

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 21st October 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 7th October 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 38 and 39
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/1690/HH – 22 Fitzroy Street, Newmarket
 - b. DC/19/1852/DE1 - Brickfields Stud, Etheldreda House, Newmarket (Decision notice in pack)
 - c. DC/19/1837/TCA - Heath House Moulton Road Newmarket.
8. **PLANNING APPLICATIONS** - East Cambs
 - a. 19/00447/RMM – Land Accessed Between 2 and 4 Fordham Road, Cambridgeshire
 - b. 19/01333/FUL – Long Hill, Moulton Road, Newmarket, CB8 8QG
 - c. 19/00518/FUM – Land Opposite 1 to 8 Dalham Road, Ashley
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
10. Section 106 monies
11. Division arrangements for Suffolk County Council
12. **LICENCING** - To discuss any Licensing Applications
13. **CORRESPONDENCE:**
 - a. Newmarket Post Office – Consultation Response
 - b. West Suffolk Council – RE: SHELA
14. Date of next meeting: **Monday 4th November 2019**
15. To note items for consideration at the next meeting

Signed... *R. Bennett* Roberta Bennett, Town Council Manager, 15th October 2019

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

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 7th October 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Ceasar
Councillor A Drummond
Councillor W Hirst

Councillor R Hood
Councillor P Hulbert
Councillor Jefferys
Councillor T Kerby
Councillor C O'Neill

Also Present: Bobby Bennett - TCM, Julie Ashton – Minute Assistant, Cllr Borda, Cllr Starkey – East Cambs, Mr W Gittus – Jockey Club Estate, 1 Member of the Press and 96 Members of the Public.

	Minute	Action by
	Due to the high number of residents in attendance the meeting was moved to the Memorial Hall.	
D/19/10/1	<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/19/10/2	<u>APOLOGIES</u> Apologies were received from Cllr De'Ath.	
D/19/10/3	<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> Cllr Jefferys declared a nonpecuniary interest in item 7 c. DC/19/1896/HYB – Land to the South of Churchill Avenue, Churchill Avenue, Newmarket.	
D/19/10/4	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 16TH SEPTEMBER 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 16 th September 2019 and the following was agreed: <u>D/19/10/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th September 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising. The Chairman proposed that item 7 c. DC/171896/HYB be brought forward and the following was agreed:	

D/19//10/4.01 Resolved

That item 7 c. DC/171896/HYB be brought forward.

D/19/10/5 AMENDED AND DEFERRED PLANNING APPLICATIONS

Cllr Jefferys declared a nonpecuniary interest in the following application.

D/19/19/5/01 DC/19/1896/HYB – Land to the South of Churchill Avenue, Churchill Avenue, Newmarket.

The Chairman welcomed and thanked residents for attending the meeting and assured them that they would have the opportunity to raise concerns. Mr Gittus was invited to give an overview of the development and advised that the application had been amended since it was first submitted in September 2017. The number of units had been reduced to 115 and the application had recently been included in the adoption of the Forest Heath Area Local Plan and Site Allocation.

He advised that all of the units would be affordable accommodation for people working in the horseracing industry. They would not be available to the general public. He advised that traffic was not expected to increase as the majority of residents would walk or cycle to work. The trees that were removed were part of the biodiversity management of the estate and not related to the development. If the application was refused then the land could be sold to an alternative developer.

Cllr Hirst joined the meeting.

The Chairman invited residents to put forward statements and comments which included the following:

- Highway safety and traffic management
- Increased traffic – it was noted that the plan had increased the number of parking spaces
- Noise and antisocial behaviour issues from the young person's unit – would there be a full time warden and it was sited at the wrong location on the boundary with residential buildings
- Overdevelopment of the site
- The site was located at the bottom of a hill and waste water could add to flooding issues
- The Jockey Club had objected to the development of Hatchfield Farm and this application was hypocritical designed to serve their own needs and not the needs of the Town
- Would the service rates to maintain the estate be reasonable and capped
- If people retired or moved out the units would be rented to others in the horseracing industry
- If Hamilton Road were to be closed during the building work this would cause access issues for the ambulance helicopter and emergency vehicles

- Increase noise and light pollution

The Chairman thanked the residents for their input and Cllrs were invited to add their comments and following a full and frank debate the following was agreed:

D/19/10/5.01 Recommendation

That NTC objects to the application on the following grounds:

- **Overdevelopment of the site**
- **Loss of biodiversity**
- **Highway safety**
- **Traffic and parking issues - access would be via narrow residential streets**

The Committee were given a round of applause and the Chairman advised that the recommendation would be considered at the full Council meeting on 28th October 2018. NTC were a consultee in the planning process and the final decision would be taken by West Suffolk.

The meeting was adjourned at 7:15pm for a 5min recess and residents left the meeting.

The meeting resumed at 7:20pm with Cllr Borda, the Events Manager and 1 member of the public in attendance.

D/19/10/6 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

None noted.

D/19/10/7 CURRENT PLANNING APPLICATIONS

Week 36

D/19/10/7/01 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 extractor flue to rear elevation - 89-95 High Street Newmarket.

D/19/10/7.01 Resolved

The Committee voiced no objections.

D/19/10/7/02 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.

D/19/10/7.02 Resolved

The Committee voiced no objections subject to the approval of the Listed

Buildings Officer.

D/19/10/7/03 DC/19/1760/TPO - TPO/2012/04 Tree Preservation Order - (i) 1no. Yew (T18 on order T1 on plan) reduce branches over garage by up to 3 metres and branches over parking by up to 1.5 metres (ii) 1no. Horse Chestnut (T19 on order on plan T2 on plan) crown lift to 5 metres above ground level - 3 Arborfield Drive Newmarket Suffolk.

D/19/10/7.03 Resolved

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

Week 37

Cllr Hood declared a pecuniary interest and left the meeting.

D/19/10/7/04 DC/19/1767/TCA - Trees in a Conservation Area Notification - v1no. Horse Chestnut (T1 on plan) re-pollard to previous points - Clarehaven Stable 57 Bury Road Newmarket Suffolk.

D/19/10/7.04 Resolved

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

Cllr hood returned to the meeting.

D/19/10/7/05 DC/19/1784/HH - Householder Planning Application -(i) Single storey front extension and (ii) demolition of existing rear lean-to - 520 Aureole Walk Newmarket.

D/19/10/7.05 Resolved

The Committee voiced no objections.

D/19/10/7/06 DC/19/1837/TCA - Trees in a Conservation Area Notification - 6no. Lime trees – Fell - Heath House Moulton Road Newmarket.

D/19/10/7.06 Resolved

The Committee deferred this application for a site visit and to seek the views of the Tree Officer.

D/19/10/7/07 DC/19/1852/DE1 - Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Demolition of existing house and 1no. stable block - Brickfields Stud, Etheldreda House Cemetery Hill Newmarket.

D/19/10/7.07 Resolved

The Committee deferred this application to request an extension for a site visit.

D/19/10/8 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/10/8/01 DC/19/1678/FUL – 50 Park Lane, Hill Newmarket.

D/19/10/8.01 Resolved

The Committee objected to the change of use to a HMO property.

D/19/19/8/02 DC/19/1690/HH – 22 Fitzroy Street Newmarket – this item was deferred.

D/19/10/9 EAST CAMBS PLANNING APPLICATIONS

D/19/10/9/01 19/00518/FUM – Holiday Park in Ashley, Suffolk.

D/19/10/9.01 Resolved

The Committee objected on the grounds that it was an unsuitable development for the area of a small village, Highway safety and traffic issues.

D/19/10/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 36 and 37.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/357/FUL	Planning Application - Installation of a horsewalker	Beverley House Stables Exeter Road Newmarket	Approved	No objections
DC/19/1419/HH	Householder Planning Application – Part single storey, part two storey rear extension with creation of room in proposed new roof space (following demolition of existing conservatory)	9 Hamilton Road Newmarket	Approved	No objections
DC/19/1451/FUL	Planning Application - internal alterations to existing first floor to create 2 no. separate flats at first floor level	Marlborough House Stables, Flat 3 44 Old Station Road Newmarket	Refused	No comment
DC/19/1473/HH	Householder Planning Application – Replace 3 no windows and door on front elevation and 4 no windows and door on rear elevation	4 Doris Street Newmarket Suffolk	Withdrawn	No objections
DC/19/1489/FUL	Planning Application - New vehicular access and entrance gates with brick piers	1 Southgate Stables Hamilton Road Newmarket	Approved	No objections
DC/19/1647/HH	Householder Planning Application - (i) Single storey rear extension (following demolition of existing conservatory) (ii) relocation of store into existing garage (following partial demolition of existing garage and store) and (iii) porch canopy	9 Andrew Road Newmarket Suffolk	Approved	No objections

D/19/10/11 TO NOTE ADOPTION OF THE SIR AND SALP OF THE FOREST HEATH LOCAL PLAN

The Committee noted the adoption of the SIR and SALP of the Forest Heath Local Plan.

D/19/10/12 TO DISCUSS ANY LICENSING APPLICATIONS

a. Heaven awaits – The Committee considered the application and the following was agreed:

D/19/10/12.01 Resolved

The Committee objected on the grounds that it contravened the West Suffolk Sex Establishment Policy, the addition of a West Suffolk HMO in the location and that the company were not registered with the ICO.

b. Suffolk Electoral Review was noted.

D/19/10/13 CORRESPONDENCE

Newmarket Post Office – This item was deferred.

D/19/10/14 DATE OF NEXT MEETING

Monday 21st October 2019 at 6.00pm at the Memorial Hall.

D/19/10/15 TO NOTE ANY ITEMS FOR NEXT MEETING

- Section 106 monies
- Deferred items

Meeting closed at 7:45pm.

Signed _____ Date _____

LIST 38

20 September 2019

Applications Registered between 16th-20th September 2019

PLANNING APPLICATIONS REGISTERED

The following applications for Planning Permission, Listed Building, Conservation Area and Advertisement Consent and relating to Tree Preservation Orders and Trees in Conservation Areas have been made to this Council. A copy of the applications and plans accompanying them may be inspected on our website www.westsuffolk.gov.uk. Representations should be made in writing, quoting the application number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list. Note: Representations on Brownfield Permission in Principle applications and/or associated Technical Details Consent applications must arrive not later than 14 days from the date of this list.

Application No.	Proposal	Location
DC/19/1512/P3CPA VALID DATE: 17.09.2019 EXPIRY DATE: 12.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	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 shop (Class A1) to cafe (Class A3) APPLICANT: Miss Joanne Sharkey AGENT: Mr Alan Lowin CASE OFFICER: Savannah Cobbold	121 Freshfields Newmarket Suffolk CB8 0EH GRID REF: 563880 263713
DC/19/1823/ADV VALID DATE: 16.09.2019 EXPIRY DATE: 11.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Advertisement Consent (i) 1no. non-illuminated replacement fascia sign (ii) 1no. internally illuminated ATM sign APPLICANT: Mr J Morris AGENT: Mr John Young - Barnwood Shopfitting Ltd CASE OFFICER: Ed Fosker	49-51 High Street Newmarket CB8 8NP GRID REF: 564416 263397

DC/19/1840/TPO VALID DATE: 17.09.2019 EXPIRY DATE: 12.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 234(1972) Tree Preservation Order - 1 no. Horse Chestnut and 2 no. Beech (within A2 on order) Crown reduce branches overhanging boundary fence by 4 metres APPLICANT: Mr Shevki AGENT: Mr Cole - Eastern Tree Surgery CASE OFFICER: Elizabeth Dubbeld	Land Rear Of 3 Weston Way Newmarket Suffolk GRID REF: 564020 264639
DC/19/1836/HH VALID DATE: 18.09.2019 EXPIRY DATE: 13.11.2019 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 CASE OFFICER: Lewis Halliday	17 Carson Walk Newmarket CB8 0DR GRID REF: 563750 264478
DC/19/1861/FUL VALID DATE: 18.09.2019 EXPIRY DATE: 13.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Temporary building to be used as storage facility in connection with existing factory unit APPLICANT: Mr Kevin Baker, Arken POP International CASE OFFICER: Ed Fosker	Studlands Park Industrial Estate, Unit 10 Studlands Park Avenue Newmarket CB8 7EA GRID REF: 563016 264917

LIST 39

27 September 2019

Applications Registered between 23 September 2019 and 27 September 2019

PLANNING APPLICATIONS REGISTERED

The following applications for Planning Permission, Listed Building, Conservation Area and Advertisement Consent and relating to Tree Preservation Orders and Trees in Conservation Areas have been made to this Council. A copy of the applications and plans accompanying them may be inspected on our website www.westsuffolk.gov.uk. Representations should be made in writing, quoting the application number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list. Note: Representations on Brownfield Permission in Principle applications and/or associated Technical Details Consent applications must arrive not later than 14 days from the date of this list.

Application No.	Proposal	Location
DC/19/1876/TCA VALID DATE: 12.09.2019 EXPIRY DATE: 24.10.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1 no. Tree of heaven (T1 on plan) coppice APPLICANT: Mrs Claire Freer AGENT: Anglia Tree Contractors CASE OFFICER: Falcon Saunders	Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA GRID REF: 564557 263858
DC/19/1902/TCA VALID DATE: 23.09.2019 EXPIRY DATE: 04.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 25no. Leylandii (G1 on plan) reduce height by 6 metres APPLICANT: Mrs Lara Briggs AGENT: Mr Josh Parry - ATC CASE OFFICER: Falcon Saunders	Abington Place 44 Bury Road Newmarket Suffolk CB8 7BT GRID REF: 565448 264494
DC/19/1889/ADV VALID DATE: 17.09.2019 EXPIRY DATE: 12.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Advertisement Consent - (i) 1no. non-illuminated fascia sign (ii) 1no. non illuminated projecting sign (retrospective) APPLICANT: JenningsBet AGENT: Mr Daniel Melling - Barton Wilmore CASE OFFICER: Kerri Cooper	64 High Street Newmarket Suffolk CB8 8LB GRID REF: 564397 263422

DC/19/1904/TPO VALID DATE: 18.09.2019 EXPIRY DATE: 13.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO13(1991) - Tree Preservation Order - 1no. Horse Chestnut (T1 on plan and T2 on order) - overall crown reduction by up to 3 metres; crown lift to 5 metres and clear part of the crown away from BT wires by 1 metre APPLICANT: Mrs O'Kane AGENT: Mr Paul Goldsmith - Green Wood Tree Surgery CASE OFFICER: Savannah Cobbold	1 Hatchfield Cottages Fordham Road Newmarket CB8 7XL GRID REF: 563932 265086
DC/19/1912/HH VALID DATE: 19.09.2019 EXPIRY DATE: 14.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey front extension APPLICANT: Mr & Mrs Joel Clarke-Morgan AGENT: Mr Michael Barton CASE OFFICER: Mr Nicholas Yager	47 Edinburgh Road Newmarket CB8 0QE GRID REF: 563226 263782
DC/19/1948/TCA VALID DATE: 24.09.2019 EXPIRY DATE: 05.11.2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in A conservation Area 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 APPLICANT: Mr Pountain AGENT: Mr Stephen Rapin - SP Landscapes & Tree Contractors CASE OFFICER: Falcon Saunders	Piers House Rayes Lane Newmarket CB8 7AB GRID REF: 564375 263783

Parish Re-Consultation

Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Alice Maguire

Direct Line: 01638 719476

Application No. DC/19/1690/HH

Consultation Period 29 October 2019

Expires:

8 October 2019

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Householder Planning Application - Proposed single storey side extension

LOCATION 22 Fitzroy Street, Newmarket, CB8 0JW

APPLICANT Mr GEOFF POWELL

AGENT Mr Dennis Brocklesby - Lynwood Associates Ltd

Dear Sir/Madam,

You have been consulted previously in respect of the application noted above. The following amendments by the applicant/agent have been received:

Plans originally uploaded as 'sensitive' rather than 'public'. Made public for viewing on 08.10.2019.

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PWC5G0PDHNN00>

Would you please let me know in writing by 29 October 2019 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision

electronically.

Yours faithfully

Alice Maguire

Alice Maguire
Planning Officer

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
8 October 2019

Case Officer: Alice Maguire
Direct Line: 01638 719476
Application No: DC/19/1690/HH
Consultation Period
Expires: 29 October 2019

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Householder Planning Application - Proposed single storey side extension

LOCATION 22 Fitzroy Street, Newmarket, CB8 0JW

APPLICANT Mr GEOFF POWELL

AGENT Mr Dennis Brocklesby - Lynwood Associates Ltd

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

BLANK

AGENT

Matthew Taylor
RWS LTD
22 Barrs Street
Whittlesey
PE7 1DA

APPLICANT

Mr Gary Robinson
Brickfields Stud
Etheldreda House
Cemetery Hill
Newmarket
CB8 7JH

Application No: DC/19/1852/DE1

Date Received: 10th September
2019

**Determination
Date:** 11th October 2019

11th October 2019

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 2015
Schedule 2, Part 31**

PROPOSAL Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Demolition of existing house and 1 no. stable block

LOCATION Brickfields Stud, Etheldreda House, Cemetery Hill, Newmarket, CB8 7JH

Dear Sir/Madam,

I refer to your recent application the details of which are shown above.

The Council as Local Planning Authority has considered your application and you are hereby advised that the prior approval of the Authority of the method of demolition and any proposed restoration of the site is **required**.

The Conservation of Habitats and Species Regulations (2010) requires that Competent Authorities (of which the Local Authority is one) have regard to biodiversity in carrying out its statutory duties. Though this is not readily identified as a requirement in the General Permitted Development Order, the legislative requirements still exist. In this case, no protected species surveys have been

submitted and, noting the age of the buildings and their poor state of repair, there is a reasonable chance that the site may be used by protected species. It is considered that, without evidence to the contrary, the proposal could have severe repercussions on biodiversity and protected species within the area that could ultimately lead to the loss of such assets.

The potential impacts on biodiversity and the lack of detail regarding remedial works to the land following demolition given the sites prominent location adjacent to Exning Road, more information is required in order to determine the application.

This development shall not be begun until such approval has been given.

This notice does not affect any requirement to provide notification of the demolition under Section 80 of the Building Act 1984.

Please Note: The Building Act 1984 applies to all demolitions of buildings, except for agricultural buildings, structures under 1,750 cu.ft (49.66 cu.m.) and garden sheds, conservatories or prefabricated garages where they form part of a larger building. In all other cases notification is required prior to the commencement of work. This proposal appears to involve demolition works to which the above legislation applies. The submission of a Planning or Building Regulation application does not constitute notification for the purposes of this legislation.

Following notification the Council may impose conditions regulating (for example) the removal and sealing of drains; the weatherproofing, shoring-up or repairing of adjacent buildings; the removal of rubbish and materials from the site; the making of arrangements with Statutory Undertakers with regard to their supplies and the Fire Authority and Health and Safety Executive regarding burning of materials, etc; such steps as may be required to protect the public during the course of demolition and the condition in which the site is left following the completion of works. Failure to notify the Council, or to comply with the requirements of any Notice, is an offence. In the first case the fine is up to £2,500 and, in the second case, £500 plus £2 for each day on which an offence continues after conviction. In addition, the Local Planning Authority may carry out the necessary works in default and recover its expenses from the owner or other person receiving the Notice.

The West Suffolk Council Building Control Department should be contacted at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU. Telephone: Bury St. Edmunds (01284) 757387.

Yours faithfully

David Collinson

David Collinson

Assistant Director - Planning & Regulatory Services



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
DX41001 ELY Fax: (01353) 665240
www.eastcambs.gov.uk

The Owner/Occupier
The King Edward VII Memorial Hall
144 High Street
Suffolk
CB8 8JP



This matter is being dealt with by:

Andrew Phillips

Telephone: 01353 616359
E-mail: plservices@eastcambs.gov.uk
My Ref: 19/00447/RMM
Your ref

7th October 2019

Dear Sir/Madam

Proposal: Reserved Matters for the construction of 121 dwellings and associated works following approval of outline planning permission 18/00363/OUM

Location: Land Accessed Between 2 And 4 Fordham Road Isleham Cambridgeshire

Reference: 19/00447/RMM

Amendment: The amendment involves

- (1) Change to layout
- (2) Change to house type elevations
- (3) Updated A.I.A.
- (4) Updated drainage plans
- (5) Change to Landscaping Plans

An amendment has been received for this application. Before a decision is taken I would appreciate any comments and/or observations which you may have on the amendments before **21st October 2019**. These can be made in writing or by email to plservices@eastcambs.gov.uk.

You should be aware that any comments you make will be available for viewing by the general public, both before and after a decision is made, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, any comments you make will be copied to the Planning Inspectorate. You should be happy for any of the information you submit, including personal information, to be available over the internet in this way. (Your name, telephone number and signature will be removed). If you provide information belonging to a third party please ensure you have their permission to do so.

If you would like to see the application form, plans and consultation responses received to date, you can now do so by visiting the Council's website (www.eastcambs.gov.uk), following the links to Planning Online and searching by the application reference number above. If you do not have access to a computer at home, you are able to use the public computers at the Council Office during normal office hours. Alternatively, an appointment can be made to view the working file by contacting the Support Team on 01353 665555 48 hours prior to your visit. Your local Parish Council are supplied with a copy of the application and plans.

Please contact the Planning Case Officer Andrew Phillips on 01353 616359 if you wish to discuss this application further.



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

DX41001 ELY Fax: (01353) 665240

www.eastcambs.gov.uk

The Owner/Occupier
Fao: Cllr John Morrey
The King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP



This matter is being dealt with by:
Andrew Phillips

Telephone: 01353 616359

E-mail: andrew.phillips@eastcambs.gov.uk

My Ref: **19/00447/RMM**

Your ref

9th October 2019

Dear Sir/Madam

Proposal: Reserved Matters for the construction of 121 dwellings and associated works following approval of outline planning permission 18/00363/OUM
Location: Land Accessed Between 2 And 4 Fordham Road Isleham Cambridgeshire
Reference: 19/00447/RMM

With reference to the above application and your recent reconsultation letter dated 7th October 2019.

The applicant has forwarded a revised Noise Report for your information, which I would be grateful if you could forward any comments you have as detailed in the letter dated 7th October 2019.

Yours faithfully

Andrew Phillips
Planning Team Leader



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
DX41001 ELY Fax: (01353) 665240
www.eastcambs.gov.uk

Clerk To Newmarket Town Council
The King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

This matter is being dealt with by:

Catherine Looper

Telephone: 01353 616205
E-mail: catherine.looper@eastcambs.gov.uk
My Ref: 19/01333/FUL
Your ref



9th October 2019

Dear Sir/Madam

Proposal: Erection of a paddle tennis court
Location: Long Hill Moulton Road Newmarket Suffolk CB8 8QG
Reference: 19/01333/FUL

An application has been received by this Authority for the development described above.

You can view the application and supporting information on our Public Access page (<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXRO5HGGJU000>). Your comments should be submitted by 30th October 2019. Any observations you may make will, under the Local Government (Access to Information) Act 1985, be available to the general public.

Please address any written correspondence direct to the case officer Catherine Looper, alternatively you can email to plservices@eastcambs.gov.uk. Can you also ensure that you quote the reference for this application in your correspondence.

If you wish to discuss this proposal further, the case officer can be contacted on 01353 616205.

Yours faithfully

Catherine Looper
Planning Officer

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The Owner/Occupier
The King Edward VII Memorial Hall
144 High Street
Newmarket
Suffolk
CB8 8JP



This matter is being dealt with by:

Richard Fitzjohn

Telephone: 01353 616280

E-mail: plservices@eastcambs.gov.uk

My Ref: 19/00518/FUM

Your ref

11th October 2019

Dear Sir/Madam

Proposal: Change of use to timber lodge holiday park for up to 50 caravan plots and the development of ancillary infrastructure and landscaping

Location: Land Opposite 1 To 8 Dalham Road Ashley Suffolk

Reference: 19/00518/FUM

Amendment: Additional information received includes a Holiday Accommodation Needs and Economic Benefits Report.

An amendment has been received for this application. Before a decision is taken I would appreciate any comments and/or observations which you may have on the amendments before **25th October 2019**. These can be made in writing or by email to plservices@eastcambs.gov.uk.

You should be aware that any comments you make will be available for viewing by the general public, both before and after a decision is made, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, any comments you make will be copied to the Planning Inspectorate. You should be happy for any of the information you submit, including personal information, to be available over the internet in this way. (Your name, telephone number and signature will be removed). If you provide information belonging to a third party please ensure you have their permission to do so.

If you would like to see the application form, plans and consultation responses received to date, you can now do so by visiting the Council's website (www.eastcambs.gov.uk), following the links to Planning Online and searching by the application reference number above. If you do not have access to a computer at home, you are able to use the public computers at the Council Office during normal office hours. Alternatively, an appointment can be made to view the working file by contacting the Support Team on 01353 665555 48 hours prior to your visit. Your local Parish Council are supplied with a copy of the application and plans.

Please contact the Planning Case Officer Richard Fitzjohn on 01353 616280 if you wish to discuss this application further.

Yours faithfully

Richard Fitzjohn
Senior Planning Officer

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Changes to your branch

We recently asked your views regarding access in relation to our plans to franchise Newmarket Post Office.

We received 6 responses from customers which didn't raise any concerns about access.

To make the change the branch will close temporarily on Wednesday 13 November 2019 at 16:00 and re-open on Thursday 14 November 2019 at 09:00.

During this period of temporary closure customers requiring Post Office services may use any convenient Post Office branch. Details of nearby alternative branches are shown below.

- Exning Post Office, 20 Oxford Street, Exning, Newmarket, CB8 7EW
- Moulton Post Office, The Street, Moulton, Newmarket, CB8 8RZ
- Stetchworth Post Office, Ellesmere Centre, Ley Road, Stetchworth, Newmarket, CB8 9TS
- Soham Post Office, 41 High Street, Soham, Ely, CB7 5HA

How to contact us:

Comments @postoffice.co.uk

Call 03452 66 01 15

Postofficeviews.co.uk

Freepost Your Comments

Textphone 03457 22 33 55

If you would like this information in Braille, large print or audio call 03452 66 01 15, Textphone 03457 22 33 55 or to see a copy of our Principles of Community Engagement about changes to the Post Office® network, visit our website postofficeviews.co.uk

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From: planning.policy <planning.policy@westsuffolk.gov.uk>

Sent: 14 October 2019 16:21

Subject: West Suffolk Council - Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019 Stakeholder consultation

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?

*** for a site to be considered deliverable, the NPPF requires development to be economically viable and to this end, we seek written commentary on the viability of the sites in which you have a particular interest, in addition to confirmation that the sites themselves are available at this time and if not, when they are anticipated to become available.**

Should you have any comments to make on this draft SHELAA report (concentrating on suitability, availability and achievability - including viability - considerations) please let us have this information no later than 5pm on Tuesday 26 November 2019 preferably submitted by email to

planning.policy@westsuffolk.gov.uk

Or by post to

Strategic Planning Team
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Following consideration of all representations made on the draft 2019 SHELAA document, it will be amended and a final version of the West Suffolk SHELAA will be published and available for inspection on the council's website in early 2020.

If you have any queries relating to any part of the SHELAA process, please do not hesitate to contact us.

Yours faithfully



Marie Smith
Service Manager (Strategic Planning)

Denise Bugg
Technical Planning Policy Officer
Planning Strategy
Direct dial: 01284 757334
Email: Denise.Bugg@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

[Report, pay and apply online 24 hours a day](#)
[Find my nearest for information about your area](#)

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West Suffolk Council - Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019 Stakeholder consultation

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