

Membership as from May 2019

Councillor Lay - Chairman
Councillor Caesar
Councillor De'Ath
Councillor Drummond
Councillor Hirst
Councillor Hood
Councillor Hulbert
Councillor Jeffreys
Councillor Kerby
Councillor O'Neill



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667 227

You are hereby summoned to attend a meeting of the

DEVELOPMENT AND PLANNING COMMITTEE

to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

On Monday 16th December 2019 at 6pm

AGENDA

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. Chair to read fire safety notice and announce that proceedings may be filmed or recorded.
2. **APOLOGIES** To receive and accept apologies for absence
3. **REGISTER OF INTERESTS** Declaration of Members' Interests & to remind Councillors of the need to keep up to date their Register of Members' Interests and to consider any requests received for Members' Dispensation.
4. **MINUTES OF PREVIOUS MEETING** To receive and confirm the minutes of the meeting held on 2nd December 2019 and any matters arising
5. **PUBLIC PARTICIPATION** 'An invitation to members of the public to put questions or statements of not more than 3 minutes duration. Resolutions can only be made on items that are on the agenda, but Councillors are very happy for matters relating to the Town to be brought to their attention
6. **PLANNING APPLICATIONS** - West Suffolk Council – Lists 44 – 49 Attached
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
8. **PLANNING APPLICATIONS** - East Cambs
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** – Lists 44 – 49 Attached
10. **LICENCING** - To discuss any Licensing Applications
11. **NEWMARKET NEIGHBOURHOOD PLAN REFERENDUM** – To receive an update
12. **CONSULTATION:** West Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) October 2019 stakeholder consultation/engagement – to note the deadline extension to 17th December and determine a response: https://www.westsuffolk.gov.uk/planning/Planning_Policies/strategic-housing-and-economic-land-availability-assessment-shelaa-september-2019-stakeholder-consultation-engagement.cfm
13. **CONSULTATION:** West Suffolk Sustainable Services Information – to note the deadline extension to 17th December and determine a response
14. **CORRESPONDENCE:**
15. Date of next meeting: **Monday 6th January 2020**
16. To note items for consideration at the next meeting

Signed... .., Town Council Manager,

DATE: 11/12/2019

To: Char & Members of D&P Committee, Other Council Members & the Press



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 2nd December 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Caesar
Councillor J De'Ath
Councillor W Hirst

Councillor R Hood
Councillor P Hulbert
Councillor Jefferys
Councillor C O'Neill

Also Present: Cathy Whitaker - RFO, Christy Argyroudi – Events Manager, Julie Ashton – Minute Assistant, Tom Mann and an associate – SCC and 1 Member of the Public.

Minute		Action by
D/19/12/1	<u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u> The Chairman opened the meeting and read out the Fire Safety Notice and confirmed that proceedings may be filmed or recorded	
D/19/12/2	<u>APOLOGIES</u> Apologies were received from Cllrs Drummond and Kerby.	
D/19/12/3	<u>DECLARATION OF MEMBERS INTERESTS & TO REMIND COUNCILLORS OF THE NEED TO KEEP UP TO DATE THEIR REGISTER OF MEMBER'S INTERESTS AND TO CONSIDER ANY REQUESTS RECEIVED FOR MEMBER'S DISPENSATION</u> None noted.	
D/19/12/4	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 18TH NOVEMBER 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 18 th November 2019 and the following was agreed: <u>D/19/12/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 18 th November 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/19/12/5	<u>PUBLIC PARTICIPATION 'AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES DURATION. NO RESOLUTIONS CAN BE MADE BUT COUNCILLORS ARE VERY HAPPY FOR MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION</u>	

None noted.

D/19/12/6 TREE APPLICATIONS

D/19/12/6/1 DC/19/2210/TCA - Trees in a Conservation Area on Lincoln Lodge.

D/19/12/6.01 Resolved

The Committee encourages responsible tree management. The Committee DOES NOT OBJECT to this application

D/19/12/6/2 DC/19/2222/TCA - Trees in a Conservation Area on Bury Road.

D/19/12/6.02 Resolved

The Committee OBJECTED to this application. Newmarket Town Council actively encourages responsible tree management and considered that this application should be reviewed by the West Suffolk Tree Officer. If the trees are to be felled, the Committee requests the planting of suitable replacement trees.

D/19/12/6/3 DC/19/0687/TCA - Trees in a Conservation Area on Abernant Drive. This application was withdrawn.

Cllr Hirst joined the meeting

D/19/12/6/4 DC/19/2044/TCA - Trees in Conservation Area on Fordham Road. This application had been considered previously.

D/19/12/6/5 DC/19/2258/TPO - Trees in preservation order on Weston Way. This application had been considered previously.

D/19/12/7 PLANNING APPLICATIONS

D/19/12/7/1 DC/19/1512/P3CPA – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from A1 (shop) to A3 (cafe) - 121 Freshfields Newmarket Suffolk.

This applications had been considered previously.

It was noted that the weekly lists for weeks 44 and 45 were not available and these would be considered at the next meeting.

Tom Mann and an associate - SCC joined the meeting

The Chairman proposed that item 5 be revisited and the following was agreed:

D/19/12/7.02 Resolved

That item 5 be revisited.

D/19/12/8 PUBLIC PARTICIPATION ‘AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES DURATION. NO RESOLUTIONS CAN BE MADE BUT COUNCILLORS ARE VERY HAPPY FOR MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION

Tom Mann – Flood & Water Project Officer SCC gave a presentation on the Surface water management plan for Newmarket and talked through the options to mitigate the flood risk. There was also a discussion about Newmarket Brook and the ongoing issue of the bad odour which was still being looked into.

A member of the public joined the meeting.

The options to mitigate the flood risk were considered and the following was agreed:

D/19/12/8.01 Recommendation

That NTC supports mitigation option 4 to prevent future flooding in Newmarket.

The Chairman thanked Tom for the presentation and he, along with his associate left the meeting.

A resident spoke to the cross border planning application for the development of 4 houses on land at Wooditton Road. The Committee had already considered the East Cambs part of the application and he requested that a concern regarding pedestrian safety be raised when the Committee considers the West Suffolk part of the application.

The Chairman thanked the resident for his comments and he left the meeting.

D/19/12/9 AMENDED AND DEFERRED PLANNING APPLICATIONS

None noted.

D/19/12/10 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/19/12/11 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 44 and 45.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/2477/FUL	Planning Application - 79 no. dwellings, a new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping	Land At Brickfield Stud Exning Road Newmarket Suffolk	Approved	No objections
DC/19/1664/FUL	Planning Application - change the use of (i) basement and ground floors from (class A1) retail to (class A3) restaurant (ii) install extraction flue to rear elevation	89-95 High Street Newmarket	Approved	No objections
DC/19/1665/LB	Application for Listed Building Consent - (i) install kitchen provisions (ii) 1no. extraction flue to rear elevation to ground floor (iii) installation of 2no. wc in the basement	89-95 High Street Newmarket	Approved	No objections
DC/19/1836/HH	Householder Planning Application - Front porch (following demolition of existing front canopy)	17 Carson Walk Newmarket	Approved	No objections
DC/19/1902/TCA	Trees in a Conservation Area Notification - 25no. Leylandii (G1 on plan) reduce height by 6 metres	Abington Place 44 Bury Road Newmarket Suffolk	Approved	No objections
DC/19/1948/TCA	Trees in A conservation Area	Piers House Rayes	Approved	Objected

	Notification - (i) 1no. Cherry (T1 on plan) Crown lift to 3 metres above ground level (ii) 1no. Walnut (T2 on plan) - Reduce lower lateral limb over neighbours property by 1 metre (iii) 1no. Pine (T3 on plan) and 1 no. Walnut (T4 on plan)- Fell to ground level and (iv) 10no. Sycamore (T5 - T14) - Crown lift to clear roof by 4 metres	Lane Newmarket		
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The following withdrawn application was noted:

DC/19/0889/FUL - Access To Palace House Stables Vicarage Road Newmarket Suffolk; Installation of ball stop netting above existing fence.

D/19/12/12 PLANNING APPROVALS

The following planning approvals were noted:

D/19/12/11/1 DC/19/1512/P3CPA, Prior Approval Application under Part 3 of the Town and Country Planning - Change of use from A1 (shop) to A3 (cafe).

D/19/12/11/2 DC/19/1840/TPOTPO 234(1972) Tree Preservation Order -T2 beech, reduce lateral crown spread to by 1.5-2 metres, to appropriate pruning points, in line with BS3998:2010.

D/19/12/13 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/19/12/14 CORRESPONDENCE

None noted.

D/19/12/15 PROPOSAL – TO SET UP A WORKING GROUP TO INVESTIGATE HAZARDOUS ROAD JUNCTIONS

Members were advised that concerns had been raised regarding dangerous junctions in Newmarket. The proposal was considered and the following was agreed:

D/19/12/15.01 Recommendation

That NTC set up a working group to investigate dangerous junctions in Newmarket.

D/19/12/16 DATE OF NEXT MEETING

Monday 16th December 2019 at 6.00pm at the Memorial Hall.

D/19/12/17 TO NOTE ANY ITEMS FOR NEXT MEETING

- Weekly planning lists for weeks 44, 45, 46 and 47.

Meeting closed at 7:10pm.

Signed _____

Date _____

WEST SUFFOLK COUNCIL

PLANNING & REGULATORY SERVICES

APPLICATIONS REGISTERED BETWEEN 28.10.2019 – 01.11.2019

WEEK 44

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/2123/FUL VALID DATE: 22.10.2019 EXPIRY DATE: 17.12.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application – 1no. menage APPLICANT: Variam Stables AGENT: Mr Andrew Fleet MCIAT CASE OFFICER: Elizabeth Dubbeld	Carlburg Stables 49 Bury Road Newmarket CB8 7BY GRID REF: 565353 264714
DC/19/2170/HH VALID DATE: 31.10.2019 EXPIRY DATE: 26.12.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application – Detached annexe APPLICANT: Mr Vince Canning AGENT: Mr Sebastian Smith CASE OFFICER: Alice Maguire	The Croft Falmouth Avenue Newmarket CB8 0NB GRID REF: 563745 263056

WEST SUFFOLK COUNCIL

PLANNING & REGULATORY SERVICES

APPLICATIONS REGISTERED BETWEEN 04.11.2019 – 08.11.2019

WEEK 45

APPLICATION NO.	PROPOSAL	LOCATION
<u>DC/19/2176/LB</u> VALID DATE: 04.11.2019 EXPIRY DATE: 30.12.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent – Alterations to facilitate the conversion of office space and function rooms into 31no. en-suite guest rooms (Retrospective) APPLICANT: Mr P. Brodel & L. McCarthy AGENT: Mr Dennis Brocklesby – Lynwood Associates Ltd CASE OFFICER: Ed Fosker	Marlborough Club Kingston Passage Newmarket CB8 8EN GRID REF: 564371 263283
<u>DC/19/2181/VAR</u> VALID DATE: 04.11.2019 EXPIRY DATE: 30.12.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application – Variation of condition 2 of DC/16/1212/FUL – to allow use of revised plans to increase number of guest rooms to 31no. ensuite guest rooms (retrospective) APPLICANT: Mr P. Brodel & McCarthy AGENT: Mr Dennis Brocklesby – Lynwood Associates Ltd CASE OFFICER: Ed Fosker	Marlborough Club Kingston Passage Newmarket CB8 8EN GRID REF: 564371 263283
<u>DC/19/2207/TCA</u> VALID DATE: 07.11.2019 EXPIRY DATE: 19.12.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification (i) 1no. Goat Willow – fell (ii) group of Sycamores – crown lift to 4 metres, reduce height and spread by 2 metres APPLICANT: Mrs Allie Trueman AGENT: Mr Elliott Brydon – Eastwood Tree Services CASE OFFICER: Falcon Saunders	1 The Maltings Brewers Lane Newmarket CB8 7FP GRID REF: 564394 263999

WEST SUFFOLK COUNCIL

PLANNING & REGULATORY SERVICES

APPLICATIONS REGISTERED BETWEEN 11.11.2019 – 15.11.2019

WEEK 46

APPLICATION NO.	PROPOSAL	LOCATION
<u>DC/19/2213/TPO</u> VALID DATE: 08.11.2019 EXPIRY DATE: 03.01.2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 1978 02 Tree Preservation Order – 4no. Horse Chestnuts (T1, T2, T3 and T4 on plan and T5, T6, T7 and T8 on order) crown lift to 5 metres above ground level, reduce height of overextended stems toward property by up to 2 metres and reduce lateral limbs towards property by up to 1 metre APPLICANT: Mrs MacMichael AGENT: Mr Stephen Rapin – SP Landscapes & Tree Contractors CASE OFFICER: Adam Yancy	The Chestnuts 12A Saint Albans Newmarket CB8 7AJ GRID REF: 564247 264793
<u>DC/19/2222/TCA</u> VALID DATE: 12.11.2019 EXPIRY DATE: 24.12.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification – (i) 5no. Hornbeam – Crown raise by up to 1 metre and overall crown thin by up to 3 metres (ii) 2no. Silver Birch - fell APPLICANT: Dr Rupert Wace CASE OFFICER: Adam Yancy	Boyarin Lodge 30 bury Road Newmarket CB8 7BT GRID REF: 565199 264241

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/2210/TCA VALID DATE: 15.11.2019 EXPIRY DATE: 27.12.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification – (i) 1 no. Cedar (T1 on plan) lateral crown reduction by up to 2 metres on southern aspect, reduce in height by up to 3 metres and crown thin by 15% (ii) 1no. beech (T2 on plan) reduce 5 lowest branches over driveway by 2 metres (iii) 1no. Cormas (T3 on plan) overall crown reduction by 1 metre (iv) 1no. Fig (T4 on plan) reduce southern lateral limb by 1.5 metres (v) 1no. Willow (T6 on plan) overall crown reduce by 2 metres and (vi) 1no. Cherry (T7 on plan) reduce lower limb by 2 metres APPLICANT: Mrs Bailey AGENT: Miss Kirsty Hewitt – Eastern Landscape Service Limited CASE OFFICER: Falcon Saunders	Lincoln Lodge Rayes Lane Newmarket CB8 7AB GRID REF: 564427 263806
DC/19/2258/TPO VALID DATE: 15.11.2019 EXPIRY DATE: 10.01.2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 1972 (234) Tree Preservation Order – 1no. Maple (T1 on plan and within A2 on order) remove 3 overhanging limbs (indicated yellow on attached photographs) APPLICANT: Mr John Taylor – Vertas Group Ltd CASE OFFICER: Adam Yancy	76 Weston Way Newmarket CB8 7SF GRID REF: 563979 264727

WEST SUFFOLK COUNCIL

PLANNING & REGULATORY SERVICES

APPLICATIONS REGISTERED BETWEEN 02.12.2019 – 06.12.2019

WEEK 49

APPLICATION NO.	PROPOSAL	LOCATION
<u>DC/19/2119/TPO</u> VALID DATE: 02.12.2019 EXPIRY DATE: 27.01.2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 04 (1994) Tree Preservation Order – 1no. Copper Beech (T6 on Order) overall crown reduction by 2 metres APPLICANT: Mrs Sharon Coe AGENT: Mr Adam Lewis – Adam Lewis Tree Surgery CASE OFFICER: Adam Yancy	7 Heasman Close Newmarket CB8 0GR GRID REF: 563838 264308
<u>DC/19/2278/FUL</u> VALID DATE: 02.12.2019 EXPIRY DATE: 27.01.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application – Change of use from office (class B1) to beauty treatment clinic (class D1) APPLICANT: Mrs Beverley Hayward CASE OFFICER: Alice Maguire	3 Rous Road Newmarket CB8 8DH GRID REF: 564560 263498
<u>DC/19/2344/HH</u> VALID DATE: 29.11.2019 EXPIRY DATE: 24.01.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application – Single storey rear extension (part-retrospective) APPLICANT: Mr J Chu AGENT: Mr Anthony Smith – AJS Architecture Ltd CASE OFFICER: Lewis Halliday	2 Hill Close Newmarket CB8 0NR GRID REF: 563344 263402

WEST SUFFOLK COUNCIL**PLANNING & REGULATORY SERVICES****DECISIONS WEEK ENDING 01/11/2019****WEEK 44****PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK**

APPLICATION NO.	PROPOSAL	LOCATION
DC/18/2477/FUL DECISION: Approve Application DECISION TYPE: Committee ISSUED DATE: 30.10.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application – 79 no. dwellings, a new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping APPLICANT: c/o agent, CALA Homes (North Home Counties) Ltd AGENT: Miss Ella Murfet	Land At Brickfield Stud Exning Road Newmarket
DC/19/1664/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 31.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent – (i) install kitchen provisions (ii) 1no. extraction flue to rear elevation to ground floor (iii) installation of 2no. wc in the basement APPLICANT: G&S Towers AGENT: Graham Murdoch	89-95 High Street Newmarket CB8 8JH
DC/19/1665/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 31.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application – change the use of (i) basement and ground floors from (class A1) retail to (class A3) restaurant (ii) install extraction flue to rear elevation APPLICANT: G&S Towers AGENT: Graham Murdoch	89-95 High Street Newmarket CB8 8JH
DC/19/1836/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 30.10.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Householder Planning Application – Front porch (following demolition of existing front canopy) APPLICANT: Mr Dave Sizer AGENT: Mr M R Designs	17 Carson Walk Newmarket CB8 0DR
DC/19/1902/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 29.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in A conservation Area Notification – 25no. Leylandi (G1 o plan) reduce height by 6 metres APPLICANT: Mrs Lara Briggs AGENT: Mr Josh Parry - ATC	Abington Place 44 Bury Road Newmarket CB8 7BT

PLANNING & REGULATORY SERVICES

WEEK 45

WEEK 45

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1690/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 04.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Proposed single storey rear extension APPLICANT: Mr Geoff Powell AGENT: Mr Dennis Brocklesby - Lynwood Associates Ltd	22 Fitzroy Street Newmarket CB8 0JW
DC/19/2002/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 5 Nov 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Sycamore, 1no. Horse Chestnut, 2no. Beech, 1no. Lime and 1no. Yew - Crown raise to 6 metres above ground level APPLICANT: Mrs Salice AGENT: Mr Josh Parry - Anglia Tree Contractors	The Kremlin Bungalow 1A Bury Road Newmarket Suffolk CB8 7BX
DC/19/2044/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 08.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 5no. Cypress, 1no. Leyland Cypress and 1no. Sycamore - fell APPLICANT: Mr Steve Hall AGENT: Mr Chris Cole	Long Cottage Fordham Road Newmarket CB8 7AA
DC/19/2045/TCA DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 08.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1 no Lime (blue on plan) crown lift to 5 metres and 2 no. Sycamore (red on plan) Crown lift to 4 metres above ground level; T2(blue on sketch map)- crown lift up to 6 metres above ground level. APPLICANT: Mrs Jane George AGENT: Mr Sam Shepherd-Barron	Reydon Lodge 38 Bury Road Newmarket CB8 7BT

WEEK 46

PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/0079/FUL DECISION: Approve Application DECISION TYPE: Committee ISSUED DATE: 11.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building (iii) Detached garage adjacent Nell Gwynne House APPLICANT: Mr Mike Kean, Review Hotels (Limited) AGENT: Mr Corrie Jones - 3DReid	The Rutland Arms Hotel 33 High Street Newmarket CB8 8NB
DC/19/0080/LB DECISION: Approve Application DECISION TYPE: Committee ISSUED DATE: 11.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building APPLICANT: Mr Mike Kean, Review Hotels (Limited) AGENT: Mr Corrie Jones - 3DReid	The Rutland Arms Hotel 33 High Street Newmarket CB8 8NB
DC/19/1840/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 11.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 234(1972) Tree Preservation Order -T2 beech, reduce lateral crown spread to north-east, by 1.5-2 metres, to appropriate pruning points, in line with BS3998:2010 APPLICANT: Mr Shevki AGENT: Mr Cole - Eastern Tree Surgery	Land Rear Of 3 Weston Way Newmarket Suffolk
DC/19/1861/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 13.10.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Building to be used as storage facility in connection with existing factory unit APPLICANT: Mr Kevin Baker, Arken POP International	Studlands Park Industrial Estate, Unit 10 Studlands Park Avenue Newmarket CB8 7EA
DC/19/1912/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 13 Nov 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey front extension APPLICANT: Mr & Mrs Joel Clarke-Morgan AGENT: Mr Michael Barton	47 Edinburgh Road Newmarket CB8 0QE

WEST SUFFOLK COUNCIL**PLANNING & REGULATORY SERVICES****DECISIONS WEEK ENDING 22/11/2019****WEEK 47****PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK**

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1837/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 18.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification – 2no. Lime trees (marked green on plan) – fell APPLICANT: Sir Mark Prescott AGENT: Mr Chris Cole – Eastern Tree Surgery	Heath House Moulton Road Newmarket CB8 8DU
DC/19/1469/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 16.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application – Change of use of highway land to provide outdoor seating area (6 no. tables_) APPLICANT: Mr Mehmet Yarmak AGENT: Mr Dennis Brocklesby	3 High Street Newmarket CB8 8DU

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APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1967/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 27.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application (i) Replace entrance doors (ii) replace first floor windows to front and rear elevations APPLICANT: D&A (2051) LTD AGENT: Le Sage Associates	104 High Street Newmarket CB8 8JQ
DC/19/1979/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 25.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent – Internal reordering to ground floor level of the Jockey Club Chambers building including (i) demolition of internal walls (ii) re location of 1no. Fire door (iii) balustrade to existing staircase (iv) insertion of 1no. door to flat above APPLICANT: Mr Patton AGENT: Mr Peregrine Bryant	Jockey Club Chambers 101 High Street Newmarket CB8 8JL
DC/19/2036/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 26.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application – Single storey side and rear extension (following removal of existing conservatory) APPLICANT: Mr S White AGENT: Mr Dennis Brocklesby	64 High Street Newmarket CB8 8LB
DC/19/2098/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 26.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Application for Listed Building Consent – replacement of internal doors APPLICANT: Newmarket Open Door AGENT: Mr Dennis Brocklesby – Lynwood Associates Ltd	Windsor House 184 High Street Newmarket CB8 9AP

DC/19/2109/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 27.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Tree in a Conservation Area Notification – 1no. Copper Beech (CB1 on plan) – Overall crown reduction by up to 1.5 metres, reduce to give 2 metres clearance from adjacent structures. APPLICANT: Revd John Hardy AGENT: Mr Alexander Talbot – Tree Surgery Services	64B Exning Road Newmarket CB8 0AB

WEST SUFFOLK COUNCIL**PLANNING & REGULATORY SERVICES****DECISIONS WEEK ENDING 06/12/2019****WEEK 49****PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK**

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1985/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 02.12.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey side and rear extension APPLICANT: Mr K Galik AGENT: Michael Bullivant Associates	12 Melrose Gardens Newmarket CB8 8EW
DC/19/2170/HH DECISION: Withdrawn/Abandoned DECISION TYPE: Delegated ISSUED DATE: 03.12.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application – Detached annexe APPLICANT: Mr Vince Canning AGENT: Mr Sebastian Smith	The Croft Falmouth Avenue Newmarket CB8 0NB

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WEEK 45

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1690/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 04.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Proposed single storey rear extension APPLICANT: Mr Geoff Powell AGENT: Mr Dennis Brocklesby - Lynwood Associates Ltd	22 Fitzroy Street Newmarket CB8 0JW
DC/19/2002/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 5 Nov 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Sycamore, 1no. Horse Chestnut, 2no. Beech, 1no. Lime and 1no. Yew - Crown raise to 6 metres above ground level APPLICANT: Mrs Salice AGENT: Mr Josh Parry - Anglia Tree Contractors	The Kremlin Bungalow 1A Bury Road Newmarket Suffolk CB8 7BX
DC/19/2044/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 08.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 5no. Cypress, 1no. Leyland Cypress and 1no. Sycamore - fell APPLICANT: Mr Steve Hall AGENT: Mr Chris Cole	Long Cottage Fordham Road Newmarket CB8 7AA
DC/19/2045/TCA DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 08.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1 no Lime (blue on plan) crown lift to 5 metres and 2 no. Sycamore (red on plan) Crown lift to 4 metres above ground level; T2(blue on sketch map)- crown lift up to 6 metres above ground level. APPLICANT: Mrs Jane George AGENT: Mr Sam Shepherd-Barron	Reydon Lodge 38 Bury Road Newmarket CB8 7BT

WEEK 46

PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/0079/FUL DECISION: Approve Application DECISION TYPE: Committee ISSUED DATE: 11.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building (iii) Detached garage adjacent Nell Gwynne House APPLICANT: Mr Mike Kean, Review Hotels (Limited) AGENT: Mr Corrie Jones - 3DReid	The Rutland Arms Hotel 33 High Street Newmarket CB8 8NB
DC/19/0080/LB DECISION: Approve Application DECISION TYPE: Committee ISSUED DATE: 11.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent - (i) Demolition and rebuilding of Palace Street annexe building including creation of additional guest bedrooms (ii) Refurbishment to High Street building APPLICANT: Mr Mike Kean, Review Hotels (Limited) AGENT: Mr Corrie Jones - 3DReid	The Rutland Arms Hotel 33 High Street Newmarket CB8 8NB
DC/19/1840/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 11.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 234(1972) Tree Preservation Order -T2 beech, reduce lateral crown spread to north-east, by 1.5-2 metres, to appropriate pruning points, in line with BS3998:2010 APPLICANT: Mr Shevki AGENT: Mr Cole - Eastern Tree Surgery	Land Rear Of 3 Weston Way Newmarket Suffolk
DC/19/1861/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 13.10.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Building to be used as storage facility in connection with existing factory unit APPLICANT: Mr Kevin Baker, Arken POP International	Studlands Park Industrial Estate, Unit 10 Studlands Park Avenue Newmarket CB8 7EA
DC/19/1912/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 13 Nov 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey front extension APPLICANT: Mr & Mrs Joel Clarke-Morgan AGENT: Mr Michael Barton	47 Edinburgh Road Newmarket CB8 0QE

WEST SUFFOLK COUNCIL**PLANNING & REGULATORY SERVICES****DECISIONS WEEK ENDING 22/11/2019****WEEK 47****PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK**

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1837/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 18.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification – 2no. Lime trees (marked green on plan) – fell APPLICANT: Sir Mark Prescott AGENT: Mr Chris Cole – Eastern Tree Surgery	Heath House Moulton Road Newmarket CB8 8DU
DC/19/1469/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 16.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application – Change of use of highway land to provide outdoor seating area (6 no. tables_) APPLICANT: Mr Mehmet Yarmak AGENT: Mr Dennis Brocklesby	3 High Street Newmarket CB8 8DU

WEEK 48

WEEK 48

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1967/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 27.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application (i) Replace entrance doors (ii) replace first floor windows to front and rear elevations APPLICANT: D&A (2051) LTD AGENT: Le Sage Associates	104 High Street Newmarket CB8 8JQ
DC/19/1979/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 25.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent – Internal reordering to ground floor level of the Jockey Club Chambers building including (i) demolition of internal walls (ii) re location of 1no. Fire door (iii) balustrade to existing staircase (iv) insertion of 1no. door to flat above APPLICANT: Mr Patton AGENT: Mr Peregrine Bryant	Jockey Club Chambers 101 High Street Newmarket CB8 8JL
DC/19/2036/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 26.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application – Single storey side and rear extension (following removal of existing conservatory) APPLICANT: Mr S White AGENT: Mr Dennis Brocklesby	64 High Street Newmarket CB8 8LB
DC/19/2098/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 26.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Application for Listed Building Consent – replacement of internal doors APPLICANT: Newmarket Open Door AGENT: Mr Dennis Brocklesby – Lynwood Associates Ltd	Windsor House 184 High Street Newmarket CB8 9AP

DC/19/2109/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATE: 27.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Tree in a Conservation Area Notification – 1no. Copper Beech (CB1 on plan) – Overall crown reduction by up to 1.5 metres, reduce to give 2 metres clearance from adjacent structures. APPLICANT: Revd John Hardy AGENT: Mr Alexander Talbot – Tree Surgery Services	64B Exning Road Newmarket CB8 0AB

WEST SUFFOLK COUNCIL**PLANNING & REGULATORY SERVICES****DECISIONS WEEK ENDING 06/12/2019****WEEK 49****PLEASE NOTE THE DECISIONS LISTS RUN FROM MONDAY TO FRIDAY EACH WEEK**

APPLICATION NO.	PROPOSAL	LOCATION
DC/19/1985/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATE: 02.12.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey side and rear extension APPLICANT: Mr K Galik AGENT: Michael Bullivant Associates	12 Melrose Gardens Newmarket CB8 8EW
DC/19/2170/HH DECISION: Withdrawn/Abandoned DECISION TYPE: Delegated ISSUED DATE: 03.12.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application – Detached annexe APPLICANT: Mr Vince Canning AGENT: Mr Sebastian Smith	The Croft Falmouth Avenue Newmarket CB8 0NB

Subject:

Smith, Marie
SHELAA stakeholder consultation deadline extension

Dear Councillor Hood,

As discussed on the phone, please find below the email sent out to all statutory consultees including parish and town councils. We apologise, if we have not notify Newmarket Town Council as part of the SHELAA consultation and we are happy to extend the deadline for Newmarket Town Council to respond to the SHELAA.

Marie or Ann-Marie, please could you confirm a new deadline to give Newmarket Town Council to respond to the SHELAA.

Kind Regards
Alex

Dear Sir/Madam

The Strategic Housing and Economic Land Availability Assessment (or SHELAA) is an assessment of land for housing and economic development. The draft report is now being published for stakeholder consultation from **9am Tuesday 15 October to 5pm Tuesday 26 November 2019** and we are writing to you as one of our SHELAA stakeholders and/or as someone who has a specific interest in one or more of the sites in the document.

It should be noted that the SHELAA is not an assessment of whether the sites will be allocated in the future West Suffolk Local Plan nor does inclusion in the SHELAA imply or grant any planning permission. The document or previous call for sites process holds NO weight in decision making.

The consultation draft SHELAA features details of 732 sites and is a very large document. For this reason, we have decided to make the document available to view on the council's website at the following link: www.westsuffolk.gov.uk/shelaaconsultation

At this stage the authority is seeking views on the factual information submitted. In accordance with government guidance, we are seeking views on the draft SHELAA report and in particular:

- The **suitability, availability and achievability (including viability*)** of specific sites featured within the draft report (whether or not they are included or deferred at this stage)
- The **constraints** – are these (reasons for deferral of specific sites) still appropriate/relevant?

by email to

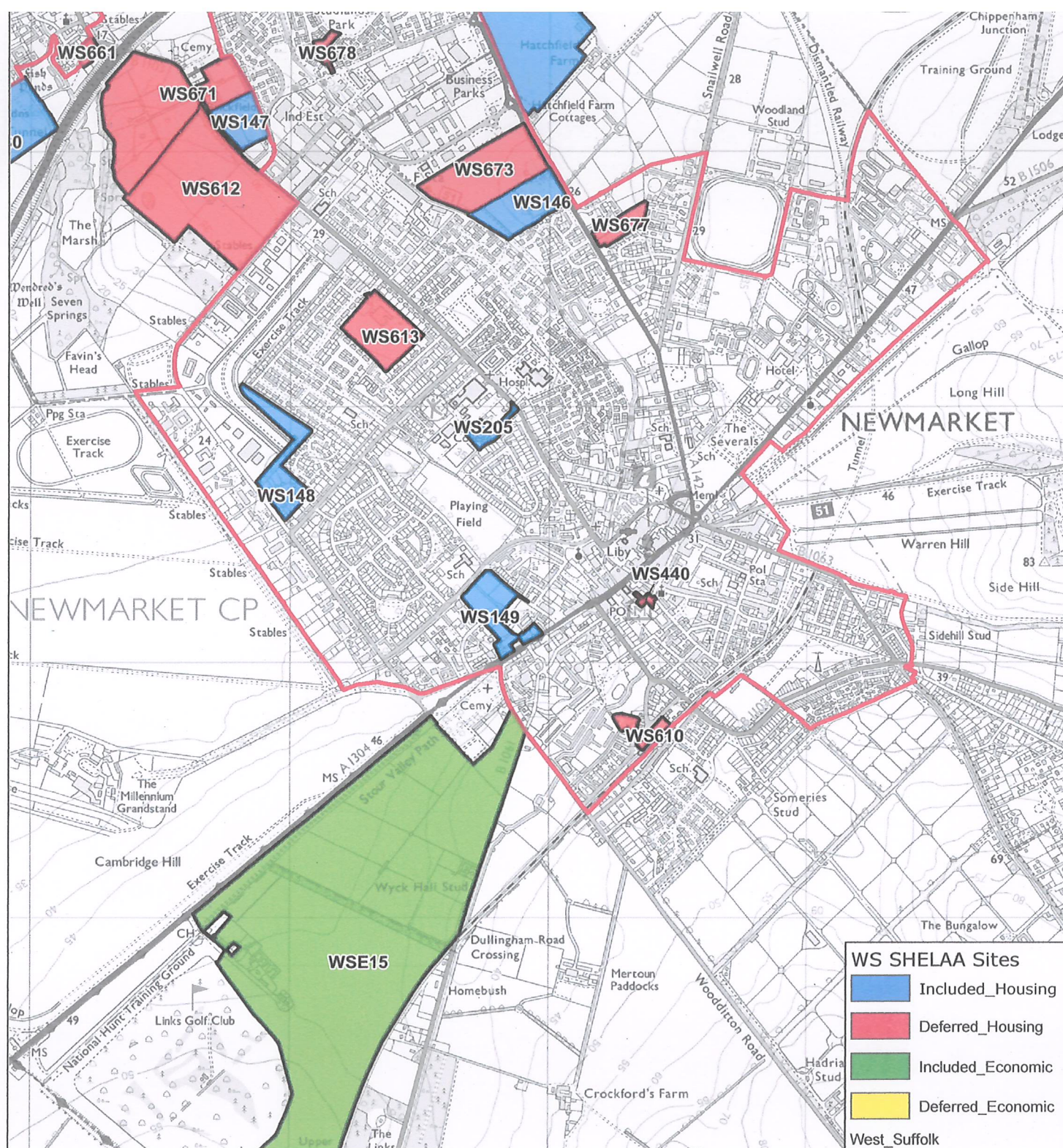
planning.policy@westsuffolk.gov.uk

Alex Pointer
Planning Policy Trainee
Planning Strategy
Direct dial: 01284 757615
Email: alex.pointer@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

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*****-W-S-



s deferred due to suitability

Bus Stance	Nearest Settlement	Location (Address)	Gross Site Area (Hectares)	Deferred/Included/Excluded in 2019
	Beck Row	Land north of Holmsey Green, Beck Row	39	Deferred - suitability: the size and position of the site would inappropriate, no suitable access to a highway within the se boundary
	Beck Row	Land south of Wilde Street, Beck Row	3.09	Deferred - suitability: the size and position of the site would inappropriate
	Bury St Edmunds	Hardwick Middle School	39.9	Deferred - Suitability: no suitable access to the site
03	Bury St Edmunds	Bury St Edmunds Rugby Club	6.2	Deferred - site is used for recreation uses
	Bury St Edmunds	Vinefields Farm, Bury St Edmunds	2.43	Deferred - suitability: policy (the site forms part of a wider; protected by Policy BV25 of the Bury St Edmunds Vision 20; seeks to protect the landscape setting of Bury St Edmunds t conservation area, including views into and out of the histor
	Clare	Site known as 'Backfield' to the rear of Nethergate Street, Clare	3.42	Deferred - suitability: policy (this site falls within the larger Unusually, this greenfield site, together with the undevelope north sits within the conservation area for Clare, reflecting i significance to the setting of this medieval market town and which runs along the eastern boundary of the site)
	Clare	Land to the rear of The Swan Public House/Stoke Road, Clare	6.9	Deferred - suitability: policy (this site falls within the larger Unusually, this greenfield site, together with the undevelope north sits within the conservation area for Clare, reflecting i significance to the setting of this medieval market town and which runs along the eastern boundary of the site)
	Exning	Marsh Stable Church Street	0.52	Deferred - availability: availability could not be confirmed or Suitability: site is currently used for equine uses
	Exning	Land to rear of York Villas North End Road	0.8	Deferred - suitability: Environmental constraint (there is a T order covering the site) and no suitable access to the site
3	Great Barton	High Trees, Great Barton	1.28	Deferred - suitability: environmental constraints and no suit the site
0	Haverhill	Land off St Botolph's Place, Haverhill	0.99	Deferred - availability: availability could not be confirmed or Suitability: no suitable access to the site
	Newmarket	Allotments Studlands Park	1.48	Deferred - suitability: site is currently used for allotments
	Newmarket	Land at Brickfield Stud, Exning Road	12.59	Deferred - suitability: site is currently used for equine uses
	Newmarket	Site A at Exning Road, Newmarket	2.62	Deferred - suitability: site is currently used for equine uses
	Newmarket	George Lambton Playing Fields, Fordham Road, Newmarket	9.44	Deferred - site is used for formal and informal recreation us
	Newmarket	Land at Balaton Stables, Snailwell Road	1.49	Deferred - suitability: site is currently used for equine uses
N/07	Newmarket	Land between Studlands Park Avenue and Parkers Walk	0.68	Deferred - suitability: site is currently used for open space.

x A excluded sites.

Previous reference	Nearest Settlement	Location (Address)	Site Area (Hectares)	Reason for excluding
SS070	Ixworth	West of Bardwell Road, Ixworth	1.67	Superseded by WS121
RV12a	Ixworth	Reeves Farm, Stow Road, Ixworth	0.56	Completed
SEIX01	Ixworth	Land west of Bardwell Road, Ixworth	7.37	superseded by another
FHDC/K/10a	Kentford	Land west of Herringswell Road	3.7	Completed
FHDC/K/11	Kentford	Land at the Animal Health Trust	1.58	Completed
M/41	Mildenhall	Land at Meadow View Cottage	5.23	Superseded by WS415 WS417
FHDC/N/29	Newmarket	Former Swimming Pool, High Street, Newmarket	0.26	Merged with WS149
SA6(f)	Newmarket	Land at 146a High Street	0.38	Nearing Completion
RV23a	Risby	Land to the south of the cricket pitch, Risby	1.74	Completed
SERIS03	Risby	South of School Road, Risby Option 3	3.93	Merged into WS459 and WS617
SS118	Risby	Land to the south of Risby Business Park, Risby	4.4	Superseded by WSE3 and WSE7

ix 8 sites deferred due to significant policy constraints.

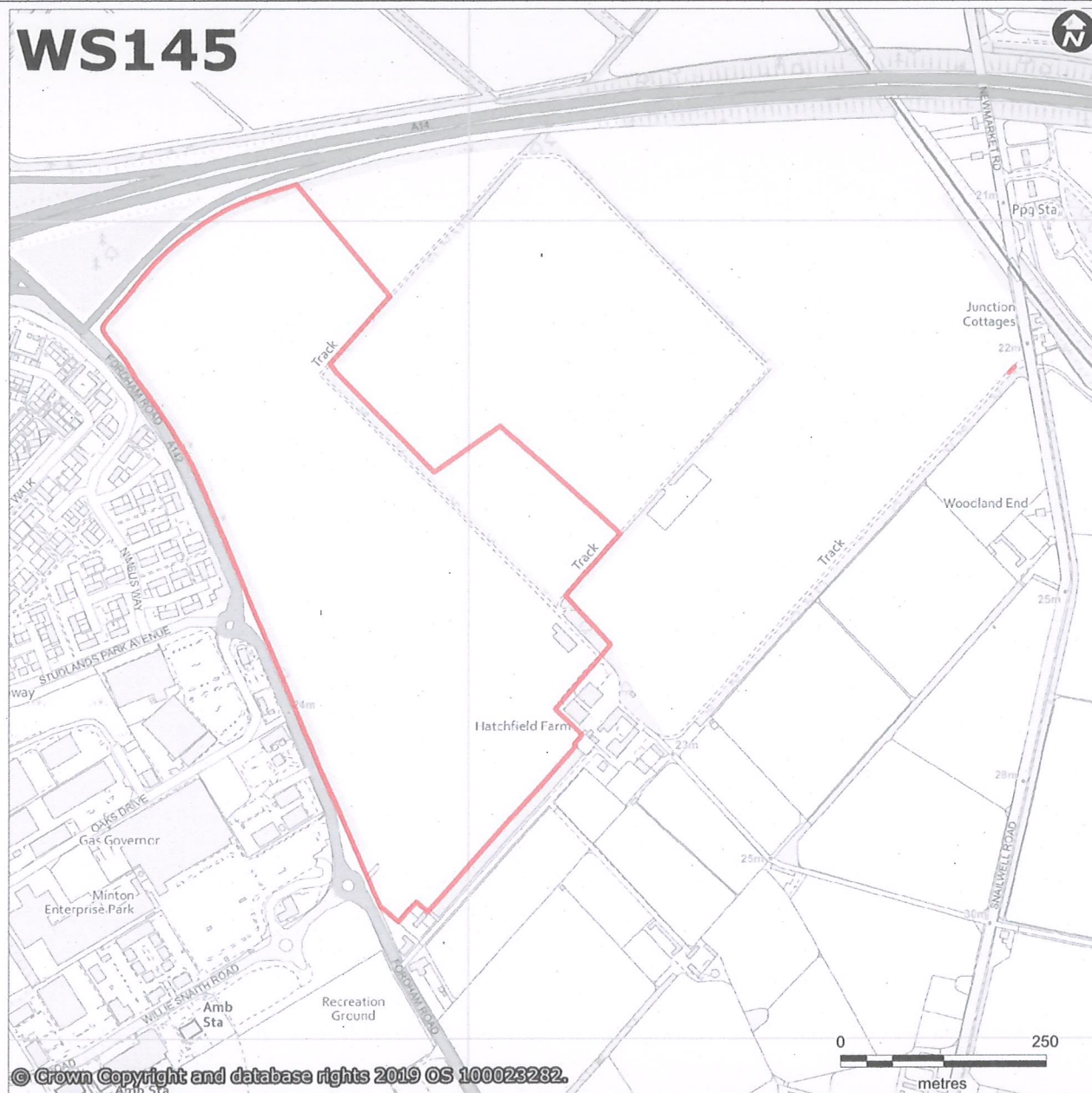
Previous reference	Nearest Settlement	Location (Address)	Site Area (Hectares)	Reason for Deferral
M/43	Mildenhall	Land between A11 and A1101	3.14	Deferred - suitability, not adjacent settlement boundary, Site is within SAC or SPA location or associated buffer zones
	Mildenhall	Land adjacent 41, Robin Close	0.25	Deferred - suitability: size (The area falls below the minimum threshold of 0.25ha), Site is within SAC or SPA location or associated buffer zones
Part of MO/001	Moulton	Griffith Yard, Gazeley Road, Moulton	0.763	Deferred - suitability, not adjacent settlement boundary
MO/01	Moulton	Land (Depot) South of Gazeley Road	2.13	Deferred - suitability, not adjacent settlement boundary
MO/02	Moulton	Land off Bury Lane	0.37	Deferred - suitability: Flood (more than 50% of the site is within a Risk zone 2 or 3)
	Newmarket	Land off Park Lane, Newmarket	0.213	Deferred - suitability: size (The area falls below the minimum threshold of 0.25ha)
	Nowton	Low Green Nowton	0.42	Deferred - suitability, not adjacent settlement boundary
	Nowton	Land south of Nowton Park		Deferred - suitability, not adjacent settlement boundary
WS016	Nowton	Former small house site, Nowton Court	0.53	Deferred - suitability, not adjacent settlement boundary
	Ousden	Land at Withams Farm, Ladys Green, Ousden	0.5	Deferred - suitability, not adjacent settlement boundary
	Ousden	Land at Parsons Spinney, Ousden	0.25	Deferred - suitability, not adjacent settlement boundary, Size (The

WS611	N/12	Newmarket	Coronation Stables Station Approach	0.45
WS612	N/21	Newmarket	Land south Exning Road and adjacent to Hamilton Road	20.47
WS613	N/31	Newmarket	Former Scaltback Middle School	4.98
WS453	RL/09	Red Lodge	Land at Greenhays Farm	1.5
WS614	FHDC/RL/05	Red Lodge	Land adjoining public house, Turnpike Road and Lane	0.85
WS615	FHDC/RL/08	Red Lodge	Land to rear 4 to 14b Turnpike Lane	5.42
WS616	RL/11	Red Lodge	Land east of Turnpike Road	0.52
WS617	SERIS02	Risby	Land south of School Road, Risby	2.23
WS618	7.12a	Rougham	Land at Moat Lane and New Road, Rougham	0.44
WS674	SP002	Rougham	Land at Mouse Lane and Newthorpe, Rougham	1.44
WS619	SS082	Sapiston	Land north of Coney Weston Road, Sapiston	0.79
WS620	WS010	Stanningfield	Hoggards Green, Stanningfield	1.25
WS473	SESTAN05	Stanton	Land between Duke Street and George Lane, Stanton	11.44
WS622	SS009	Stanton	Cottage Farm, Upthorpe Road, Stanton	0.64
WS623	SS12.06	Stanton	South of Grove Park Mobile Home Park, Stanton	5.47
WS625	WS004	Stanton	Pond Farm, Upthorpe Road, Stanton	3.08
WS626	WS67	Stanton	Land to the north of Upthorpe Road, opposite Blackbourne Middle School, Stanton	2.56
WS627	SESTAN02	Stanton	Land adjoining A143, Stanton	2.66
WS628	SS008	Stanton	Duke Street Nursery, Stanton	3.42
WS629	WS068	Stanton	Land between A143 and Glassfield Road, Stanton	2.5
WS630	WS058	Stoke by Clare	Land to the east of The Street, Stoke by Clare	0.34
WS631	WS059	Stoke by Clare	Playing field south-east of Church Park, Stoke by Clare	1.81
WS632	SS063	Stradishall	Former fruit packing station, Stradishall	6.85
WS633	SS035	Troston	Land to the rear of the Bull Public House, Troston	0.64
WS634	FHDC/WR/06	West Row	Land north of Mildenhall Road	0.72
WS635	FHDC/WR/09	West Row	Land off Manor Farm Road	0.27
WS636	FHDC/WR/11	West Row	Land off Parker's Drove	0.41
WS637	FHDC/WR/12	West Row	Land adjacent to Park Garden, Friday Street	0.9
WS638	FHDC/WR/13	West Row	Behind St Peter's Church, Church Lane	0.55
WS639	FHDC/WR/17	West Row	Access between 114 and 118 Eldo Road	0.62
WS640	FHDC/WR/25	West Row	Land off Pott Hall Road	5.81
WS641	FHDC/WR/34	West Row	Land at The Gables, Chapel Road	0.28
WS642	WR/23	West Row	Land off Friday Street	0.27
WS645	SS064	Withersfield	Glebe Land, Withersfield	12.38
WS646	SS106	Withersfield	North of Rose Hill, Withersfield	0.67
WS647	SS110	Withersfield	North of Thurlow Road, Withersfield	1.5
WS648	WS006	Withersfield	High Noon Lane, Withersfield	0.37
WS675	WS034	Withersfield	Land adjacent Duke's Cottage, Withersfield	0.3
WS649	FHDC/W/01	Worlington	Land north Isleham Road and west Walnut Grove	10.54
WS650	FHDC/W/02	Worlington	Land south of The Street, (Depot and Nursery).	0.26
WS651	FHDC/W/14	Worlington	Land adjacent to Grove Farm	0.3
WS652	W/16	Worlington	Land to west of Brambles	4.58
WS676	W/17	Worlington	Between Newmarket Road and Golf Links Road	1

Status:

Allocated – SA6(g)
Called in by Secretary of State
DC/13/0408/OUT – pending decision

WS145



Existing use

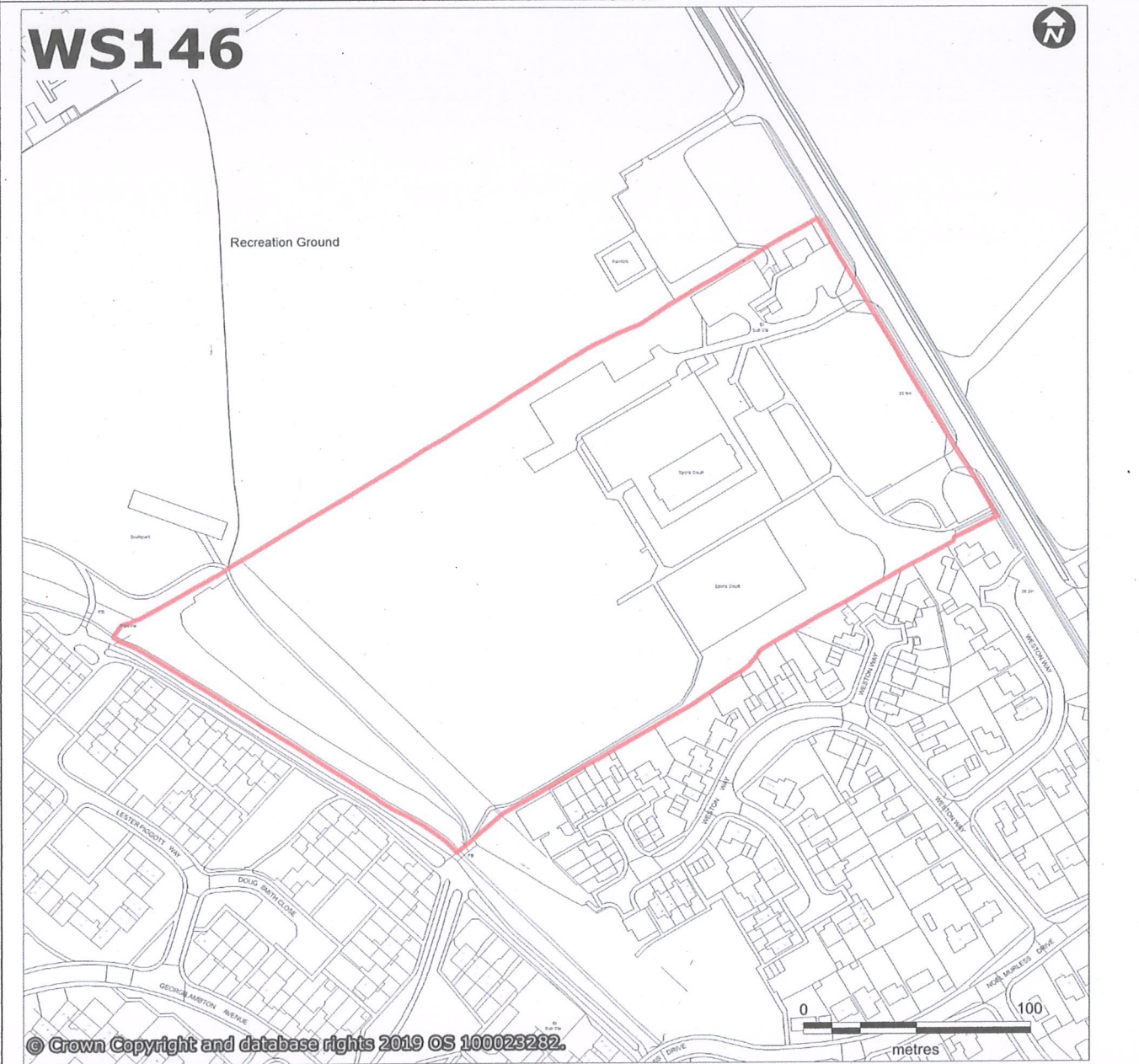
Agricultural

Proposed use

Mixed use

	The site is under single ownership and there are no legal issues or constraints on site. A planning application (DC/13/0408/OUT) for 400 dwellings has been called in for determination by the Secretary of State.	
Timescale	1-5 years	400
	6-10 years	
	11-15 years	
Summary	The site is allocated within the SALP for the former Forest Heath area (SA6(g)) for among other things 400 dwellings and 5ha of employment land. An outline planning permission has been submitted on the site, which has since been called in by the Secretary of State and is pending decision.	

Site name	St Felix Primary School Site, Newmarket
Status:	Allocated – SA16(d)



Existing use	School and playing fields	Proposed use	Residential
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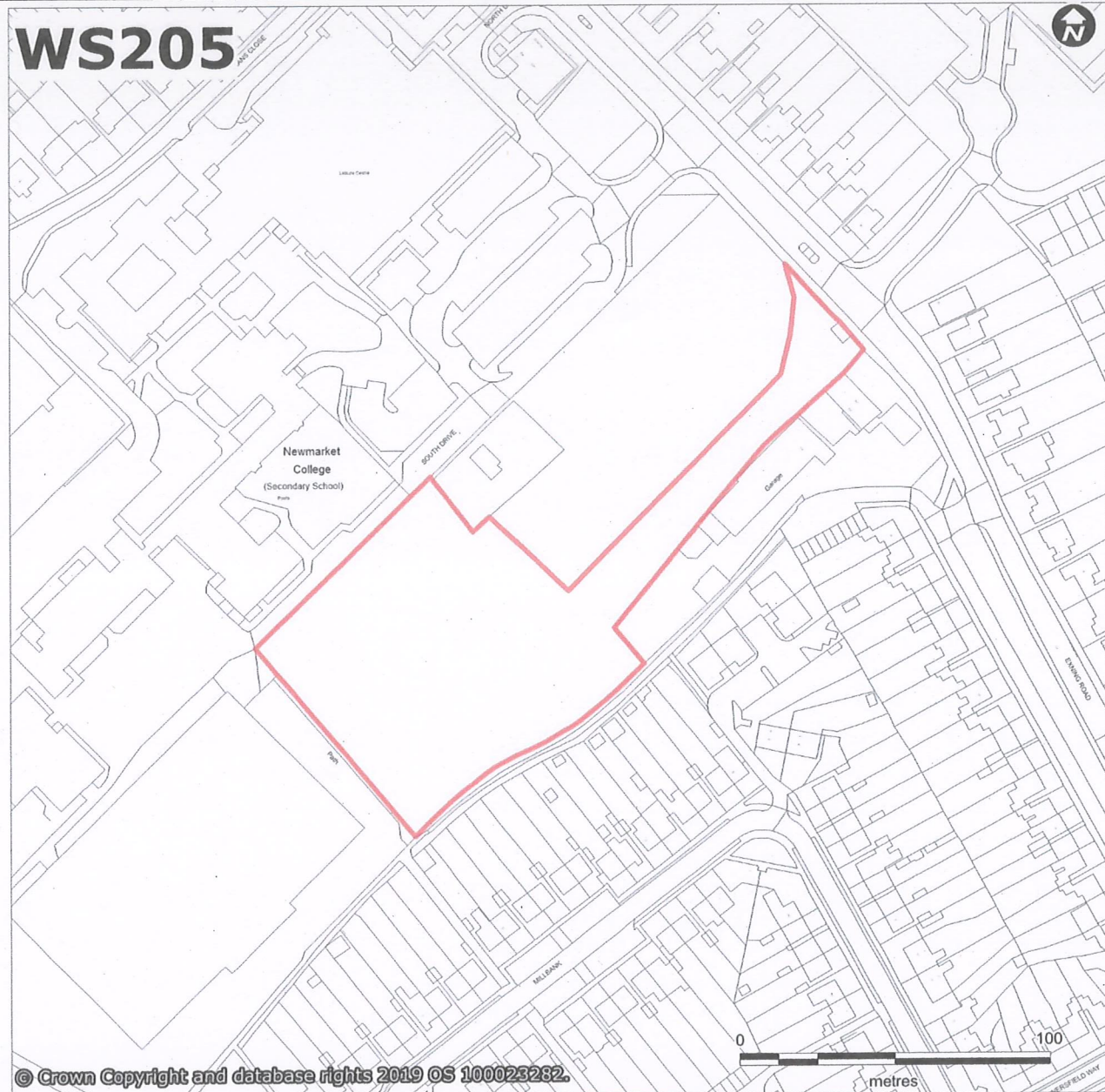
Achievability	The site is allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area. There is an allocation requirement for the site to retain the former school tennis courts and open space for public use.	
Timescale	1-5 years	50
	6-10 years	
	11-15 years	
Summary	The site is allocated within the SALP for 50 dwellings with the retention of the former school tennis courts and open space for public use. There is no evidence to suggest any delay to the delivery of the site.	

Site name	Southern portion of Brickfield Stud, Exning Road, Newmarket
Status:	Allocated – SA6(a) DC/18/2477/FUL – pending decision

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Existing use	Paddocks	Proposed use	Residential

Achievability	No known ownership constraints on site.	
	The site is allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area.	
Timescale	1-5 years	87
	6-10 years	
	11-15 years	
Summary	The site has been allocated for 87 dwellings within the SALP.	
	There is no evidence to suggest any delay to the delivery of the site.	

Site name	Exning Road, South Drive
Status:	Allocated – SA18a DC/17/1881/FUL – 6 June 2018

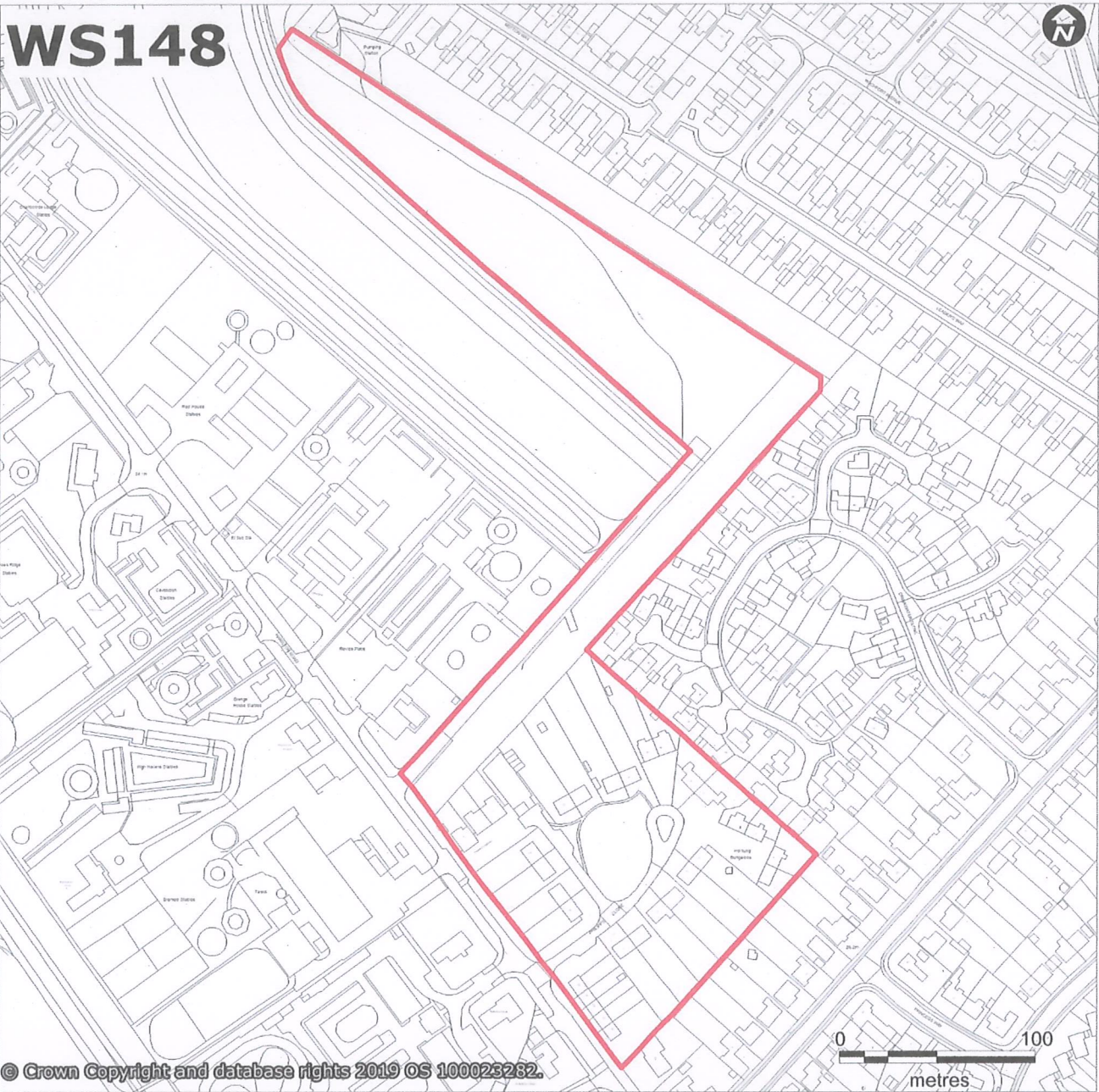


Existing use		Proposed use	Residential (carehome)
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Achievability	The site is allocated within the former Forest Heath area Local Plan 2019 (SA18(a)). Planning permission has been granted on the site for 69 care apartments.	
Timescale	1-5 years	69
	6-10 years	
	11-15 years	
Summary	The site forms part of the allocated site SA18(a). Full Planning permission has been granted on the site for 69 care apartments. There is no evidence to suggest there will be any delay to the delivery of the site.	

Site Name:	Land at Philips Close and grassland on Leathers Way and Gorton Way, Newmarket
Status:	Allocated – SA6(c) DC/17/1896/HYB – pending decision

WS148



Existing use	Residential	Proposed use	Residential
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	The site is adjacent to trees protected by a tree preservation order. Further tree assessment would be required. Further assessment would also be required to understand other environmental issues.	
Achievability	No known ownership constraints on site. The site is also allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area.	
Timescale	1-5 years	117
	6-10 years	
	11-15 years	
Summary	The site forms part of the allocated site SA6(c) which allocated 117 dwellings. The site is subject to a development brief.	

From: planning.policy <planning.policy@westsuffolk.gov.uk>
Sent: 10 December 2019 14:49
To: tcm
Subject: FW: West Suffolk Local Plan: 2019 sustainable settlements review
Attachments: 2019 West Suffolk sustainable settlements review.pdf; 2019 West Suffolk sustainable settlements review - response proforma.docx

Dear Parish Clerk

Please find below, original email sent to Roberta Bennett on 15 October.

We look forward to receiving the town council's comments on Tuesday 17 December.

Regards

Dear Parish Clerk

West Suffolk Local Plan: 2019 sustainable settlements review

You may already be aware that the council is in the early stages of preparing a new local plan for West Suffolk. The first formal public consultation on the Issues and Options draft of the plan will commence in January 2020 for a period of eight weeks.

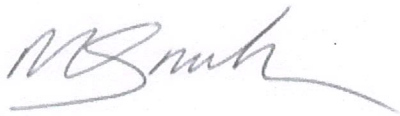
One aspect of the new plan will be to review the currently adopted settlement categories and hierarchies in the former St Edmundsbury and Forest Heath areas. In order to do this work officers are currently preparing a sustainable settlements study as evidence to sit alongside the local plan. The purpose of this study is to understand which are the most sustainable settlements in the district through applying a set key sustainability criteria, such as the presence of shops, schools etc. This information will be used to help draft a new settlement hierarchy which will be subject to consultation in January 2020 as part of the Issues and Options consultation.

For those settlements which have an identified settlement boundary, key sustainability criteria have been recorded and a matrix with the results is attached to this letter. Each settlement has scored '1' where the particular criteria is identified, even if there is more than one (e.g. if there are two or more shops the score will still be '1'). It is important to note that this matrix presents a snapshot in time and will be kept under regular review as the local plan progresses.

We are now inviting all parishes to comment on this matrix in respect of the factual accuracy of the sustainability criteria recorded for settlements in their parish. Also attached to this email is a response proforma. We would be grateful if you could complete and return this to the email address above by 26 November 2019.

If you have any questions on the local plan process or the Sustainable Settlements Study, please do not hesitate to contact planning policy using the contact details below.

Yours faithfully

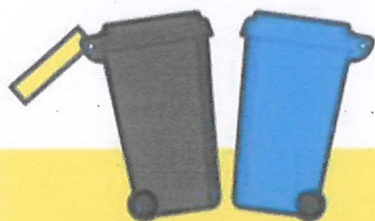


Marie Smith
Strategic Planning Service Manager

Planning Strategy
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www.westsuffolk.gov.uk/bincollection

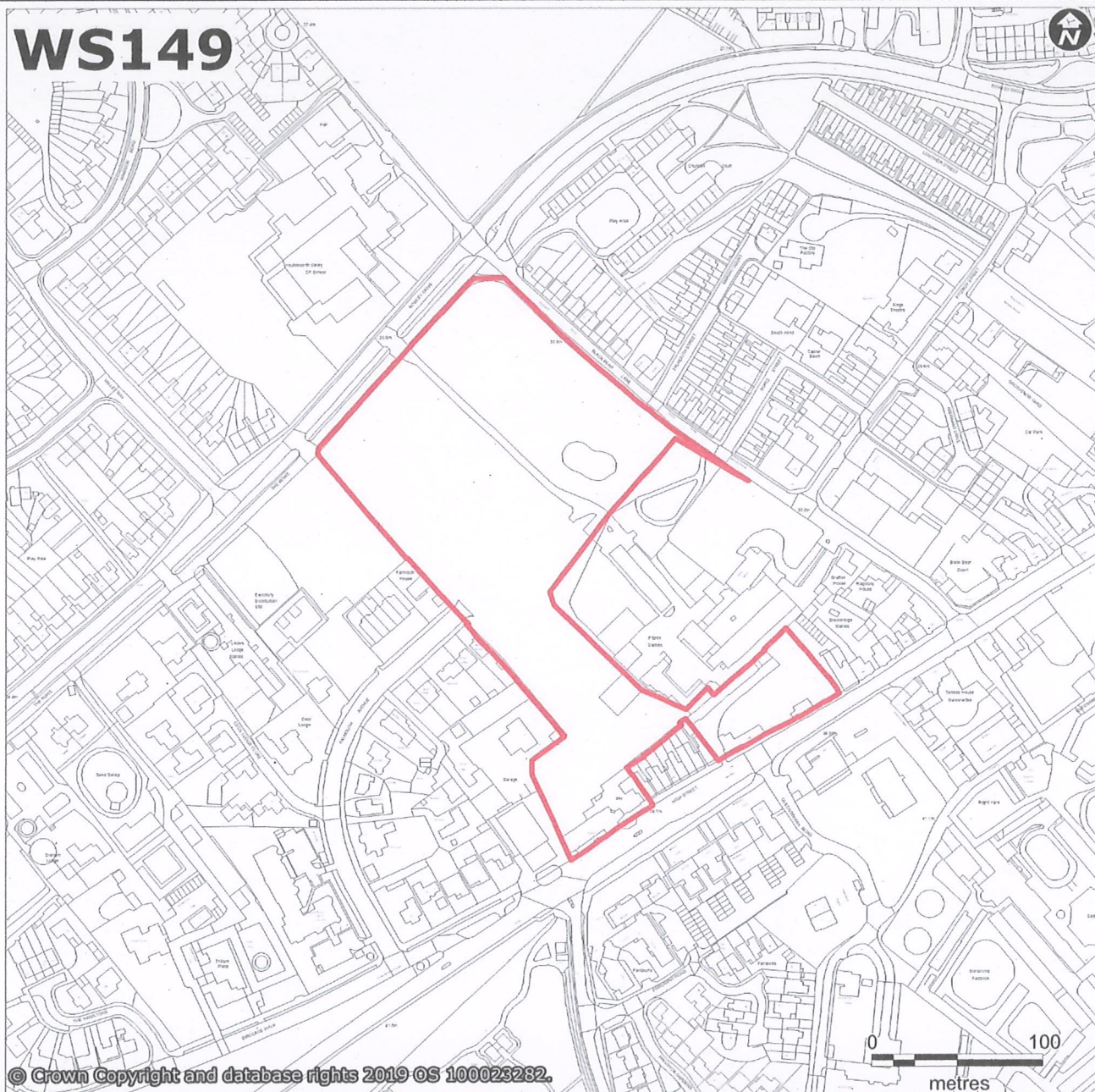
#newbinday

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Settlement	Former St Edmundsbury area 2010 designation	Former Forest Heath area 2010 designation	Dwelling stock within current settlement boundary (October 2019)	Population 2011	Primary school	Early years	GP	Public house	Convenience food shop	Permanent Post office	Library building	play area/ recreation ground	commutable bus service	Within 2km of nearest town	Within 5km of nearest town
Ingham	Local Service Centre		173	432	0	0	0	1	1	1	0	0	1	No	No
Ixworth	Key Service Centre		909	2281 (Ixworth and Ixworth Thorne)	1	1	1	1	1	0	1	1	0	No	No
Kedington	Key Service Centre		786	2049	1	1	1	1	1	1	1	1	1	No	Yes
Kentford		Primary Village	372	398	0	0	0	1	1	1	0	0	1	No	No
Lakenheath		Key Service Centre	2220	5542	1	1	0	1	1	1	1	1	1	No	No
Lidgate	Infill Village		74	247	0	0	0	1	0	0	0	1	0	No	No
Lords Walk		N/A	571	Not available	0	0	0	0	0	0	0	0	0	No	Yes
Market Weston	Infill Village		67	245	0	0	0	0	0	0	0	0	0	No	No
Mildenhall		Town	4029	10,980	1	1	1	1	1	1	1	1	1	N/A	N/A
Moulton		Secondary Village	353	1324	1	1	0	1	1	1	0	1	1	No	Yes
Newmarket		Town	8220	17,187	1	1	1	1	1	1	1	1	1	N/A	N/A
Ousden	Infill Village		65	241	0	0	0	1	0	0	0	1	0	No	No
Pakenham	Infill Village		191	890	0	1	0	1	1	1	0	1	0	No	No
RAF Honington*	Infill Village - Sustainable Military settlement		344	Not available	0	0	0	0	1	1	0	0	0	No	No
Red Lodge		Primary Village	2567	5601	1	1	1	1	1	1	0	1	1	No	Yes
Rede	Infill Village		38	140	0	0	0	1	0	0	0	0	0	No	No
Risby	Local Service Centre		324	835	1	1	0	1	0	0	0	1	0	No	No
Rougham	Local Service Centre		289	1277	1	1	0	1	1	1	0	1	0	No	No

Availability	The site was confirmed as available in May 2019	
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues. The site is within the Newmarket Conservation Area and contains a number of listed buildings. Further assessment would be required.	
Achievability	The site is under multiple ownership and there are no known legal issues constraints.	
Timescale	1-5 years	
	6-10 years	50
	11-15 years	
Summary	The site has been allocated as a mixed use site (SA6(b)) in the Forest Heath sites allocation local plan for some 50 dwellings, a racehorse training yard and paddock. The policy requires a development brief of the site prior to any planning permission being granted.	

Reference (2019)	WS149	Previous references	FHDC/N/11 & FHDC/N/29, SA6 (b)
Settlement	Newmarket		
Site name	Land at Black Bear Lane and Rowley Drive, Newmarket		
Status:	Allocated – SA6(b)		



Existing use	Former Swimming Pool, Listed Building and Paddocks	Proposed use	Mixed use
Area	3.57	Yield	50
Future potential housing capacity			
20dph	30dph	40dph	50dph
66	99	132	165

2019 West Suffolk sustainable settlements review

Name of Parish:
Email address:
Please tell us about any settlements in your parish where the sustainability criteria information is factually incorrect and what the amendments should be.
Please tell us about any settlements in your parish not identified in the matrix which have one or more of the sustainability criteria (setting out which of the criteria they have.)
Do you have any other comments on the matrix you would like to make?