

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 4th November 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 21st 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. **Newmarket Academy Students to discuss the Neighbourhood Plan**
7. **DRAFT BUDGET**
8. **PLANNING APPLICATIONS** - West Suffolk Council – Lists 40 and 41
9. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. DC/19/1861/FUL – Studlands Park Industrial Estate, Unit 10 Studlands Park Avenue
10. **PLANNING APPLICATIONS** - East Cambs
11. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
12. **To discuss the Signage within Newmarket**
13. **Shop Fronts**
14. **BID Town Signs**
15. **LICENCING** - To discuss any Licensing Applications
16. **CORRESPONDENCE:**
17. Date of next meeting: **Monday 18th November 2019**
18. To note items for consideration at the next meeting

Signed...  Roberta Bennett, Town Council Manager, 29th 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 21st October 2019 at 6.00pm at the Memorial Hall Newmarket

Attendance:

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

Councillor R Hood
Councillor P Hulbert
Councillor M Jefferys
Councillor T Kerby

Also Present: Bobby Bennett - TCM, Julie Ashton – Minute Assistant, Cllr Sharp – East Cambs, 1 Member of the Press and 1 Member of the Public.

Minute		Action by
D/19/10/16	<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/19/10/17	<u>APOLOGIES</u> Apologies were received from Cllrs De'Ath, Hirst and O'Neill.	
D/19/10/18	<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.	
<i>Cllr Sharp joined the meeting</i>		
D/19/10/19	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 7TH OCTOBER 2019 AND MATTERS ARISING</u> The minutes of the Development & Planning Committee held on 7th October 2019 and the following amendment was made: Page 3 – D/19/10/5.01 Recommendation – A request was made to record the names of Cllrs who had abstained from the vote. It was noted that abstentions were only recorded for named votes, however TCM advised that this would be allowed for this occasion. The abstention from the vote by Cllrs Drummond and Hood were added to the minutes. Subject to the amendment being made, the following was agreed: <u>D/19/10/19.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th October 2019 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	

There were no matters arising.

D/19/10/20 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

Cllr Sharp was in attendance to hear the views on the East Cambs application 19/00518/FUM.

The Chairman proposed that item 7 be brought forward and the following was agreed:

D/19/10/20.01 Resolved

That item 7 East Cambs Planning Applications be brought forward.

D/19/10/21 EAST CAMBS PLANNING APPLICATIONS

D/19/10/21/01 19/00447/RMM Land Accessed Between 2 and 4 Fordham Road, Cambridgeshire.

D/19/10/21.01 Resolved

The Committee declined to comment.

Cllrs Drummond and Hood declared a nonpecuniary interest in the following application and did not vote.

D/19/10/21/02 19/01333/FUL – Long Hill, Moulton Road, Newmarket.

D/19/10/21.02 Resolved

The Committee declined to comment.

D/19/10/21/03 19/00518/FUM Land Opposite 1 – 8 Dalham Road Ashley.

D/19/10/21.03 Resolved

The Committee strongly objects to this inappropriate development in the countryside and objected on the grounds that it was an unsuitable development for the area of a small village, Highway safety, traffic and drainage issues.

That a Committee representative attends the public meeting

D/19/10/22 CURRENT PLANNING APPLICATIONS

Week 38

D/19/10/22/01 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 shop (Class A1) to cafe (Class A3) - 121 Freshfields Newmarket Suffolk.

D/19/10/22.01 Resolved

The Committee voiced no objections.

D/19/10/22/02 DC/19/1823/ADV – Application for Advertisement Consent (i) 1no. non-illuminated replacement fascia sign (ii) 1no. internally illuminated ATM sign - 49-51 High Street Newmarket.

D/19/10/22.02 Resolved

The Committee voiced no objections subject to compliance with the conservation area and shopfront policies.

D/19/10/22/03 DC/19/1840/TPO - 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 - Land Rear Of 3 Weston Way Newmarket Suffolk.

D/19/10/22.03 Resolved

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

D/19/10/22/04 DC/19/1836/HH - Householder Planning Application – Front porch (following demolition of existing front canopy) - 17 Carson Walk Newmarket.

D/19/10/22.04 Resolved

The Committee voiced no objections.

D/19/10/22/05 DC/19/1861/FUL - Planning Application - Temporary building to be used as storage facility in connection with existing factory unit - Studlands Park Industrial Estate, Unit 10 Studlands Park Avenue Newmarket.

D/19/10/22.05 Resolved

The Committee deferred this application to seek clarification on the temporary conditions of the building.

Week 39

D/19/10/22/06 DC/19/1876/TCA - Trees in a Conservation Area Notification – 1 no. Tree of heaven (T1 on plan) coppice - Fairstead House School Fordham Road Newmarket Suffolk.

D/19/10/22.06 Resolved

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

D/19/10/22/07 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.

D/19/10/22.07 Resolved

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

D/19/10/22/08 DC/19/1889/ADV – Application for Advertisement Consent (i) 1no. non-illuminated replacement fascia sign (ii) 1no. non illuminated projecting sign (retrospective) - 64 High Street Newmarket Suffolk.

D/19/10/22.08 Resolved

The Committee objected on the grounds that it did not comply with the conservation area and shopfront policies.

D/19/10/22/09 DC/19/1904/TPO - 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 - 1 Hatchfield Cottages Fordham Road Newmarket.

D/19/10/22.09 Resolved

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

D/19/10/22/10 DC/19/1912/HH - Householder Planning Application – Single storey front extension - 47 Edinburgh Road Newmarket.

D/19/10/22.10 Resolved

The Committee voiced no objections.

D/19/10/22/11 DC/19/1948/TCA - 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 - Piers House Rayes Lane Newmarket.

D/19/10/22.11 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 T3 & T4 on plan are to be felled, the Committee requests the planting of suitable replacement tree.

D/19/10/23 AMENDED AND DEFERRED PLANNING APPLICATIONS

D/19/10/23/01 DC/19/1690/HH – 22 Fitzroy Street, Newmarket.

D/19/10/23.01 Resolved

The Committee voiced no objections.

D/19/10/23/02 DC/19/1852/DE1 – Brickfields Stud, Etheldreda House, Newmarket.

D/19/10/23.02 Resolved

The Committee noted the West Suffolk decision.

D/19/10/23/03 DC/19/1837/TCA – Heath House, Moulton Road, Newmarket,

D/19/10/23.03 Resolved

The Committee noted the West Suffolk decision.

D/19/10/24 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN
West Suffolk Planning Determinations received during weeks 38 and 39.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/1540/FUL	Planning Application - Two storey extension to main administrative building including entrance foyer	Tattersalls The Avenue Newmarket Suffolk	Approved	No objections
DC/19/11556/FUL	Planning Application - Replace existing external windows and doors with white uPVC windows and doors	The Hawthorns Howard De Walden Way Newmarket	Approved	No objections
DC/19/1383/TE3	Notification under section 4 of the Communications Act 2003 - Removal of public payphone	Telephone Box Exning Road Newmarket Suffolk	Approved	No objection
DC/19/1385/TE3	Notification under section 4 of the Communications Act 2003 - Removal of public payphone	Telephone Box George Lambton Avenue Newmarket Suffolk	Approved	No objections
DC/19/1384/TE3	Notification under section 4 of the Communications Act 2003 - Removal of public payphone	Telephone Box Valley Way Newmarket Suffolk	Approved	No objections
DC/19/1492/LB	Listed Building Application - (i) Create new opening through structural wall between existing office space and small kitchen area (ii) Create new external door from small kitchen area (iii) Infill external door on South East elevation and (iv) New stud partitions in open plan office and private rooms	Terrace House Queensberry Road Newmarket	Approved	No objections

D/19/10/25 SECTION 106 MONIES

TCM advised that S106 monies from Tesco and Aldi £149,000 had been committed to the Vision's High Street redesign project which had gone out for public consultation last year. The comments from the consultation would be added to the document and this was awaited. Enquiries would be made to see if funds were available for the Clock Tower project.

TCM presented the West Suffolk Planning Officer's S106 summary table from the Brickfields development and would forward it to Members.

D/19/10/26 DIVISION ARRANGEMENTS FOR SUFFOLK COUNTY COUNCIL

TCM advised that the Boundary Commission had submitted the division arrangements for consultation. Cllr Robin Millar would be invited to attend a full Council meeting to provide an update.

D/19/10/27 TO DISCUSS ANY LICENSING APPLICATIONS

Cortado Coffee Shop – application for alcohol license was considered and the following was agreed:

D/19/10/28.01 Resolved

The Committee voiced no objections subject to compliance with the cumulative impact policy

Calzone House – application for late night refreshments was considered and the following was agreed:

D/19/10/28.02 Resolved

The Committee voiced no objections.

D/19/10/28 CORRESPONDENCE

- Newmarket Post Office – Consultation Response was noted.
- West Suffolk Council – SHELAA stakeholder consultation from 15th October to 26th November 2019 was noted.

D/19/10/29 DATE OF NEXT MEETING

Monday 4th November 2019 at 6.00pm at the Memorial Hall.

D/19/10/30 TO NOTE ANY ITEMS FOR NEXT MEETING

- Newmarket Academy students to discuss the Neighbourhood Plan
- Signage clutter
- BID signage

Meeting closed at 7:14pm.

Signed _____ Date _____

Newmarket Town Council

Budget Detail - By Committee

Note: (-) Net Expenditure means Income is greater than Expenditure

Note : Budget Report for 2019/2020 as at 09/09/2019

		<u>2018-2019</u>		<u>2019-2020</u>		<u>2020-2021</u>		
		Budget	Actual	Agreed Budget	Revised Budget	Actual YTD	Committed Exp.	Next Year Budget
<u>Development & Planning</u>								
<u>209 Neighbourhood Plan</u>								
4089	Costs - Neighbourhood Plan	8,000	13,783	4,000	4,000	1,296	0	2,000
	OverHead Expenditure	8,000	13,783	4,000	4,000	1,296	0	2,000
1100	Grants Received	0	7,200	2,000	2,000	0	0	0
1174	Grants Received SCC	0	4,000	0	0	0	0	0
	Total Income	0	11,200	2,000	2,000	0	0	0
209	Net Expenditure	8,000	2,583	2,000	2,000	1,296	0	2,000
<u>Development & Planning - Expenditure</u>								
	Income	0	11,200	2,000	2,000	0	0	0
	Net Expenditure	8,000	2,583	2,000	2,000	1,296	0	2,000
<u>Total Budget Expenditure</u>								
		686,133	1,079,784	696,932	696,932	400,085	0	704,698
	Income	686,124	942,579	699,239	699,239	653,561	0	107,675
	Net Expenditure	9	137,205	-2,307	-2,307	-253,477	0	597,023

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LIST 40

7 October 2019

Applications Registered between 30.09.2019 – 04.10.2019

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/19/1938/HH VALID DATE: 23.09.2019 EXPIRY DATE: 18.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Householder Planning Application - (i) Alteration to roof to allow for loft conversion and (ii) relocate vehicular access APPLICANT: Mr Martin Rogers AGENT: Mr Kevin Watts - ShanRye S.A.A.S. CASE OFFICER: Mr Nicholas Yager	Albion Lodge Fordham Road Newmarket Suffolk CB8 7AQ GRID REF: 564308 264484
DC/19/1965/LB VALID DATE: 27.09.2019 EXPIRY DATE: 22.11.2019 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 CASE OFFICER: Ed Fosker	Jockey Club Chambers 101 High Street Newmarket CB8 8JL GRID REF: 564306 263251

DC/19/1969/FUL VALID DATE: 27.09.2019 EXPIRY DATE: 22.11.2019 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) 1 no. dwelling (following demolition of existing detached garage) and (ii) Two storey rear extension on existing dwelling (part - retrospective) APPLICANT: Mr Fred Walemba, Mayfair Global Developments Limited AGENT: Mr Steve Crawford - Some Bloke Designs CASE OFFICER: Jo-Anne Rasmussen	52 Exning Road Newmarket CB8 0AB GRID REF: 563808 264100
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LIST 41

14 October 2019

Applications Registered between 4/10/2019 – 11/10/2019

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/19/1967/FUL VALID DATE: 08.10.2019 EXPIRY DATE: 03.12.2019 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 CASE OFFICER: Ed Fosker	104 High Street Newmarket Suffolk CB8 8JQ GRID REF: 564305 263348
DC/19/1985/HH VALID DATE: 30.09.2019 EXPIRY DATE: 25.11.2019 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single storey side and rear extension APPLICANT: Mr K Galik AGENT: Michael Bullivant Associates CASE OFFICER: Adam Yancy	12 Melrose Gardens Newmarket Suffolk CB8 0EW GRID REF: 563529 263905

DC/19/2002/TCA VALID DATE: 02.10.2019 EXPIRY DATE: 13.11.2019 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 CASE OFFICER: Falcon Saunders	The Kremlin Bungalow 1A Bury Road Newmarket Suffolk CB8 7BX GRID REF: 564631 264099
DC/19/2036/HH VALID DATE: 08.10.2019 EXPIRY DATE: 03.12.2019 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 CASE OFFICER: Lewis Halliday	6 Stanley Road Newmarket CB8 8AF GRID REF: 565317 263123

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 04/10/2019**

**PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

DC/19/1466/TPO DECISION: Approve Application DECISION TYPE: Delegation Panel ISSUED DATED: 1 Oct 2019 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 341 (1972) Tree Preservation Order - (i) 2 no Beech (319 and 321 on plan and within A1 on order) - fell (ii) 2 no Heavy Standard Beech (320 and 322 on plan and with A1 on order) - Overall crown reduction by up to 2 meters and (iii) 1 no Lime (317 on plan and within A1 on order) - Crown raise by up to 3 meters APPLICANT: Mr Matt Vernon	Street Record Gordon Richards Close Newmarket Suffolk
DC/19/1543/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 1 Oct 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) replace door to front elevation APPLICANT: Reverend John Turner AGENT: Mr Keith Johns - KJ Architects Ltd	Turner Hall Church Lane Newmarket CB8 0HL
DC/19/1598/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 1 Oct 2019 WARD: Newmarket West PARISH: Newmarket Town Council	TPO (1958) 026 - TPO Tree Preservation Order - 1no. Horse Chestnut (T1 on plan, within A1 on Order) - reduce lowest lateral scaffold limb growing to south-west, by up to 3 metres APPLICANT: Pomroy AGENT: Mr Stephen Rapin	11 Stirling Gardens Newmarket CB8 0ER

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 11/10/2019**

**PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

DC/19/1674/ADV DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 10 Oct 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Advertisement Consent - 1no. non-illuminated 'A' frame advertisement board to be sited on highway land APPLICANT: Mr Mehmet Yamak AGENT: Mr Dennis Brocklesby	3 High Street Newmarket CB8 8LX
DC/19/1697/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 8 Oct 2019 WARD: Newmarket West PARISH: Newmarket Town Council	Trees in a Conservation Area - (i) 2 no. Cherry (C1 and C2 on plan) fell and (ii) 1 no. Sycamore (S1 on plan) overall crown reduction by 50% APPLICANT: Mr Treverrow, Tattersalls Ltd AGENT: Mr Alexander Talbot	Murray Lodge Queensberry Road Newmarket CB8 9AU
DC/19/1767/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 11 Oct 2019 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Horse Chestnut (T1 on plan) Overall crown reduction by up to 2.5 metres APPLICANT: John Gosden Racing AGENT: Mr Stuart Bradnam - Bradnams Tree Services	Clarehaven Stable 57 Bury Road Newmarket Suffolk CB8 7BY
DC/19/1852/DE1 DECISION: Prior Approval Required DECISION TYPE: Delegated ISSUED DATED: 11 Oct 2019 WARD: Newmarket North PARISH: Newmarket Town Council	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 APPLICANT: Mr Gary Robinson AGENT: Matthew Taylor - RWS LTD	Brickfields Stud, Etheldreda House Cemetery Hill Newmarket CB8 7JH