



**Minutes of a Meeting of the Development & Planning Committee
held on Monday, 15th 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
Councillor K Bovill

Also Present: FHDC Councillor A Appleby, Rosemary Foreman – Minute Assistant, 3 Members of the Public, 2 Members of the Press

Minute	Action by
D/10/03/18 <u>APOLOGIES</u> There were no apologies.	
D/10/03/19 <u>DECLARATION OF MEMBERS INTERESTS & CONSIDER UPDATE OF REGISTER OF INTEREST</u> None noted.	
D/10/03/20 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 1st MARCH 2010</u> The Minutes of the Development & Planning Meeting held on 1 st March 2010 were agreed and signed as a true record by Councillor Fletcher.	
D/10/03/21 <u>MATTERS ARISING</u> None noted.	
D/10/03/22 <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/10/03/23 <u>TO DISCUSS PRE-APPLICATIONS</u> None noted.	

D/10/03/24 **CURRENT PLANNING APPLICATIONS**

Week 9

D/10/03/24/01 F/2010/0131/CAT – Fell 2 Sycamore trees – Bedford House 7 Bury Road Newmarket.

D/10/03/24/01 Resolved

The Committee voiced no objections subject to the approval of FHDH Tree Officer, but asked that a suitable replacement tree be planted.

P.P.P on 16.03.10

D/10/03/24/02 F/2010/0146/HOU – Retrospective application: erection of conservatory – 1 Doug Smith Close Newmarket.

D/10/03/24/02 Resolved

The Committee voiced no objections.

P.P.P on 16.03.10

D/10/03/24/03 F/2010/0149/HOU –Single storey rear extension – 362 Aureole Walk Newmarket.

D/10/03/24/03 Resolved

The Committee voiced no objections.

P.P.P on 16.03.10

D/10/03/24/04 *F/2010/0072/FUL - Creation of new shop front to Sun Lane and new pedestrian access doors and fire escape (Development affecting the setting of a listed building) – 77 High Street Newmarket.

D/10/03/24/04 Resolved

The Committee welcomed this improvement to Sun Lane and voiced no objections subject to the approval of the Historic Buildings Officer.

P.P.P on 16.03.10

D/10/03/24/05 *F/2010/0100/ADI – Display of 1 externally illuminated fascia sign and 1 non-illuminated projecting sign – 114 High Street Newmarket.

D/10/03/24/05 Resolved

The Committee voiced no objections provided these signs were in accordance with the policy regarding Conservation Area signs.

P.P.P on 16.03.10

Week 10

D/10/03/24/06 *F/2010/0069/COU – Conversion of loft space to a two bedroom flat for stable staff – St Gatien 185 All Saints Road Newmarket.

D/10/03/24/06 Resolved

The Committee voiced no objections provided the accommodation was reserved for use by stable staff.

P.P.P on 16.03.10

D/10/03/24/07 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/10/03/24/07 Resolved

The Committee referred this application to FHDC Legal Department as they understood building was not permitted on this former War Memorial site. FHDC to be asked to refer the application back to NTC before making a decision.

P.P.P on 16.03.10

D/10/03/24/08 F/2010/0165/HOU – Erection of first floor rear extension – 3-4 St Mary's Cottages Church Lane Newmarket.

D/10/03/24/08 Resolved

The Committee voiced no objections but asked that care be taken to preserve the adjoining graveyard wall.

P.P.P on 16.03.10

D/10/03/24/09 F/2010/0163/HOU – Erection of first floor side extension over existing garage and workshop – 11 Edinburgh Road Newmarket.

D/10/03/24/09 Resolved

The Committee voiced no objections.

P.P.P on 16.03.10

D/10/03/24/10 F/2010/0164/FUL – Erection of B8 storage, packaging and supply centre (floorspace 9123.7m²) and erection of B2 sports car design and manufacturing unit (floorspace 1895²) with new access road and carparking. (Major Development)(Development affecting a public right of way) – Former Sewerage Works Willie Snaith Road Newmarket.

D/10/03/24/10 Recommendation

That NTC welcome this new development in an existing industrial area, which will bring skilled and semi-skilled jobs to the town.

D/10/03/24/11 *F/2010/0172/CAT – Pollarding of 28 Lime trees, 12 Plane trees and 6 Horse Chestnut trees – Memorial Hall High Street Newmarket.

D/10/03/24/11 Resolved

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

P.P.P on 16.03.10

D/10/03/24/12 F/2010/0174/COU – Retrospective application: Change of use to house in multiple occupation, comprising 10 bedrooms – 82 All Saints Road Newmarket.

D/10/03/24/12 Resolved

The Committee objected to this retrospective application as it was over-crowding and there were inadequate facilities for so many bedrooms.

P.P.P on 16.03.10

D/10/03/24/13 F/2010/0175/COU – Retrospective application: Change of use to house in multiple occupation comprising six bedrooms – 49 Granby Street Newmarket.

D/10/03/24/13 Resolved

The Committee objected to this retrospective application as there were inadequate facilities for so many bedrooms.

P.P.P on 16.03.10

D/10/03/25 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 9 and 10 are as follows:-

Application	Description	Address	FHDC Decision	TC Decision
F/09/770/FUL	Erection of covered area to rear for retail use and replacement doors to storage area	Unit 2 Craven Way Newmarket	Approved with conditions	No objections
F/10/09/HOU	Erection of detached double garage, garden store and bin store (amended 2/2/10)	Hill House Falmouth Avenue Newmarket	Approved with conditions	No objections
F/10/03/HOU	Part retro application: demolition of existing single storey car port and erection of one and a half storey extension including alterations to annexe roof	Southernwood Fordham Road Newmarket	Approved with conditions	No objections
F/10/28/CLP	Certificate of lawfulness for proposed use – conversion of building back to 2 residential units	9 Fielden Way Newmarket	Lawful development certificate refused	Noted

D/10/03/26 UPDATE ON VISION FOR NEWMARKET

Councillor Edge advised that he would be giving an update to the next meeting of the Town Council.

D/10/03/27 EAST CAMBS PLANNING APPLICATIONS

Councillor Fletcher advised of the following applications:

47 Meadow Lane – Enlargement of approved garage (Cheveley)
Turners, Fordham Road – New office block (Soham)

Town Clerk

D/10/03/28 WATERWITCH HOUSE – F/2009/0113/FUL

Councillor Fletcher advised that the applicant had appealed FHDC’s decision to refuse the application to convert this B1 business premises to residential use comprising 14 apartments. An informal hearing would take place at FHDC on 20th April.

D/10/03/28.01 Resolved

That Town Clerk be asked to write to the informal hearing on 20th April to confirm NTC’s support for this application.

Town Clerk

D/10/03/29 STINK PIPES LOCATED IN NEWMARKET

Councillor Fletcher reported that there were a number of old cast-iron Victorian stink pipes in the town which allowed ventilation of underground sewers. They were a historic and attractive feature of the town but, unfortunately, were in need of de-rusting and repainting.

D/10/03/29.01 Resolved

That Town Clerk be asked to write to Anglian Water to request that the stink pipes in the town be de-rusted and repainted.

Town Clerk

D/10/03/30 PLANNING APPLICATION F/2009/0713/ESO – HATCHFIELD FARM

The Committee received a copy of the letter from Sellwood Planning to FHDC and noted the proposed amendments to the Hatchfield Farm planning application. The Committee agreed that the amendments made no material change to NTC's comments on the application. Councillor Fletcher advised that FHDC had agreed that a representative from NTC could speak at the hearing on 25th March.

Cllr Fletcher

D/10/03/31 ROYAL ARCADE

The Committee received a copy of the letter from FHDC to Mr Angus Critchley-Waring and noted that FHDC were not in a position to provide any financial assistance towards the proposed Arcade project, although FHDC councillors expressed support for the proposal. Councillor Fletcher suggested that NTC should also declare their position on this issue and after discussion the following recommendation was agreed:

D/10/03/31.01 Recommendation

That NTC support the idea of an Arcade linking the High Street to the proposed Home of Horseracing attractions at Palace House and Stables, as it could increase visitor numbers and encourage economic activity in the High Street, and commend it to the Home of Horseracing Trust for them to consider as part of their plans. (Cllr Fletcher agreed to draft a suitable letter for consideration by the Town Council.)

Town Clerk

D/10/03/32 PLANNING APPLICATION WITHDRAWALS

None noted.

D/10/03/33 PLANNING APPLICATION APPEALS

None noted.

D/10/03/34 FEEDBACK FROM FHDC PLANNING MEETINGS

Councillor Fletcher reported the following from the PLUG meeting held on 10th March:

1 LDF – confirmed consultation details on Site Specific Allocations and Planning Policy review

2 Electronic consultations on planning issues – work in progress, awaiting advice from SALC. Provision of a data projector in the new Memorial Hall – refer to Memorial Hall Regeneration Committee.

D/10/03/35 TO DISCUSS VARIATION OF PREMISES LICENCE APPLICATIONS

Councillor Bailey advised on an application for an extended licence at 110 High Street – Town Clerk to be asked to seek further information from FHDC Licensing Officer.

Town Clerk

D/10/03/36 CORRESPONDENCE

None noted.

D/10/03/37 DATE OF NEXT MEETING

Tuesday, 6th April 2010 at 6.00 pm.

Meeting closed at 6.58 pm.

Signed _____ Date _____