Minutes of a Meeting of the Development & Planning Committee
Held on Monday 4th March 2013 at 6.00 pm at the Memorial Hall Newmarket

Attendance:
Councillor R Hood
Councillor J Berry
Councillor J Clarke
Councillor S Crickmere
Councillor J Fanshawe

Councillor D Hulbert
Councillor M Jefferys
Councillor G Lambton
Councillor C Pearce
Councillor C Turner
Councillor J Uney

Also Present: Isabelle Barrett – Town Clerk, Julie Ashton – Minute Assistant, 1 Member of the Press and 23 Member of the Public.

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<tr>
<th>Minute</th>
<th>Action by</th>
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<tr>
<td>D/13/03/1</td>
<td><strong>APOLOGIES</strong></td>
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<td>Apologies were received from Cllrs Bovill, Hudson, Jaggard and Webb. Cllr Jefferys joined the meeting later following his attendance at a FHDC meeting.</td>
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<td>The Chair welcomed members of the Public and explained the procedures for members of the Public to speak for three minutes on any of the items listed on the agenda. The Chair proposed that the meeting would follow the normal procedure and that item 7 would be brought forward to receive the presentation on application F/2013/0060/FUL – Change of use at Brickfield Stud. This would be followed by questions/statements from the Public and the following was agreed.</td>
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<td>D/13/03/1.01</td>
<td><strong>Resolved</strong></td>
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<td>That following Matters Arising item 7 be brought forward to allow Members to receive the presentation on application F/2013/0060/FUL – Change of use at Brickfield Stud followed by questions/statements from the Public.</td>
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<td>D/13/03/2</td>
<td><strong>DECLARATION OF MEMBERS INTERESTS &amp; CONSIDER UPDATE OF REGISTER OF INTEREST</strong></td>
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<td>Cllr Lambton declared a pecuniary interest in item 7 and 8 for application F/2013/0060/FUL – Change of use at Brickfield Stud.</td>
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<td>Cllr Clarke declared a personal interest in application F/2013/0050/HOU – 142 Valley Way Newmarket.</td>
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<td>Cllr Fanshawe declared an interest in application F/2013/0051/FUL – New Astley Club Fred Archer Way Newmarket.</td>
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D/13/03/3  TO CONSIDER ANY REQUESTS RECEIVED FOR MEMBERS DISPENSATION
None noted.

D/13/03/4  TO CONFIRM THE MINUTES OF THE MEETING HELD ON 18TH FEBRUARY 2013
Members received the minutes of the Development & Planning Committee held 18th February 2013 and agreed the following:

D/13/03/4.01 Resolved
That the minutes of the Development & Planning Committee meeting held 18th February 2013 be adopted and signed as a true record by Cllr Hood.

D/13/03/5  MATTERS ARISING
D/13/02/21 – Consideration of Premises Licence Applications for future Agendas – Town Clerk confirmed that the FHDC Planning Portal will in future be checked for any future premises licence applications prior to the D&P Agenda being issued.

D/13/02/21 – ECDC – Assistant to Town Clerk e-mailed the relevant ECDC website link to their Local Plan to all D&P Members. Town Clerk confirmed that no Local Plan consultation papers had been received from ECDC however, ECDC had consulted all villages under their authority, including those surrounding Newmarket. The Chair requested that this be placed on the next agenda of the D&P Committee.

D/13/02/22.01 Resolved – Planning clarification on revisions to applications - Assistant to Town Clerk was not available to provide an update on this item.

D/13/02/26 – Streamlining the planning application process consultation – Town Clerk advised that it was unlawful to give delegated powers to one Councillor to respond to the 10 questions on streamlining the planning process consultation, however it would be acceptable for a Councillor to submit a response in their private capacity. A proposal was made that Cllr Fanshawe and the Town Clerk work with Cllr Hood to respond to the questions as representatives of NTC.

D/13/03/5.01 Resolved
That Cllr Hood, Fanshawe and the Town Clerk respond to the questions on the streamlining of planning applications as representatives of NTC.

Councillor Lambton declared a pecuniary interest and left the meeting.

D/13/03/6  TO RECEIVE A PRESENTATION IN CONNECTION WITH PLANNING APPLICATION F/2013/0060/FUL IN RESPECT FOR A CHANGE OF USE OF THE PADDOCKS AT THE BRICKFIELD STUD
Representatives from Wilby & Burnett LLP gave a presentation on the proposed change of use for the paddocks at Brickfield Stud.

Jennifer Ross gave an outline of the development and explained that the FHDC Local plan had initially allocated the George Lambton playing fields for business/science park development but this was changed in 2010 for a supermarket, business and residential use. The policy had always designated the George Lambton fields for development subject to finding replacement land for the playing fields in Newmarket. The policy also designated that the Jockey Club land would be taken out of use and used to relocate the playing fields.

A development strategy was put forward using these allocations and was split into 2 phases. Phase 1 would develop half of the playing fields for a supermarket and the other half would be for residential housing in phase 2. A commitment was made to replace the current playing fields at another location and to upgrade the facilities for Newmarket College but there would also be an opportunity to increase the capacity using the Jockey Club land. When the Jockey Club were approached, they were informed that the land was no longer available for development and an alternative location was sought. Brickfield Stud was selected as the alternative and there would be enough land to replace all of the George Lambton fields plus land that could be developed by the football club in the future.

D/13/03/7 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

John Olive, Chairman of Newmarket Football Club spoke in favour of the development. They currently have 350 children aged 5-17 and 18-20 year olds at the club and did not have sufficient facilities. Younger children do not play on a full size pitch and FHDC would not re-mark the pitches at the George Lambton playing fields. Funding was available and this would be a golden opportunity to enhance the facilities of the Town. The George Lambton fields were open to the public and were not a safe environment for the children. Brickfields Studs would also be open to the public but would be supervised by the club.

Mark Hadleigh added that it was a priority of Sport England to have sporting hubs and the George Lambton and Newmarket Football Club were not big enough and that this was a wonderful opportunity to have all of the facilities in one place.

Ms Chase, a resident who lived opposite the proposed site was opposed to the plans as she felt that the long term implications on the immediate area and population had not been taken into consideration. The change of use would increase traffic, noise and lighting against the loss of wild life, flora and fauna. This development would go against the need to
keep Newmarket special.

Ms Hathaway felt that the development would end up being for the sole use of the football club and that in Phase 1 only 4 matches would be played at the weekend but this would increase as the club develop the site. Road infrastructure had not been considered and she objected on the grounds of noise pollution, loss of open space and it would change the rural character and be detrimental to horse racing. There was an unsatisfactory demand for paddock land and more use should be made of paddock land that becomes available which is why we have planning policies to protect it. The proposed acoustic fence would not reduce the noise sufficiently.

Another resident added that Exning was a village which was divided from Newmarket by the paddocks and this proposal would see it become a suburb of Newmarket and the village would cease to exist. The acoustic fence that was put up to stop the noise from the A14 did not work so the proposed acoustic fence for the development would also not reduce the noise.

Another resident advised that there had been many road accidents and increased pedestrians would cause havoc.

*Cllr Jefferys joined the meeting and would observe for the rest of this item.*

The following application was brought forward from week 7:

F/2013/0060/FUL - Change of use to community football facilities to include 4 football pitches, 1 modular building and car park area. (Major Development and Departure from the Development Plan) - Brickfield Stud Exning Road Newmarket.

Members considered the change of use taking the points raised by the Public into account and recommended the following:

**D/13/03/7.01 Recommendation**

The Committee objected to the change of use on grounds including the following:

- Increased traffic
- Development of stud land was contrary to the Horse Racing Policy
- Potential damage to the environment
- Increased noise
- Light pollution
- Detrimental effect on flora and fauna
- NTC had already objected to the development of the George Lambton fields

A vote was taken with 6 for and 3 against and the recommendation
would go to the Town Council on 25th March. The Chair urged the public to register their objections with FHDC.

All but 3 members of the Public left the meeting.

Sarah Beckett was surprised that the applications for George Lambton, Newmarket College and the Brickfields Stud were all now linked and added that the presentation suggested that this has got to happen. She accepted that some form of development may be necessary but it needed to be done in a transparent, sympathetic and sensitive way. She felt that it was not appropriate for the Mayor of the Town to be a developer.

Town Clerk advised that the presentation said that they needed to find an alternative open space rather must find and that was their obligation.

Regarding the Mayor being a developer, all Cllrs were fully aware that Cllr Lambton had a significant planning application before he was elected. Elected Cllrs come from a wide range of backgrounds and the Law allows Cllrs to declare an interest where there was a conflict of interests.

**D/13/03/8**  
**CURRENT PLANNING APPLICATIONS**

**Week 7**

**D/13/03/8/01** F/2013/0050/HOU - Erection of a single storey front extension - 142 Valley Way Newmarket.

D/13/03/8.01 Resolved  
The Committee voiced no objections subject to confirmation that notices had been displayed in the vicinity.

**D/13/03/8/02** F/2013/0051/FUL - Alterations to existing building including new windows and entrance porch and the creation of new first floor B1 office space - The New Astley Club Fred Archer Way Newmarket.

D/13/03/8.02 Resolved  
The Committee voiced no objections.

**Week 8**

**D/13/03/8/03** F/2013/0047/COU - Change of use from B2 (industrial) to D2 (assembly and leisure) to provide Health and Fitness Facilities (Development Affecting a Public Right of Way) - Unit 10 Minton Enterprise Park Oaks Drive Newmarket.

D/13/03/8.03 Resolved  
The Committee voiced no objections subject to the continuation of the right of way.

**D/13/03/9**  
**TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY FHDC**

FHDC Planning Determinations received during weeks 7 and 8 are as..
Application | Description | Address | FHDC Decision | TC Decision  
--- | --- | --- | --- | ---  
F/2012/0431/COU | Revised scheme to that approved under F/2010/0863/COU- Conversion of first and second floors from B1 (office) to C1 (serviced apartments) and construction of third floor serviced apartments (26 apartments in total). Extension to enclose fire escape. (Development affecting a Public Right of Way) | Waterwitch House 46 Exeter Road Newmarket | Approved subject to Legal agreement | No objections  
F/2012/0608/HOU | Retrospective application - Erection of a detached triple garage to front of property with alterations to vehicular access, boundary wall and new entrance gates | Hurworth House Fordham Road Newmarket | Not noted | No objections  
F/2012/0672/FUL | Erection of three storey dwelling (following demolition of existing bungalow) | Dayrell Falmouth Avenue Newmarket | Approved with conditions | No objections  
F/2013/0009/FUL | Installation of external horticulture units to the front of the store and associated works. | Waitrose Ltd Fred Archer Way Newmarket | Approved with conditions | No objections  
F/2012/0727/LBC | Replacement of fire damaged roof to stable block and replacement of water damaged ceilings below | Bedford House Stables 7 Bury Road Newmarket | Approved with conditions | No objections  
F/2012/0772/TPO | 1 No Ornamental Prunus - crown reduce by 25% | The Garden Cottage 6 Argent Place Newmarket | Approved with conditions | No objections  
F/2013/0006/EOTH | Extension of time for planning application F/2009/0745/HOU - erection of single storey front and rear extensions | 47 Drinkwater Close Newmarket | Approved with conditions | No objections  
F/2013/0017/TPO | 1 No Maple tree (T1) - crown reduce southern side by 2m | 7 Argent Place Newmarket | Approved with conditions | No objections  

**D/13/03/10  ** PLANNING APPLICATION WITHDRAWLS  
**F/2012/0753/FUL** - Erection of single storey B8 industrial development with ancillary office, associated car parking and service yard. Plot 7B Land of Studlands Park Avenue Newmarket Business Park Newmarket.  
**F/2012/0645/FUL** - Proposed Travelator and enclosure - Prestige Place Millennium Stables Snailwell Road Newmarket.  

**D/13/03/11  ** PLANNING APPLICATION APPEALS  
None noted.  

**D/13/03/12  ** FEEDBACK FROM FHDC PLANNING MEETINGS  
None noted.  

**D/13/03/13  ** TO REVIEW VARIATION OF PREMISE LICENCE APPLICATIONS AND TO RECEIVE WHERE RELEVANT ANY FEEDBACK FROM TOWN REPRESENTATIVES AT ATTENDANCE AT LICENSE HEARINGS  
The following Premises Licence application had been logged at the FHDC Planning Portal:  
Applicant Trust Inns Ltd has submitted a premise licence application for the Cherry Tree public House located a 117 Exning Road in Newmarket.
The variation of Premises Licence requests an extension of licensable hours to sell breakfast as follows:

*The sale by retail of alcohol for consumption on and off the premises as follows:

#Opening and Closing hours of the licensed premises as follows:

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<tr>
<th>Current Trading Hrs*</th>
<th>Current Opening Hrs</th>
<th>Proposed Trading Hrs#</th>
<th>Proposed Opening Hrs</th>
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<tr>
<td>Mon – Sat 11am – 1.00am</td>
<td>Mon – Sat 11.00am – 2.30am</td>
<td>Mon – Sat 7.00am – 1.00am</td>
<td>Mon – Sat 7.00am – 2.30am</td>
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<td>Sun 12.00 noon – 1.30am</td>
<td>Sun 12.00 noon – 1.30am</td>
<td>Sun 8.00am – 1.30am</td>
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Members considered the variation and agreed the following:

D/13/03/14/01 Resolved
The Committee voiced no objections.

D/13/03/14 CORRESPONDENCE
None noted.

D/13/03/15 DATE OF NEXT MEETING
Monday 18th March 2013 at 6.00pm in the Memorial Hall.

Meeting closed at 7:26 pm.

Signed ______________________________ Date ____________________