



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee  
held on Monday, 15<sup>th</sup> February 2010 at 5.30 pm at the Memorial Hall, Newmarket**

**Attendance :**

Councillor R Fletcher, Chairman  
Councillor K Bovill  
Councillor G Edge  
Councillor J Bailey

Councillor M Jefferys  
Councillor C Turner  
Councillor J Uney  
Councillor W Burch

Also Present: Rosemary Foreman – Minute Assistant, FHDC Cllr A Appleby, 4 Members of the Public

Minute	Action by
<p><b>D/10/02/17</b>    <b><u>APOLOGIES</u></b> There were no apologies.</p>	
<p><b>D/10/02/18</b>    <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> None noted.</p>	
<p><b>D/10/02/19</b>    <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 1<sup>st</sup> FEBRUARY 2010</u></b> D/10/02/6.04 – Amend to <i>Resolved</i>.</p> <p>With this amendment, the Minutes of the Development &amp; Planning Meeting held on 1<sup>st</sup> February 2010 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p><b>D/10/02/20</b>    <b><u>MATTERS ARISING</u></b> None noted.</p>	
<p><b>D/10/02/21</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 R Hood expressed concern at the height of the new Premier Inn but was advised by Councillor Fletcher that this planning application had been approved and was not on the agenda for discussion.</p> <p>Mr A Owen advised that planning application F/2010/0053/COU related to the conversion of the former shop into three flats and the design was symmetrical with that of the neighbouring property.</p>	

**D/10/02/22 TO DISCUSS PRE-APPLICATIONS**

None noted.

**D/10/02/23 CURRENT PLANNING APPLICATIONS**

*Week 5*

**D/10/02/23/01** F/2010/0026/FUL – Erection of 2-storey residential development of 11 bedsit apartments together with bin and cycle storage and associated site works (demolition of British Legion Club)(Major Development) – Former British Legion Club 7 Park Lane Newmarket.

**D/10/02/23/01 Recommendation**

**That no objections be voiced to planning application F/2010/0026/FUL subject to NTC having sight of the proposed building materials and agreeing that they are in keeping with other properties in the area.**

All Cllrs

**D/10/02/23/02** F/2010/0028/CLP – Certificate of lawfulness for a proposed use – conversion of building back to 2 residential units – 9 Fielden Way Newmarket.

**D/10/02/23/02 Resolved**

**The Committee noted this application.**

E-Mailed FHDC on 16.02.10

**D/10/02/23/03** \*F/2010/0027/COU –Retrospective application: Change of use from 1 flat to 2 flats - Rear of 128 High Street Newmarket.

**D/10/02/23/03 Resolved**

**The Committee voiced no objections.**

P.P.P 16.02.10

**D/10/02/23/04** \*F/2010/0022/FUL – Erection of a 4 bedroom staff cottage – Kremlin Stud Snailwell Road Newmarket.

**D/10/02/23/04 Resolved**

**The Committee voiced no objections provided the property was retained for use of horse-racing staff only.**

P.P.P 16.02.10

**D/10/02/23/05** F/2010/0048/FUL – Erection of a front extension including retrospective alterations to window and door openings – Unit 4, 2 Laureate Paddocks Newmarket.

**D/10/02/23/05 Resolved**

**The Committee voiced no objections.**

P.P.P 16.02.10

Week 4

**D/10/02/23/06** \*F/2010/0049/CAT – Reduce Prunus by up to 25% to old wounds – 32 Rous Road Newmarket.

**D/10/02/23/06 Resolved**

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

P.P.P 16.02.10

**D/10/02/23/07** F/2010/0083/TPO – Fell 1 Corsican Pine tree – 85 King Edward VII Road Newmarket.

**D/10/02/23/07 Resolved**

**The Committee agreed that the tree should be replaced with another suitable tree should the FHDC Tree Officer advise its removal.**

P.P.P 16.02.10

**D/10/02/23/08** \*F/2010/0053/COU – Conversion of shop with residential accommodation to 3 one-bedroom apartments – 29 St Mary’s Square Newmarket.

**D/10/02/23/08 Resolved**

**The Committee voiced no objections.**

P.P.P 16.02.10

**D/10/02/24 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 5 and 6 are as follows:-**

Application	Description	Address	FHDC Decision	TC Decision
F/09/722/CAT	Up to 20% crown reduction of 2 Horse Chestnut trees	Bedford Lodge Hotel Bury Road Newmarket	No objections	No objections
F/09/683/ADN	Retro application: Display of A-board on pavement	The White Hart High Street Newmarket	Approved with conditions	No objections
F/09/688/ADN	Display of 2 non-illuminated fascia signs	Unit 1 St Leger Drive Newmarket	Approved	No objections
F/09/690/ADN	Display of 2 letters and logo signs, 2 projecting signs and 1 fascia sign	2 Bury Road Newmarket	Approved	No objections
F/09/697/ADN	Retro application: Display of storm board on pavement outside public house	62 High Street Newmarket	Approved with conditions	No objections
F/09/699/COU	Change of use from A1 (shop) to A3 (restaurant) including alterations to shopfront	30 High Street Newmarket	Approved with conditions	No objections
F/09/733/LBC	Internal alterations to Flat 1 – alteration of position of door and wall, creation of opening from bathroom into modern hall cupboard and blocking of hall doorway	Jockey Club Chambers 101 High Street Newmarket	Approved with conditions	No objections
F/09/740/TPO	20% crown reduction to Copper Beech	10 Heasman Close Newmarket	Approved with conditions	No objections

**D/10/02/25 REVIEW OF HATCHFIELD FARM CORRESPONDENCE**

The Committee discussed the draft letter to FHDC regarding planning application F/2009/0713/ESO – Hatchfield Farm – and agreed the following recommendation:

**F/10/02/25.01 Recommendation**

**That, subject to the following amendments, the draft letter to FHDC regarding planning application F/2009/0713/ESO – Hatchfield Farm – be forwarded to the Town Council for approval:**

**Page 2, para 2, 1<sup>st</sup> sentence – amend to ‘would walk or cycle *the two miles or so* into Newmarket.’**

**Page 2, para 2, 4<sup>th</sup> sentence – amend to read ‘pedestrians, *horses and* cyclists’**

**Page 3, para 2, 2<sup>nd</sup> sentence – amend to ‘members *noted ..*’**

**Page 4, para 1, 1<sup>st</sup> sentence – amend to *S38, S106 and S278***

**and that, following approval, copies are also sent to all FHDC Councillors.**

*Following a suggestion from Councillor Fletcher, Item 15 on the Agenda was brought forward.*

**D/10/02/26 FEEDBACK FROM FHDC PLANNING MEETINGS**

Councillor Fletcher advised that the FHDC Planning Committee had rejected the proposal to delay consideration of planning application F/2009/0713/ESO – Hatchfield Farm – and it would now be discussed at their meeting on 24<sup>th</sup> March.

**D/10/02/26.01 Recommendation**

**That NTC be represented at the FHDC Planning Committee meeting on 24<sup>th</sup> March and that Councillor Fletcher seeks to present the Council’s views at that meeting.**

**D/10/02/27 UPDATE ON THE GUINEAS CENTRE**

Councillor Fletcher advised that SCC Highways had confirmed which areas of the Guineas were under their control and, although they would not delegate control to Centenary, they would work with them in any planned improvements. Centenary had been advised of this and had been requested to keep NTC informed of the situation.

All Cllrs/letter attached to 22.02.10 TC Agenda

All Cllrs

**D/10/02/28 BUILDING MATERIALS FOR OLD TECHNICAL INSTITUTE REDEVELOPMENT**

The Committee looked at the proposed building materials for the old Technical Institute and noted that FHDC were unhappy with the brick samples and were seeking the advice of their Historic Buildings Officer.

The Committee were concerned at the type of cladding proposed and agreed that the materials used should be complimentary to those used on the Waitrose building. They would be interested in the Historic Buildings Officer's views.

**D/10/02/29 UPDATE ON VISION FOR NEWMARKET**

Councillor Edge reported that Mr Bill Gredley had attended the last meeting and described his vision for Newmarket town centre. Leaders for each area of importance had been agreed and discussion had taken place regarding the scope of the project. Mr Nigel McCurdy would be attending the next meeting and supply a list of FHDC liaison officers. Councillor Edge would make a report to the March meeting of the Town Council.

**D/10/02/30 EAST CAMBS PLANNING APPLICATIONS**

Councillor Fletcher advised of the following applications:

British Racing School, Fordham Road – Multi-purpose education centre and all-weather menage

60 Ashley Road – new front wall and fence

**D/10/02/31 PLANNING APPLICATION WITHDRAWALS**

None noted.

**D/10/02/32 PLANNING APPLICATION APPEALS**

The Committee noted that the following Appeal had been dismissed:

F/2005/0295/FUL – Plot 8, Land off Oaks Drive – Landscaping to be carried out before any building work commenced.

**D/10/02/33 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

**D/10/02/34 CORRESPONDENCE**

The Committee noted the following correspondence:

Marshalls – Paving for public and private developments

**D/10/02/35**    **DATE OF NEXT MEETING**  
Monday, 1<sup>st</sup> March 2010 at 6.00 pm.

Meeting closed at 6.53 pm.

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