



# Newmarket

## TOWN COUNCIL

**Minutes of the Extraordinary Meeting of the Newmarket Town Council**  
**held on Thursday, 29<sup>th</sup> January 09 at 6.30 pm**  
**at the Memorial Hall, High Street, Newmarket, Suffolk, CB8 8JP**

**Attendance :**

Councillor C Turner, Town Mayor	Councillor Mrs J Uney
Councillor W Burch	Councillor A Drummond
Councillor Mrs J Bailey	Councillor R Fletcher
Councillor Mrs C Brighty (7.40pm)	Councillor W Hirst
Councillor G Cole	Councillor M Jefferys
Councillor K Bovill	Councillor G Jaggard
Councillor W Sadler	
Councillor P Hulbert	Councillor J Richer

Also Present: Isabelle Barrett –Town Clerk, Erika Jensen – Assistant to the Town Clerk, Kay Dawson – Administrative Officer, Rosemary Foreman – Minute Assistant, 2 Members of the Press, 97 Members of the Public  
 SCC Representatives:- Mr R Sore, Mr G Philips, Mr G Dixon, Mr F Stockley, Cllr Mrs L Chambers  
 FHDC Representatives:- Mr N McCurdy, Mr D Burnip

Minute	Action by
09/01/1	
<b><u>APOLOGIES FOR ABSENCE – LGA 1972, Section 85(1) &amp; (2)</u></b> Apologies were received from Councillor R Millar.	
09/01/2	
<b><u>ABSENT – LGA 1972, Section 85(1) &amp; (2)</u></b> Councillor D Hudson was absent.	
09/01/3	
<b><u>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST – LGA 2000 Part III (Order 2001)</u></b> None noted.	
09/01/4	
<b><u>TO CONFIRM MINUTES OF THE TOWN COUNCIL MEETING HELD ON 26<sup>th</sup> JANUARY 09 – LGA 1972, Schedule 12, para 41(2)</u></b> The Town Mayor signed the minutes of the Town Council meeting held on 26 <sup>th</sup> January 09 as a correct record.	
09/01/5	
<b><u>MATTERS ARISING FROM MINUTES OF 26<sup>th</sup> JANUARY 09</u></b> None noted.	

**09/01/6**      **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 – LGA 1972, Section 100(1)**

None noted.

**09/01/7**      **MATTERS RELATED TO NEWMARKET THAT FALL UNDER THE AUTHORITY OF THE FOLLOWING COMMITTEES OF THE TOWN COUNCIL:**

**Development & Planning Committee**  
**Community Services Committee**  
**Leisure Services Committee**  
**Memorial Hall Regeneration Committee**  
**Finance & Policy Committee**

**1 Rachel Hood, Save Historic Newmarket Action Group: Do Councillors agree that Newmarket is a unique and historic town and should be a special case to be protected under planning and other matters?**

Councillor Fletcher: I agree that Newmarket is a unique and special town and this is taken into account by the D&P Committee of the Newmarket Town Council but it is important to have developments that bring homes, development, prosperity and jobs to the town by being sensitive to the needs of the community and our historic heritage. The Council have a responsibility to ensure the town does grow and acts sensitively within the framework they have.

**2 Mr Keith Martin, Green Road: I am concerned at street parking by commuters every day. Why can't the top storey of the multi-storey car park be used for commuters to keep the streets clear of vehicles so the road-sweepers could do their job? Some streets are now filthy.**

Mr McCurdy: FHDC are conducting a residents' parking survey, which will be looked at by Cllr Millar and the Overview & Scrutiny Committee and a plan for Newmarket considered.

**3 Mr Justin Woodham, Save Historic Newmarket Action Group: What is the current housing plan for the Newmarket area? Hatchfield Farm is a greenfield site and there is no need for a major development there.**

Councillor Turner: No plans have yet been submitted for the site and I am unable to speculate.

Councillor Hirst: No plans have been received and none can be submitted under the LDF, but this cannot stop developers looking for development sites. The housing requirement within the area is in excess of 6,000 properties but there is no obvious site for them and developers have to look elsewhere.

**4 Mr Robert Nobbs, Heathcourt/Rutland/Bedford Lodge Hotels: I am concerned at the application for a hotel on Fred Archer Way, where it is proposed to have one loading bay and up to six deliveries a day. There could be more than one delivery vehicle at a time – how will this be managed? The November 2008 parking survey said 56% of guests travelled by car, but the hotel say it would be 90%. With guests departing before 9 am, this will cause even more congestion. If guests arrive by train with a taxi from the station, there will be more congestion. Vehicles over 1.88m are unable to enter the car park, there will be staff cars plus cycles, mopeds, etc, and there is no provision for the disabled, who would find walking from the car park with their luggage difficult. Guests going to the races or the Sales will also use taxis – where will they alight? In addition, restaurants are proposed on the side of the island, which are not suitable and will be out of character. I ask that consideration be given to the impact on the highways and the town. The proposed hotel on the Cambridge Road will also cause more problems.**

Councillor Fletcher: NTC were aware of these concerns but on balance considered the benefits from trade, jobs, etc. FHDC will make a decision in February.

Mr Burnip: I am unable to comment prior to the application being considered in February.

Mr John Gosden: I spoke at an FHDC meeting, where it was deferred with a mind to refuse permission for the change of use from 24 flats, which were not financially viable. I am concerned at the impact of the extra traffic on the 600+ horses which cross the Fordham Road to the Severals every day and the 500 horses elsewhere in the town. It is madness to put a hotel there, it is impossible for emergency services and there are no proper facilities at the hotel – it is difficult to move through the town now and I ask that the decision be reconsidered. Trainers etc may leave the town. I also ask that the proposed hotel at the Clock Tower be refused.

Councillor Turner: The decision now rests with FHDC.

**6 Mrs Marcia Brown: Can this PA system please be rectified!**

**7 Mr Tony Pringle: The mis-spelling of a street name in the town has insulted the family concerned and now FHDC proposes to name another street with the correct spelling, which will cause confusion. I understand that consultation with residents of the misspelt street will have to take place to correct the mistake. Yet the name of the Rookery was changed to the Guineas with no consultation.**

Councillor Hirst: Consultation will have to take place before the street name can be changed. No insult was intended. The name of the Rookery was changed to The Guineas by Centenary, who own the site and have a legal right to change it.

Mr Burnip: The fault was an FHDC error and the correct procedures would have to be followed to change the name of the street to the correct spelling. This will be done if the town wishes it.

**8 Mrs Jean Bucknell: I came from Epsom 30 years ago and saw how the Town Council there destroyed the town – Newmarket is going the same way, I am ashamed of it and say please don't go down the same road but protect people's homes, the trainers and the racing industry.**

**9 Mrs June Mitchell: Will the development at the Guineas ever take place as there are very many empty shops there?**

Mr McCurdy: Planning consent has been granted for the development and, although there are no actual plans to do so at present, it could be implemented any time over the next 5 years

**10 A resident: What is the cost of car parking in Newmarket? Will there be a residents' parking scheme and how much was spent on consultants regarding parking?**

Mr McCurdy: I do not know the costs but parking in Newmarket is subsidised by tax payers. Consultants were employed to determine a car parking strategy and the introduction of parking charges.

Mr Burnip: Off-street parking is needed and parking charges have led to a bigger through-put of vehicles in the car parks. People no longer leave cars there all day, which was bad for business.

**11 Mrs Janet Anscombe: The racing industry is protected by the Newmarket Charter – is this upheld by NTC?**

Councillor Bailey: I am an owner/breeder of horses in training and assure you that any application relating to racing yards and racing land is very carefully scrutinised and referred to FHDC advising of the racing policy.

Mr Burnip: The Town Charter which protected horse-racing in Newmarket no longer exists – it was superseded by the Local Development Plan, which gives the same protection. It is intended that the Local Development Framework now being developed will carry on this protection.

Councillor Sadler: The 1960s Town Charter was between the Jockey Club, Newmarket UDC, the County Council and the Greater London Council and agreed the 3,000 overspill into the town. It was nothing to do with the racing industry.

**12 Dr John Calvert: I am concerned at the proposal to move the crossing opposite the Day Centre, which is used by the elderly Day Centre visitors, and put in two new ones, which would lead to even more traffic problems.**

Councillor Hirst: NTC rejected these proposals for the reasons given by Dr Calvert.

Mr Sore: A study will be undertaken this year to look at what pedestrian facilities are needed there. It is unlikely that a useful and well-used crossing will be removed.

**13 Mr Simon Davies: Do the Council have any influence on the proposed horse park on Cambridge Road? I believe it will cause traffic problems and congestion on roads leading into Newmarket.**

Councillor Turner: The site is in Cambridgeshire and NTC cannot speak for Cambs CC.

Mr McCurdy: FHDC work with ECDC and has been notified and consulted on that application. A planning recommendation will be made to ECDC following the FHDC planning meeting on 11<sup>th</sup> February.

Mr Richard Bristley, Egerton Stud: I agree with Mr Davies's concerns. The proposal includes a 100-bed hotel and equine facilities said to have been approved by the Olympic Committee, which is not so. Local breeders are concerned at the plan for 250,000 sq.ft. industrial units there which will have a significant impact on the approach to Newmarket and studs in that area. It will also impact on Newmarket and I ask that NTC make representations to FHDC to see if they can influence ECDC. I am also concerned at the waste pollution a development of this size will cause as the water under Newmarket is significant to breeders and the human population. I will object very strongly to this development, as will Lordship and New England Studs.

**14 Mrs Melanie Davies: I am dissatisfied with the consultation process regarding education in Suffolk and dismayed at the recommendation published on 28<sup>th</sup> January which summed up sound research evidence as ‘perception’ of the 3-tier system. The benefits of Middle Schools, as found by an independent researcher, have been lost in the report to Cabinet. Both NTC and FHDC are against the proposal, so what is going to be done to save our children’s education?**

Mr Stockley: The recommendation going to Cabinet is not a decision but a summary report with detailed evidence. All will be submitted to Cabinet and all will be looked at. SCC has listened very carefully – they will not be moving two Primary Schools.

Mrs Davies: I believe the retention of the Primary Schools is a sprat to catch a mackerel as you will still close the Middle Schools.

**15 Mr Arthur Badcock: At the 2007 Public Meeting, it was stated that the hazard of advertising boards etc on pavements was being looked into and it now appears the legality of taking action is being looked at. What legal power do Councils have to remove obstructions and what is the Health & Safety Executive doing?**

Councillor Bailey: I totally agree with your concerns and a sub-committee has been formed with representatives from FHDC and SCC to look into the problems. The CleanUp Newmarket Campaign is looking into the problems of A-boards, litter, etc and are seeking information on what rights NTC have to do something about them.

**16 Mr John Emery, Exeter Road: The problems associated with strings of horses crossing roads are getting worse as roads are busier. NTC is keen to keep the racing yards but there will soon be no horses as it is too difficult for them to get to the heath. Do NTC take these traffic problems seriously? The increased traffic at the proposed Hatchfield Farm development will lead to even more problems for horses crossing the Fordham Road and Bury Road. The town must be maintained as a training centre.**

Councillor Fletcher: I agree with these traffic concerns and if the development causes an increase it will be taken into account. The welfare of the horse-racing industry is very important to NTC.

Mr McCurdy: I agree absolutely - the horse-racing policy will move forward and be maintained and improved where possible, using alternatives such as horse-walks and crossings. However, Newmarket has to be developed for everyone, not just horses.

Mr Sore: SCC take horse-racing very seriously and are working with the Jockey Club on horse crossings in the town so the travelling public can recognise them.

**17 Mrs Joan Unwin, Save Historic Newmarket: Will the CleanUp Newmarket Campaign be extended to the nightclubs? I am horrified at the night-time economy – could the clubs be shut down?**

Councillor Hirst: This cannot be done but if sufficient evidence is found to prove a nuisance, their licence could be taken away. NTC is unable to act but residents can provide evidence to challenge the nightclub licences.

Mr Burnip: That's correct – pubs and clubs operate according to a licensing regime so FHDC liaise with the Police to impose conditions on licence compliance. Clubs cannot be closed down because you don't like them but if evidence is found of breach of these conditions, it will go back to the Licensing Committee for action. Regarding the associated litter problems, licences cannot be revoked on these grounds – the town is cleaned by 8 am, which is not desirable but is all that can be done.

**18 A resident: I believe there has been a breach of conditions over the height of the development in Bury Road. I complained to FHDC in November but have received no reply despite reminders.**

Mr McCurdy: I am not aware of the complaint but will investigate. My colleagues will be visiting the site with the agent to ascertain compliance with the plans.

N McCurdy

**19 Mr Raymond ?: What is being done about the improvements to the bus station in the Rookery as it is often congested with buses and accidents have occurred there.**

Mr Sore: £100,000 has been put aside to refurbish the bus station.

**20 Mr Roger ?: Regarding the refurbishment of the Memorial Hall, what about the boarded-up buildings in the town, the old swimming pool and the FHDC offices?**

Councillor Burch: The Memorial Hall has to be maintained. It was not designed as Council Offices, which should be downstairs for easy access. A large sum is spent each year on repairs so the Council are trying to improve the building.

Mr Burnip: The FHDC offices are being redeveloped with Flagship Housing for social housing.

**21 A lady: What is being done about Newmarket becoming a World Heritage Site Centre – is this process going ahead as I believe it would benefit the town?**

Councillor Fletcher: The nominated leader for this project is from the Horse Racing Museum. They are in favour but the government have suggested that new applications will not be looked at very favourably as there are too many sites in Europe. They are looking at tundra, rain forests, etc. It is an expensive and lengthy process which needs funding; the outcome was not sure and the chances remote.

**22 Mr Derek Notley: Police used to arrest the drunk and disorderly, now it is proposed to provide them with a coach, TV, etc, yet there is no evidence to close down the nightclubs!**

**23 Mrs Gill Robinson, High Street: I am immensely proud of Newmarket but it has its downside, such as litter, as has Bury St Edmunds. FHDC do a fantastic job of cleaning the town. Everyone has responsibility for daytime litter such as cigarettes and dog fouling in the street – don't gripe at the Councillors, who are doing a hard job under hard conditions, and residents should stop running the town down!**

**24 Ruth Allen: Paddocks School has been saved from closure, which I believe is a smoke-screen to disguise the closure of Scaltback and St. Felix. What is the point of closing successful schools before sorting out Newmarket College and getting good results? I have seen no plans saying what would be better – why not make Newmarket an example to the rest of the county?**

Mr Stockley: It is not a done deal – a recommendation was made to Cabinet and this will be followed by consultation. SCC smokescreen? We believe the best deal is a new primary school. The alternative is to extend each school on its present site. Continuing the 3-tier system does not fit with the principles to sustain education up to 50 years. There is room for improvement with the College and an action plan is in place with the Principal there. Both Middle Schools compare as average with other Suffolk schools but SCC don't want average. The new structure gives something to build on in future.

**Mrs Allen:** Thirty years ago it changed from 3-tier to 2-tier, now it is going back.

**25 Mr Steven Walsh, Unex: How much has been spent on Palace House Stables and how close are you to doing anything there?**

Mr Burnip: I don't have this information but I will get it. We are close to doing something but I can't say what at present as it is subject to discussion.

**Mr Burnip**

**26 Mr Mark Pearson: Children’s results will be worse in future.**

Mr Stockley: We believe they will achieve better results. There is great controversy and there will be scrutiny and monitoring in future to ensure standards don’t drop. We will ensure support and resource the change and monitor it.

**27 A lady: Since Green Road was cut off, dangerous rat runs have been created. Is NTC planning to block traffic from the High Street to Grosvenor Yard?**

Councillor Turner: There have been rat runs for many years, especially past All Saints School, some of which are now closed.

Mr Sore: This is controversial – I am not aware of any ban but will get back to NTC on it.

Mr Sore

Mr McCurdy: There has been an approach by Police to FHDC regarding exiting Grosvenor Yard into the High Street. FHDC have written to SCC regarding traffic/pedestrian closure of Grosvenor Yard and this will be discussed locally by NTC and users. It could be closed in one direction and made one-way.

**28 Rachel Hood: NTC say Newmarket is a unique case but are allowing a Premier Inn. FHDC say they will uphold the horse-racing policy and maps show sites for development on the strategic plan. The Action Group believe there is a special historic aspect and you can’t just put in more housing or horses won’t be able to train here and there will be no tourists for the racing, but FHDC want to develop Newmarket like other towns. We are not a dormitory town for Cambridge or Bury. Do FHDC view Newmarket as unique in the world and not subject to normal planning issues?**

Mr McCurdy: I agree with Councillor Fletcher and FHDC do view Newmarket as unique and have appropriate planning policies. The LDF is a bidding document of sites by landowners in Newmarket, some racing industry landowners. Decisions will be made when plans are submitted. There is pressure for houses in Newmarket and we must look at this or the government will impose them on us. The LDF is for discussion, the Core Strategy enquiry will be later this year. Newmarket is constrained, as are Mildenhall and Brandon, but Newmarket must have something. We try and do a good job and must plan growth positively.

**29 Mr George ?: Regarding the decision-making process, could planning issues be decided by the people in this room to help the decisions?**

Councillor Turner: This is a meeting of the Town Council and no referendum has been requested by the residents of the Newmarket.

Councillor Turner thanked all the members of the public, representatives from FHDC, SCC and Town Councillors for attending the Extraordinary Meeting of the Town Council which had been held to hear the public's views.

**09/01/8**

**DATE OF NEXT MEETING**

Monday, 23<sup>rd</sup> February 2009 at 7.00 pm

The business of the meeting concluded at 8.07 pm.

Signed : \_\_\_\_\_

Date : \_\_\_\_\_