



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee  
held on Tuesday, 6<sup>th</sup> April 2010 at 6.00 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher, Chairman  
Councillor G Edge  
Councillor J Bailey  
Councillor W Burch

Councillor M Jefferys  
Councillor K Bovill  
Councillor J Uney

Also Present: FHDC Councillor A Appleby, Rosemary Foreman – Minute Assistant

Minute	Action by
<p><b>D/10/04/1</b>    <b><u>APOLOGIES</u></b> There were no apologies.</p>	
<p><b>D/10/04/2</b>    <b><u>ABSENCE</u></b> Councillor C Turner was absent.</p>	
<p><b>D/10/04/3</b>    <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> None noted.</p>	
<p><b>D/10/04/4</b>    <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15<sup>th</sup> MARCH 2010</u></b> The Minutes of the Development &amp; Planning Meeting held on 15<sup>th</sup> March 2010 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p><b>D/10/04/5</b>    <b><u>MATTERS ARISING</u></b> D/10/03/35 – Councillor Fletcher advised that no reply had yet been received from FHDC regarding the application for an extended licence at 110 High Street.</p>	
<p><b>D/10/04/6</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> None noted.</p>	
<p><b>D/10/04/7</b>    <b><u>TO DISCUSS PRE-APPLICATIONS</u></b> None noted.</p>	

**D/10/04/8**     **CURRENT PLANNING APPLICATIONS**

*Deferred from Week 10:*

**D/10/04/8/01** F/2010/0144/FUL – Erection of 2 additional one-bedroom flats and bin and cycle store to side of new block of 8 flats currently under construction – Land rear of 2 St Fabians Close Newmarket.

**D/10/04/8/01 Resolved**

**FHDC had advised that legal tenure was not a material planning consideration and the site being a former war memorial was not an issue. However, the Committee noted that this planning application had now been withdrawn.**

*Week 12*

**D/10/04/8/02** F/2010/0185/FUL – Conversion of existing first floor flat and garaging into 2 one-bedroom units – Graham House Trillium Place Birdcage Walk Newmarket.

**D/10/04/8/02 Resolved**

**The Committee voiced no objections.**

**D/10/04/8/03** \*F/2010/0176/FUL– Change of use of land to residential curtilage and erection of a detached double garage with new vehicular access (demolition of existing single garage). (Development affecting the setting of a Listed Building) – Land at Boyce House Sackville Street and land between 27 & 27a Old Station Road Newmarket.

**D/10/04/8/03 Resolved**

**Deferred to next meeting as no paperwork available – Town Clerk to be asked to chase.**

Town Clerk

*Week 13*

**D/10/04/8/04** F/2010/0065/COU – Change of use from A1 (shops) to A3 (restaurants and cafes) – 4 The Guineas Centre Newmarket.

**D/10/04/8/04 Resolved**

**The Committee voiced no objections.**

**D/10/04/8/05** F/2010/0216/TPO – Re-pollard 1 Sycamore to rebalance tree – 16 Paget Place Newmarket.

**D/10/04/8/05 Resolved**

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

**D/10/04/8/06** \*F/2010/0199/EOT– Extension of time limit for application  
F/2005/0055/LBC – Demolition of existing boundary wall and gates (onto Vicarage Road) and reinstatement with new wall, railings and gates – Palace House Stables Newmarket.

**D/10/04/8/06 Resolved**

**The Committee voiced no objections to a 12-month extension of the time limit.**

**D/10/04/8/07** \*F/2010/0198/EOT – Extension of time limit for application  
F/2005/0053/FU3 – Erection of a boundary wall, railings and gates (onto Vicarage Road) and alterations to vehicular access (demolition of existing boundary wall and gates) – Palace House Stables Newmarket.

**D/10/04/8/07 Resolved**

**The Committee voiced no objections to a 12-month extension of the time limit.**

**D/10/04/8/08** F/2010/0203/HOU – Single storey front porch extension, single storey rear extension, 2 rear dormer windows, replace flat roof with hipped roof on north-west elevation, install block paving to front drive – 124 Windsor Road Newmarket.

**D/10/04/8/08 Resolved**

**The Committee voiced no objections provided permeable block paving was used if area to be paved was above the specified maximum.**

**D/10/04/9** **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 11, 12 and 13 are as follows:-**

<b>Application</b>	<b>Description</b>	<b>Address</b>	<b>FHDC Decision</b>	<b>TC Decision</b>
F/10/14/HOU	Construction of front porch and erection of single storey rear extension (amended 5.2.10)	494 Aureole Walk Newmarket	Approved with conditions	No objections
F/10/27/COU	Retro application: change of use from 1 flat to 2 flats	Rear of 128 High Street Newmarket	Approved	No objections
F/10/48/FUL	Erection of front extension including retrospective alterations to window and door openings	Unit 4 2 Laureate Paddocks Newmarket	Approved with conditions	No objections
F/10/49/CAT	Reduce Prunus by up to 25% to old wounds	32 Rous Road Newmarket	No objections	No objections
F/09/734/CAT	Cut back up to 20 low branches of 1 Yew and 5 low branches of 1 Strawberry tree	38 Rous Road Newmarket	No objections	No objections
F/10/83/TPO	Fell 1 Corsican Pine	85 King Edward VII Road Newmarket	Refused	No objections
F/10/107/COU	Change of use to snooker club premises	Former Conservative Club Exeter Road Newmarket	Approved with conditions	No objections

**D/10/04/10** **EAST CAMBS PLANNING APPLICATIONS**

Councillor Fletcher advised of the following applications:

Single storey extension - 17 Selwyn Close (Woodditton PC)

Replace wooden gates – 28 Ashley Road (Cheveley PC)

Detached bungalow – 18 Stretton Avenue (Woodditton PC)  
Carport – 53 Duchess Drive (Cheveley PC)

**D/10/04/11 UPDATE ON HATCHFIELD FARM**

Councillor Fletcher advised that the Government Inspector's report had confirmed the soundness of the Core Strategy to build on a Greenfield site in NE Newmarket. At their meeting on 25<sup>th</sup> March, FHDC Planning Committee had voted to defer a decision on the planning application for Hatchfield Farm pending receipt of updated traffic predictions. The Committee agreed that Councillor Fletcher should register to speak again at their next meeting on 4<sup>th</sup> June.

Cllr Fletcher

**D/10/04/12 UPDATE ON LDF**

- a. Site Specific Allocations. Councillor Fletcher reported that the documents issued in November had been amended as follows:

Delete Queensbury Lodge (N11) (Racing Land).  
Add Old Swimming Pool (N29) (10 houses) and Sam Alper Court (N30) (industrial use)

- b. Racing Land Policies. The existing 10 Racing Land Policies had been reduced to 3 Development Control Policies, including a new one regarding enabling developments, plus one on horse walks. It appeared that the wording of the new policy on enabling developments would prevent the proposed developments at Queensbury Lodge and Palace House Stables. The Committee agreed that Councillor Fletcher should seek clarification from FHDC.

Cllr Fletcher

Councillors agreed to consider the documents further and discuss any issues at their meeting on 19<sup>th</sup> April. The documents would be considered in detail at the DPC meetings on 4<sup>th</sup> May (Site Allocations) and 17<sup>th</sup> May (Racing Land Policies) and NTC's approach confirmed at the May meeting of the Town Council, following which FHDC would be informed of their views.

Councillor Fletcher agreed to copy guidelines regarding Declaration of Interests to all Committee members.

**D/10/04/13 ADVERTISING SIGNS IN THE CONSERVATION AREA**

Councillor Fletcher advised that the Town Clerk had written to FHDC following receipt of complaints regarding advertising at The Gables and the apartment block opposite the Memorial Hall. Their reply was awaited.

**D/10/04/14 PLANNING APPLICATION WITHDRAWALS**

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

F/2009/0765/FUL – Resubmission of F/2009/0236/FUL – Erection of 4 dwellings with garages including parking, boundary wall, cycle and bin stores and landscaping (demolition of existing veterinary surgery).  
Amendment to access for approved planning application  
F/2007/0452/FUL – Veterinary Surgery & Nos 1 and 2 The Maltings Cottages Fordham Road Newmarket.

**D/10/04/15 PLANNING APPLICATION APPEALS**

None noted.

**D/10/04/16 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/10/04/17 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

The Committee noted there had been changes in Licensing Laws regarding Clubs.

**D/10/04/18 CORRESPONDENCE**

None noted.

**D/10/04/19 DATE OF NEXT MEETING**

Monday, 19<sup>th</sup> April 2010 at 6.00 pm.

Meeting closed at 6.45 pm.

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