



# Newmarket

T O W N C O U N C I L

**Minutes of a Meeting of the Development & Planning Committee**  
**held on Monday, 18<sup>th</sup> January 2010 at 6.00 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

Also Present: Rosemary Foreman – Minute Assistant, FHDC Cllr A Appleby, Mr John Burmester – Centenary Asset Management, 2 Members of the Press, 2 Members of the Public

Minute	Action by
<p><b>D/10/01/18</b>    <b><u>APOLOGIES</u></b> Apologies were received from Councillor W Burch.</p>	
<p><b>D/10/01/19</b>    <b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</u></b> Councillor Edge declared an interest in planning application F/2010/0009/HOU.</p>	
<p><b>D/10/01/20</b>    <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 4<sup>th</sup> JANUARY 2010</u></b> The Minutes of the Development &amp; Planning Meeting held on 4<sup>th</sup> January 2010 were agreed and signed as a true record by Councillor Fletcher.</p>	
<p><b>D/10/01/21</b>    <b><u>MATTERS ARISING</u></b> None noted.</p>	
<p><b>D/10/01/22</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/10/01/23</b>    <b><u>QUESTIONS TO MR BURMESTER RELATED TO THE GUINEAS SHOPPING CENTRE</u></b> Councillor Fletcher welcomed Mr Burmester of Centenary Asset Management (landlords of The Guineas shopping centre) to the meeting and asked him if he believed the country was coming out of the recession.</p>	

Mr Burmester advised that the recession was still on-going but the larger retailers had fared better over Christmas than anticipated. However, Newmarket had a high proportion of small independent retailers who, though not seeing the same sort of return as the larger retailers, had been fairly pleased with their Christmas trade. Business was starting to pick up slowly, though a general election could cause uncertainty and it was likely it would be several months before any real change became apparent.

Councillor Jefferys asked about rent levels for the small independent shops in the Guineas and Mr Burmester said it was a question of balance – it was not always possible to get the desired mix of shops and investors wished to achieve a return on their investment. Rents on the vacant shops had been reduced but had not yet attracted enough retailers to fill all the shops. The aim was to achieve a full Centre which traded well.

Regarding the dull appearance of the Guineas, the older part (from Marks & Spencer to Rookery House plus Market Street) was a public highway and not under Centenary's control. However, they were seeking an agreement with Highways to have management control of this highway. As the Committee were unaware of this, Councillor Fletcher agreed to pursue this with SCC Highways Department.

**Cllr Fletcher**

In reply to a question from Councillor Bovill regarding their programme of improvements, Mr Burmester advised that some of the canopy and stanchions had been redecorated. The next task was to redecorate or replace the fixed canopy above the shops and renew the lighting. Also, the floor in the new section of the Guineas needed replacing. Regarding responsibility for paying for these works, Mr Burmester advised that replacements were paid for out of service charges but improvements were funded by Centenary. There was no 'sinking fund' for replacements. Centenary planned to carry out the works in the older part of the Guineas in the next financial year.

Councillor Turner asked whether the Guineas was a profitable asset and Mr Burmester explained that it was not measured in terms of profit but in terms of capital value. Should they suggest it, Centenary would advise their investors not to sell. Centenary intended to improve the Guineas, get lettings and fill the current vacant units.

Regarding the Market Square, Centenary needed agreement from two key anchor stores before any building work would commence. It was hoped that in the next five years, the Market Square could be developed and eventually the Guineas extended further with a replacement car park. However, any development must be balanced against Newmarket's shopping needs. Information obtained in 2006/7 suggested that the floor area could be increased some 20-25% based on the available spend projected for the town.

Councillor Fletcher thanked Mr Burmester for attending and answering Councillors' questions and reiterated that NTC were keen to see the Guineas become a vibrant centre.

*Mr Burmester left the meeting.*

**D/10/01/24 TO DISCUSS PRE-APPLICATIONS**

None noted.

**D/10/01/25 CURRENT PLANNING APPLICATIONS**

*Applications carried forward from 4<sup>th</sup> January 2010 meeting:*

**D/10/01/25/01** F/2009/0751/CLE – Certificate of lawfulness for an existing use – use as independent dwelling – Stud Lodge Cemetery Hill Newmarket.

**D/10/01/25/01 Resolved**

**The Committee noted this was for information only as it was a legal issue.**

**D/10/01/25/02** F/2009/0755/CLE - Certificate of lawfulness for an existing use – use as independent dwelling – 2 Brickfield Cottages Cemetery Hill Newmarket.

**D/10/01/25/02 Resolved**

**The Committee noted this was for information only as it was a legal issue.**

**D/10/01/25/03** F/009/0756/CLE - Certificate of lawfulness for an existing use – use as independent dwelling – Hazeldene Cemetery Hill Newmarket.

**D/10/01/25/03 Resolved**

**The Committee noted this was for information only as it was a legal issue.**

**D/10/01/25/04** F/2009/0754/CLE - Certificate of lawfulness for an existing use – use as independent dwelling – 1 Brickfield Cottages Cemetery Hill Newmarket.

**D/10/01/25/04 Resolved**

**The Committee noted this was for information only as it was a legal issue.**

**D/10/01/25/05** \*F/2009/0749/FUL – Erection of 28 loose boxes, 2 tack boxes and associated site works – La Grange Stables Snailwell Road Newmarket.

**D/10/01/25/05 Resolved**

**The Committee welcomed this appropriate investment in the racing industry and voiced no objections.**

P.P.P on 19.01.10

**D/10/01/25/06** \*F/2009/0722/CAT – Up to 30% crown reduction of 2 Horse Chestnut trees – Bedford Lodge Hotel Bury Road Newmarket.

**D/10/01/25/06 Resolved**

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

P.P.P on 19.01.10

*Week 1* None noted.

*Week 2*

*Councillor Edge declared an interest in the following item but remained in the meeting.*

**D/10/01/25/07** F/2010/0009/HOU – Erection of detached double garage, garden store and bin store – Hill House Falmouth Avenue Newmarket.

**D/10/01/25/07 Resolved**

**The Committee voiced no objections.**

P.P.P on 19.01.10

**D/10/01/25/08** \*F/2010/0003/HOU – Part retrospective application: Demolition of existing single storey car port and erection of a one and a half storey extension including alterations to annexe roof – Southernwood Fordham Road Newmarket.

**D/10/01/25/08 Resolved**

**The Committee were concerned this was a retrospective application but voiced no objections regarding planning issues.**

P.P.P on 19.01.10

**D/10/01/25/09** F/2009/0770/FUL – Erection of covered area to rear for retail use and replacement doors to storage area – Unit 2 Craven Way Newmarket.

**D/10/01/25/09 Resolved**

**The Committee voiced no objections.**

P.P.P on 19.01.10

**D/10/01/25/10** F/2009/0753/COU – Retrospective application: Change of use of stable yard to temporary car park (Development affecting the setting of a listed building)(Departure from the development plan) – Palace House Stables Palace Street Newmarket.

**D/10/01/25/10 Resolved**

**The Committee voiced no objections to extending this change of use for a further 12 months but would welcome FHDC's comments on the future of Palace House Stables.**

P.P.P on 19.01.10

**D/10/01/26 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

**FHDC Planning Determinations received during weeks 1 and 2 are as follows:-**

Application	Description	Address	FHDC Decision	TC Decision
F/09/607/COU	Change of use from offices to 10 hotel bedrooms (demolition of ancillary building) and alterations to car park	White Hart Offices and ancillary building St Mary's Court rear of White Hart Hotel High St Newmarket	Approved with conditions	No objections
F/09/618/CAC	Demolition of ancillary building	White Hart Offices and ancillary building St Mary's Court rear of White Hart Hotel High Street Newmarket	Approved with conditions	No objections
F/09/630/ADN	Retro application: display of A-board on pavement outside shop	Powers Ltd Wellington Street Newmarket	Approved with conditions	No objections
F/09/639/FUL	Removal of existing windows, doors, demolition of existing roof to VIP area on top floor. Existing walls built up, new walls constructed to match existing, new steel posts installed with toughened glass between steel posts, structural supports fixed back to new roof with mesh infill to create covered external smoking shelter, amended 9.12.09.	De Niro's Nightclub 146a High Street Newmarket	Approved with conditions	No objections
F/09/645/FUL	Resub of F/08/550/FUL – conversion of building above existing shop to 5 flats, including erection of 3-storey rear extension (demolition of existing 2-storey extension)	91-95 High Street Newmarket	Approved with conditions	No objections
F/09/649/ADN	Retro application – display of A-board on pavement outside shop	102 High Street Newmarket	Approved with conditions	No objections
F/09/650/LBC	Conversion of building above existing shop to 5 flats, including erection of 3-storey rear extension (demolition of existing 2-storey extension)	91-95 high Street Newmarket	Approved with conditions	No objections

**D/10/01/27 UPDATE FROM VISION FOR NEWMARKET WORKING GROUP**

Councillor Edge advised that Gill Robinson had agreed to join the group, and a draft project plan had been presented and accepted. The next meeting was on 9<sup>th</sup> February when consultation strategy and press coverage would be discussed. Mr Bill Gredley had been invited to this meeting to give his views. The Working Group may need to approach the F&P Committee for some funding in due course.

**D/10/01/28 UPDATE RE LDF**

The Committee noted Councillor Fletcher's opening statement to the LDF Core Strategy Examination together with the table of Newmarket housing development. Councillor Fletcher advised that Lord Derby's representative, Mr Sellwood, had put the view that if the 1200 houses planned for Hatchfield were spread out over the town, benefits such as Section 106 income would be lost and there would still be extra traffic in the town. Councillor Fletcher had reiterated that it was the Council's view that the 1200 houses should be built elsewhere and not lost in the town.

Brandon, Mildenhall and possibly Kentford wanted additional houses and Councillor Fletcher had invited the Kentford representative to the next meeting of the D&P Committee. The Examination was now over and a verdict was expected in March/April.

Councillor Fletcher advised that Richard Spring MP had secured an adjournment debate on 19<sup>th</sup> January regarding government housing targets forcing councils into actions causing perverse effects and would be citing Hatchfield Farm as an example.

There would be a public presentation regarding Hatchfield at Heath Court Hotel on 28<sup>th</sup> January and members of the committee were free to attend; however, Councillor Fletcher reminded the Committee that they must remain open-minded, not pre-determined, on the project.

Councillor Bailey thanked Councillor Fletcher for all his work and time given to this project.

**D/10/01/29 EAST CAMBS PLANNING APPLICATIONS**

Councillor Fletcher advised that Dalham Stud, Duchess Drive, were seeking planning permission for a new muck bunker.

**D/10/01/30 PLANNING APPLICATION WITHDRAWALS**

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

F/2009/0606/FUL – Resubmission of F/2009/0236/FUL – Refurbishment of existing cottages including demolition of single storey front extension, demolition of veterinary building and erection of 4 two storey dwellings, external landscaping, bin stores and parking.  
Amendment to the access for planning permission F/2007/0452/FUL – Veterinary Surgery & 1 and 2 The Maltings Cottages Fordham Road Newmarket.

F/2009/0636/FUL – Double garage with garden and bin store – Hill House Falmouth Road Newmarket.

**D/10/01/31 PLANNING APPLICATION APPEALS**

None noted.

**D/10/01/32 FEEDBACK FROM FHDC PLANNING MEETINGS**

None noted.

**D/10/01/33 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS**

None noted.

All

**D/10/01/34**    **CORRESPONDENCE**

None noted.

**D/10/01/35**    **DATE OF NEXT MEETING**

Monday, 1<sup>st</sup> February 2010 at 5.30 pm. Councillor Fletcher requested that Councillors forward any comments regarding the Hatchfield Farm planning application to him by 22<sup>nd</sup> January. He asked them to arrive in good time for the next meeting as it was likely that there would be significant public interest.

Meeting closed at 6.58 pm.

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