



**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 1st March 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 C Turner
Councillor J Uney

Also Present: Rosemary Foreman – Minute Assistant, Mr A Critchley-Waring, 4 Members of the Public, 1 Member of the Press

Minute	Action by
D/10/03/1 <u>APOLOGIES</u> Apologies were received from Councillor K Bovill.	
D/10/03/2 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/10/03/3 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15th FEBRUARY 2010</u> D/10/02/26.01 – Amend date of FHDC Planning Committee meeting to 25 th March. D/10/02/30 – Amend address of British Racing School to <i>Snailwell</i> Road. With these amendments, the Minutes of the Development & Planning Meeting held on 15 th February 2010 were agreed and signed as a true record by Councillor Fletcher.	
D/10/03/4 <u>MATTERS ARISING</u> D/10/02/23.01 and D/10/02/26.01 – Recommendations approved by Town Council. D/10/02/25.01 – Recommendation approved by Town Council and letter sent to FHDC.	
D/10/03/5 <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/10/03/6 **TO DISCUSS PRE-APPLICATIONS**

Mr A Critchley-Waring outlined his plans for a “Royal Arcade” leading from the High Street to Palace House and the new Home of Horse Racing Museum, which he believed would result in an extra 30,000-50,000 people visiting the town each year. The Arcade would have full height glass walls and would house the Tourist Information Office on one side and displays from the art gallery and museum on the other. It would be well lit and have wrought iron gates at the entrance which could be closed at night.

In reply to questions from Councillors, Mr Critchley-Waring said the Palace House Stables plan included proposals for re-training horses, a boulevard-style café area, and the racing museum. It would attract many more people into the town and keep them there. He believed the scheme would attract funding and that the current owners of the site of the proposed Arcade would be willing to sell. He hoped the project could be run as a joint venture with FHDC and the Home of Horseracing project.

Councillor Uney was concerned that traders in Sun Lane could be by-passed if the Arcade scheme went ahead but Mr Critchley-Waring believed his scheme could increase footfall in the whole area. Councillor Bailey observed that FHDC had refused the plan in the past and would not make compulsory purchases but Mr Critchley-Waring felt this was a chance to create something new and exciting and said he would continue to press FHDC for support. Councillor Birch wondered how much the scheme would really do for the people of Newmarket while Councillor Jefferys thought it was an exciting plan that could regenerate the whole town centre. Councillor Edge observed that the project would make better progress if it was seen to be an integral part of the Home of Horse Racing plan.

Councillor Fletcher thanked Mr Critchley-Waring for his presentation and he left the meeting.

D/10/03/7 **CURRENT PLANNING APPLICATIONS**

Week 7

D/10/03/7/01 *F/2009/0734/CAT – Cut back up to 20 branches of 1 Yew tree and 5 low branches of 1 Strawberry tree – 38 Rous Road Newmarket.

D/10/03/7/01 Resolved

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

P.P.P on 04.03.10

D/10/03/7/02 F/2010/0105/TPO – Fell 1 Cedar tree – 65 Edinburgh Road Newmarket.

D/10/03/7/02 Resolved

The Committee objected to the felling of the tree.

P.P.P on 04.03.10

D/10/03/7/03 F/2010/0107/COU –Change of use to snooker club premises – Former Conservative Club Exeter Road Newmarket.

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

P.P.P on 04.03.10

D/10/03/7/04 F/2010/0110/HOU – Erection of single storey side/rear extension (demolition of existing garage and summerhouse) – 5 Wyndham Way Newmarket.

D/10/03/7/04 Resolved
The Committee voiced no objections.

P.P.P on 04.03.10

D/10/03/7/05 F/2010/0081/HOU – Erection of single storey rear extension – 32 All Saints Road Newmarket.

D/10/03/7/05 Resolved
The Committee voiced no objections.

P.P.P on 04.03.10

Week 8 None noted.

D/10/03/8 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**
FHDC Planning Determinations received during weeks 7 and 8 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/09/745/HOU	Erection of single storey front and rear extension	47 Drinkwater Close Newmarket	Approved with conditions	No objections
F/09/751/CLE	Certificate of lawfulness for an existing use – use as independent dwelling	Stud Lodge Cemetery Hill Newmarket	Lawful development certificate granted	No objections
F/09/754/CLE	Certificate of lawfulness for an existing use – use as independent dwelling	1 Brickfield Cottages Cemetery Hill Newmarket	Lawful development certificate granted	No objections
F/09/755/CLE	Certificate of lawfulness for an existing use – use as independent dwelling	2 Brickfield Cottages Cemetery Hill Newmarket	Lawful development certificate granted	No objections
F/09/756/CLE	Certificate of lawfulness for an existing use – use as independent dwelling	Hazeldene Cemetery Road Newmarket	Lawful development certificate granted	No objections
F/09/749/FUL	Erection of 28 loose boxes, 2 tack boxes and associated site works	La Grange Stables Snailwell Road Newmarket	Approved with conditions	No objections
F/09/753/COU	Retro application: Change of use of stable yard to temporary car park (Development affecting the setting of a listed building)	Palace House Stables Palace Street Newmarket	Approved for a temporary period	No objections

D/10/03/9 **UPDATE ON LDF**
The Committee received the letter from FHDC and noted that the LDF Working Group was currently considering drafts of the Site Allocations documents. Public consultation on these documents would be delayed to take into account the Inspector Report on the Core Strategy, due for publication in early April, and it was now anticipated that the eight week consultation period would run from May.

Councillor Fletcher advised that a public consultation on the review of Planning Policies, including the Racing Land Policy, would also commence in May and urged that NTC engage fully with these processes.

D/10/03/10 UPDATE ON VISION FOR NEWMARKET

None noted.

D/10/03/11 EAST CAMBS PLANNING APPLICATIONS

Councillor Fletcher advised of the following applications:

First floor extension – 12 St John’s Avenue Newmarket
New Barn – Chippenham Gallops, Snailwell Road Newmarket

D/10/03/12 PLANNING APPLICATION WITHDRAWALS

None noted.

D/10/03/13 PLANNING APPLICATION APPEALS

The Committee noted the following Appeals:

F/2009/0678/ADI – Vodaphone – Internally illuminated sign – Appeal lodged

F/2009/0066/FUL – Graham House Flat – Conversion to 2 x 2 bed house – Appeal allowed

F/2009/0113/FUL – Waterwitch House – Conversion to flats – Appeal hearing 20th April at FHDC. Councillor Fletcher to circulate details of earlier consideration of this application to Committee members and consideration to be given at next meeting whether to send representative to the hearing.

D/10/03/14 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher advised that at a meeting on 24th February FHDC confirmed they could not support the Royal Arcade project financially, through either capital or leasing, although the Leader of the Council was on record as saying the Council approved of the concept, subject to normal planning considerations.

D/10/03/15 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

The Committee noted that the Polish shop at 10a Old Station Road had been granted an alcohol and food licence; a similar application from the Polish shop at Unit 3, Studlands Park, was under consideration.

D/10/03/16 **CORRESPONDENCE**

The Committee noted the following correspondence from SALC:

- 1 Housing Development Management
- 2 Planning Applications Consultees List
- 3 Improving Planning Engagement with Consultees

D/10/03/17 **DATE OF NEXT MEETING**

Monday, 15th March 2010 at 6.00 pm.

Meeting closed at 6.50 pm.

Signed _____ Date _____