, trim 1 Sycamore by up to 0.9m, reduce height of Holly hedge by up to 0.9m, lift crown of 2 Copper Beech, 2 Limes and 4 Silver Birch by up to 0.9m and reduce one small limb of Sycamore by up to 1.2m	Soham House Snailwell Road Newmarket	Approved with conditions	No objections
F/09/361/HOU	Erection of single storey rear extension (demolition of existing lean-to)	169 Pinza Close Newmarket	Permission not required	No objections
F/09/113/FUL	Conversion of B1 business premises to residential use comprising 14 apartments, as amended 13/7/09 (Major Development and Development Affecting a Public Right of Way)	Waterwitch House Exeter Road Newmarket	Refused	No objections
F/09/211/FUL	Erection of bungalow for wheelchair user following demolition of 8 existing garages, amended 2/6/09	Former Garage Site Guineas Close Newmarket	Refused	Objected
F/09/221/FUL	Erection of 4 bungalows for wheelchair users following demolition of 41 garages (r/o 38-39 Millbank). Construction of additional car parking spaces (r/o 4-10 Millbank)	Garage area rear of 38-39 Millbank and rear of 4-10 Millbank Newmarket	Refused	Objected
F/09/323/FUL	Resub of F/08/662/FUL – erection of 4 terrace dwellings with parking, landscaping, bin storage and cycle storage (following demolition of single storey side and rear extension to 28 St Mary's Square)	Land to rear of 28 St Mary's Square Newmarket	Approved with conditions	No objections
F/09/325/CAC	Conservation Area Consent – Demolition of single storey side and rear extensions	28 St Mary's Square Newmarket	Approved with conditions	No objections
F/09/334/FUL	Change of use of part ground floor from shop to residential unit. Alterations to part 1 <sup>st</sup> floor (1 residential unit) to form 2 residential units, as amended 20/7/09	115 Exning Road Newmarket	Approved with conditions	No objections
F/09/341/FUL	Installation of 9 pairs of solar panels and 5 additional	Barlings Court Fred Archer Way	Approved with conditions	No objections

	windows	Newmarket		
F/09/347/HOU	Re-advertisement: Erection of single storey rear extension	65 Drinkwater Close Newmarket	Approved with conditions	No objections
F/09/408/CAT	Fell 1 Norway Spruce and re-pollard 1 Ash	Havelock House Sackville Street Newmarket	No objections	No objections

**D/09/09/10 EAST CAMBS PLANNING APPLICATIONS**

Councillor Fletcher reported that applications had been made as follows:  
New garage and store – 41 Meadow Lane Newmarket  
Rear dormer windows – 12 Ashley Road Newmarket

**D/09/09/11 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/09/09/12 PLANNING APPLICATION APPEALS**

The Committee noted the following Appeals:

F/2009/0242/FUL – Erection of 2-storey side extension – 15 Melrose Gardens Newmarket

F/2009/0091/CLE – Occupation of attached dwelling by non-racing staff – Machell Place Stables Newmarket

**D/09/09/13 FEEDBACK FROM FHDC PLANNING MEETINGS**

Details as listed above.

**D/09/09/14 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/09/09/15 CORRESPONDENCE**

The Committee noted the following correspondence:

- 1 FHDC – Contactor prosecuted for felling trees at Arborfield: fined £800 + costs
- 2 FHDC – Street names for the Maltings site. Suggestions included Brewers Lane, Hop Close, The Drays, Shire Place, Barrel Court, Cooper Terrace.

**D/09/09/16 DATE OF NEXT MEETING**

Monday, 21<sup>st</sup> September 09 at 6.00 pm.

Meeting closed at 6.50 pm.

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