

Membership as from May 2017

Councillor R Hood- Chairman
Councillor J Morrey-Vice Chairman
Councillor J Clarke
Councillor W Hirst
Councillor R Nobbs
Councillor P Hulbert
Councillor J Wadham
Councillor P Winter
Councillor D Wright
Councillor J Lay
Town Mayor Councillor A Drummond &
Deputy Town Councillor C O'Neill
Mayor 'ex officio' Councillor J Berry



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 Tuesday 8th May 2018 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 9th April 2018 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** - Forest Heath District Council – List attached
7. **PLANNING APPLICATIONS** - East Cambs – None at date of agenda
8. **PLANNING APPLICATIONS** – Amended plans and Extensions
 - a. DC/18/0492/FUL – Brickfields Cottage, Cemetery Hill, Exning
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** - Lists Attached
10. **LICENSING** – To consider application for Mimi's, Newmarket
11. **LICENSING** – To consider application for The Gallops, Newmarket
12. **FOREST HEATH LOCAL PLAN** – To consider a response to recommend to the Town Council
13. **WEST SUFFOLK** -Consultation on draft Homelessness Reduction Strategy
14. **HIGH STREET DIVERSITY** - An opportunity for discussion
15. **NEWMARKET NEIGHBOURHOOD PLAN** – Letter from West Suffolk re Area Designation
16. **CORRESPONDENCE**
17. Date of next meeting: **Monday 21st May 2018 at 6pm**
18. To note items for consideration at the next meeting

Signed

Roberta Bennett

Roberta Bennett, Town Council Manager, 2nd May 2018

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

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Newmarket

TOWN COUNCIL

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Minutes of a Meeting of the Development & Planning Committee
Held on Monday 23rd April 2018 at 6.00 pm at the Memorial Hall Newmarket

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor J Clarke
Councillor A Drummond
Councillor W Hirst

Councillor P Hulbert
Councillor J Morrey
Councillor R Nobbs
Councillor C O'Neill

Also Present: Bobby Bennett – TCM, Julie Ashton – Minute Assistant, 1 Member of the Press and 10 Members of the Public.

Minute	Action by
D/18/04/16 <u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED</u> The Chairman opened the meeting and announced that no fire alarm was planned and that the meeting may be filmed or recorded.	
D/18/04/17 <u>APOLOGIES</u> Apologies were received from Cllrs Lay, Wadham, Winter and Wright.	
D/18/04/18 <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.	
D/18/04/19 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 9TH APRIL 2018 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 9 th April 2018 and the following was agreed: <u>D/18/04/19.01 Resolved</u> That the minutes of the Development & Planning Committee meeting held on 9 th April 2018 be adopted and signed as a true record by the Chairman of the D&P Committee. There were no matters arising.	
D/18/04/20 <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</u>	

Minutes of Development & Planning Committee held on 23rd April 2018

MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION

A resident spoke to application DC/18/0492/FUL and objected on the grounds of highway safety regarding the access to the site down a shared narrow track. Photos of horse lorries near to properties were shown to highlight the issues.

D/18/04/21 CURRENT PLANNING APPLICATIONS

Week 14

D/18/04/21/01 D/18/0492/FUL – Planning Application – (i) change of use from Stud to Thoroughbred Race Horse Services and Stud, (ii) extension to existing menage, (iii) 8no lighting columns and (iv) new access – Brickfields Cottages Cemetery Hill Newmarket. Suffolk.

D/18/04/21.01 Resolved

The Committee deferred the application to allow for a site visit and to receive information from SCC Highways.

A site visit would take place on Tuesday 8th May 2018 at 5:00pm.

6 members of the public left the meeting.

The Chairman proposed that item 8 be brought forward and the following was agreed:

D/18/04/21.02 Resolved

That item 8 amended application DC/18/0475/VAR be brought forward.

Cllr Hood declared a pecuniary interest and proposed that the Mayor takes the Chair for the following item. Cllrs Berry and Morrey declared a nonpecuniary interest and did not vote. The following was agreed:

D/18/04/21.03 Resolved

That the Mayor takes the Chair for the following item.

The Chairman joined the public and the Mayor took the Chair.

The applicant advised that revised operating times for the horse walker Monday – Saturday and Bank Holidays 6:30 – 12:30 and Monday – Friday 4:00 – 6:00, Sunday 7:30 – 9:30 had been agreed with neighbours. The rear door would be closed and the front door facing the railway would be opened to allow ventilation.

Cllr Hood left the meeting.

D/18/04/21/04 DC/18/0475/VAR – Variation of condition 3 of DC/17/2528/FUL to allow racehorse training stables to be able to operate the equine treadmill.

D/18/04/21.04 Resolved

The Committee voiced no objections subject to compliance with the revised operating times of Monday – Saturday (including Bank Holidays) 6:30am – 12:30pm, Monday – Friday 4:00pm – 6:00pm and Sunday 7:30am – 9:30am. That the rear doors facing neighbouring properties be closed during operating times.

Cllr Hood returned to the meeting and took the Chair and the press and public left the meeting.

D/18/04/21/05 DC/18/0507/FUL- Planning Application – Use of part of the public highway for the placing of 3 tables and 6 chairs – Bull Inn 62 High Street Newmarket.

D/18/04/21.05 Resolved

The Committee voiced no objections.

Cllrs Berry and O'Neill left the meeting to look at a tree at Bloomsbury Cottage to assess the planned tree work.

Week 15

D/18/04/21/06 DC/18/0461/ADV – Application for Advertisement Consent – 1no. non-illuminated fascia sign – Unit B Plots 10 and 11 St Leger Drive Newmarket Suffolk.

D/18/04/21.06 Resolved

The Committee voiced no objections.

Cllrs Berry and O'Neill returned to the meeting

D/18/04/21/07 DC/18/0567/HH – Householder Planning Application – (i) Two storey side and rear extension (ii) single storey side extension – 54 Valley Way Newmarket Suffolk.

D/18/04/21.07 Resolved

The Committee voiced no objections.

Cllrs Hirst, Hood and Morrey declared a nonpecuniary interest in the following application and did not vote.

D/18/04/21/08 DC/18/0586/FUL – Planning Application – 1no. building to hold equine spa and treadmill – Kremlin Cottage Stables Snailwell Road Newmarket.

D/18/04/21.08 Resolved

The Committee voiced no objections subject to compliance with the operating hours of Monday – Saturday 6:30 – 12:30 and Monday – Friday 4:00 – 6:00.

D/18/04/21/09 DC/18/0615/TCA – Trees in a conservation Area Notification 1no. Horse Chestnut (T1 on plan) – Raise crown to 6 metres above ground level – Bloomsbury Cottage 7 Fitzroy Street Newmarket.

D/18/04/21.09 Resolved

The Committee actively encourages responsible tree management and objected to raising the crown to 6m on the grounds that it was inappropriate, too severe and unnecessary leading to potential damage to the tree.

D/18/04/21/10 DC/18/0296/FUL – Planning Application – (i) Partial Change of Use from A3 (Takeaway) to C3a (Live-work unit) and (ii) Insertion of window to rear elevation – Unit 4 The Centre Brickfields Avenue Newmarket.

D/18/04/21.10 Resolved

The Committee objected on the grounds that it was incompatible and unacceptable use and the layout and density of the building.

Cllr Winter and the RFO joined the meeting

D/18/04/21/11 DC/18/0540/FUL – Planning Application – 2no. dwellings – Land Adjoining Church Exeter Road Newmarket Suffolk.

D/18/04/21.11 Resolved

The Committee voiced no objections.

Cllr Hood declared a pecuniary interest in the following application and proposed that the Deputy Chairman takes the Chair and the following was agreed:

D/18/04/21.12 Resolved

That the Deputy Chairman takes the Chair

The Deputy Chairman took the Chair and Cllr Hood left the meeting.

D/18/04/21/13 DC/18/0539/TPO – Tree Preservation Order.

D/18/04/21.13 Resolved

The Committee actively encourages responsible tree management and objected to the proposed tree work on the grounds that it was inappropriate, too severe and unnecessary leading to potential damage to the tree.

Cllr returned to the meeting and took the Chair

East Cambs

D/18/04/21/14 18/00480/FUL – Rear extension and internal alterations – Mile Stable Farm Cambridge Road Newmarket Suffolk – the application was noted.

D/18/04/22 AMENDED PLANNING APPLICATIONS AND EXTENSIONS

D/18/04/22/01 DC/18/0274/FUL – 2no. Detached dwellings.

D/18/04/22.01 Resolved

The Committee objected on the grounds of previous planning decisions, impact on character or appearance of the area and the effect on a conservation area.

D/18/04/23 TO RECEIVE RESULTS OF APPLICATIONS AS

DETERMINED BY FHDC

FHDC Planning Determinations received during weeks 14 and 15 are as follows:-

Application	Description	Address	FHDC Decision	NTC Decision
DC/17/2076/LB	Application for Listed Building Consent - Alterations to facilitate the conversion of office space and function rooms into 28no. ensuite guest rooms - previously approved under - DC/16/1224/LB	Marlborough Club Kingston Passage Newmarket	Approved	No objections
DC/17/2077/VAR	Planning Application - Variation of condition 2 of DC/16/1212/FUL to enable use of revised plans for minor amendments for Change of use of existing office space and function rooms to create 28no ensuite guest rooms	Marlborough Club Kingston Passage Newmarket	Approved	No objections
DC/18/0238/FUL	Planning Application – Change of use from residential (C3) to office (B1a)	The Old Courts 147 All Saints Road Newmarket	Approved	No objections
DC/17/2467/FUL	Planning Application – single storey garden room with en-suite shower room to be for holiday rentals (c1) (retrospective)	29 St Phillips Road Newmarket Suffolk	Approved	No objections
DC/18/0317/TPO	TPO/1991/19 – Tree Preservation Order – T1 Horse Chestnut – (i) Lift crown to 4.5m from ground level (ii) Remove rubbing sub-branch to South-East (as amended by email dated 11.04.2018)	16 Hallwyck Gardens Newmarket	Approved	No objections

D/18/04/24 TO REVIEW PLANNING APPLICATION WITHDRAWALS

None noted.

D/18/04/25 TO DISCUSS ANY LICENSING APPLICATIONS

None notes.

D/18/04/26 UPDATE ON VALLEY WAY GARAGES

TCM advised that planning advice had been sought but there was no current planning application.

D/18/04/27 CORRESPONDENCE

Email regarding Cumulative Impact Policy was noted.

D/18/04/28 DATE OF NEXT MEETING

Monday 8th May 2018 at 6.00pm in the Memorial Hall.

D/18/04/29 TO NOTE ANY ITEMS FOR NEXT MEETING

None noted.

Meeting closed at 7: 28pm.

Signed _____

Date _____

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LIST 16**20 April 2018****Applications Registered between 16/04/2018 – 20/04/2018**
**FOREST HEATH DISTRICT COUNCIL
 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 during normal office hours on our website www.westsuffolk.gov.uk. Representation should be made in writing, quoting the reference number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list.

Application No.	Proposal	Location
<u>DC/18/0596/HH</u> VALID DATE: 13.04.2018 EXPIRY DATE: 08.06.2018 WARD: All Saints PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension APPLICANT: Ms Zara Stuart AGENT: Mr William Kane - 2 The Drawing Board CASE OFFICER: Karen Littlechild	7 Stanley Road Newmarket CB8 8AF GRID REF: 565327 263103
<u>DC/18/0636/FUL</u> VALID DATE: 17.04.2018 EXPIRY DATE: 12.06.2018 WARD: St. Mary's PARISH: Newmarket Town Council	Planning Application - Two storey extension to provide new ground floor entrance, seating and first floor reading/study area APPLICANT: Mr Nick Froy, Newmarket Academy AGENT: Mr Staszek Stuart-Thompson - Wincer Kievenaar Architects Ltd CASE OFFICER: Matthew Harmsworth	Newmarket Academy Exning Road Newmarket CB8 0EB GRID REF: 563637 263917

List 17

**FOREST HEATH DISTRICT COUNCIL
 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 during normal office hours on our website www.westsuffolk.gov.uk. Representation should be made in writing, quoting the reference number and emailed to planning.help@westsuffolk.gov.uk to arrive not later than 21 days from the date of this list.

Application No.	Proposal	Location
<u>DC/18/0677/HH</u> VALID DATE: 23.04.2018 EXPIRY DATE: 18.06.2018 WARD: All Saints PARISH: Newmarket Town Council	Householder Planning Application - (i) Two storey rear extension and (ii) single storey rear extension APPLICANT: Mr J Edge AGENT: Mr Sean Taylor - EAP Structural Services CASE OFFICER: Karen Littlechild	39 Park Lane Newmarket CB8 8AZ GRID REF: 564598 263065
<u>DC/18/0701/TCA</u> VALID DATE: 13.04.2018 EXPIRY DATE: 25.05.2018 WARD: Severals PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 3no. Cherry (T1, T2 and T3 on plan) - Fell APPLICANT: Mrs Glover AGENT: Mr Lee Greenacre - S P Landscapes CASE OFFICER: Falcon Saunders	9- Balaton Place Snailwell Road Newmarket CB8 7YP GRID REF: 564381 264733

**FOREST HEATH DISTRICT COUNCIL
PLANNING AND GROWTH
DECISIONS WEEK ENDING 23/04/2018**

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

<u>DC/17/1597/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 20 Apr 2018 WARD: St. Mary's PARISH: Newmarket Town Council	Planning Application - Supermarket with associated car parking, servicing, landscaping and associated works APPLICANT: N/A, ALDI Stores Ltd. AGENT: Mr Alastair Close - Planning Potential Ltd.	Aldi Stores Ltd Exning Road Newmarket Suffolk CB8 0AB
<u>DC/18/0238/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 9 Apr 2018 WARD: All Saints PARISH: Newmarket Town Council	Planning Application - Change of use from residential (C3) to Office (B1a) APPLICANT: Cadjen Properties LTD AGENT: Mr Andrew Fleet MCIAT	The Old Courts 147 All Saints Road Newmarket Suffolk
<u>DC/18/0317/TPO</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 12 Apr 2018 WARD: All Saints PARISH: Newmarket Town Council	TPO/1991/19 - Tree Preservation Order - T1 Horse Chestnut - (i) Lift crown to 4.5m from ground level (ii) Remove rubbing sub-branch to South-East (as amended by email dated 11.04.2018) APPLICANT: Donohoe AGENT: Mr Michael Downs - Gardenworks Tree Surgery Ltd	16 Hallwyck Gardens Newmarket CB8 9JR

**FOREST HEATH DISTRICT COUNCIL
PLANNING AND GROWTH
DECISIONS WEEK ENDING 30/04/2018**

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

<u>DC/17/2670/FUL</u> DECISION: Withdrawn/ Abandoned DECISION TYPE: Delegated ISSUED DATED: 27 Apr 2018 WARD: St. Mary's PARISH: Newmarket Town Council	Planning Application - Two storey rear extension to create 2no apartments APPLICANT: Mr J Cunnington AGENT: Mr Antony Smith	3-4 St Marys Cottages Church Lane Newmarket CB8 0HP
<u>DC/18/0055/ADV</u> DECISION: Approve Application DECISION TYPE: Delegation Panel ISSUED DATED: 23 Apr 2018 WARD: St. Mary's PARISH: Newmarket Town Council	Application for Advertisement Consent - (i) 1no. non-illuminated fascia sign (ii) 1no. hanging sign as amended by drawing no. 127339 B removing illumination from fascia sign APPLICANT: Marston's Plc AGENT: Mrs Deborah Pitt - Sign Specialists Ltd	White Hart Hotel 134 High Street Newmarket CB8 8JP
<u>DC/18/0417/HH</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 27 Apr 2018 WARD: St. Mary's PARISH: Newmarket Town Council	Householder Planning Application - Dropped kerb to front of property APPLICANT: Mr Hamit	39 Exning Road Newmarket CB8 0EA
<u>DC/18/0450/HH</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 26 Apr 2018 WARD: All Saints PARISH: Newmarket Town Council	Householder Planning Application - (i) New vehicle access (ii) Extend existing dropped kerb APPLICANT: Ms S. Howell AGENT: Mr Daniel Aguilar-Agon	Barrington House 16 The Avenue Newmarket CB8 9AA

CURRENT LICENCE APPLICATIONS

Applicant Name:	Wayne Murfet
Premises Address:	Mimi's Restaurant, 146A High Street, Newmarket CB8 9AQ+
Application Type:	Grant of a Premises Licence
Summary of Application:	This premises will be a Restaurant/Bar with 50 covers for dining. Licensable activities requested are : Films, live and recorded music, late night refreshment and sale of alcohol for consumption on the premises. Opening times requested are – Sun to Thur 07.00 to 23.00 Fri and Sat 07.00 to 00.00
End of Consultation Date:	14 May 2018

Representations must be made in writing on or before the end of the consultation date to:

Forest Heath District Council
College Heath Road
Mildenhall
Bury St Edmunds
Suffolk
IP28 7EY

www.westsuffolk.gov.uk

The application details can be viewed on our [Public Register](#)
Alternatively, the application is available for inspection at the above office by appointment only.
Telephone 01284 757400. Email licensing@westsuffolk.gov.uk

It is an offence to knowingly or recklessly make a false statement in connection with an application under the Licensing Act 2003. The offence is subject to a maximum fine of £5000 on summary conviction.

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CURRENT LICENCE APPLICATIONS

Applicant Name:	Jantel Catering Limited
Premises Address:	The Gallops, 1 The Island, Fred Archer Way, Newmarket CB8 8FF
Application Type:	Grant of a Premises Licence
Summary of Application:	The licensable activities applied for are – Sale of alcohol for consumption on the premises Mon to Sun 12.00 to 23.00 Opening hours are 12.00 to 23.30 Mon to Sun.
End of Consultation Date:	11 May 2018

Representations must be made in writing on or before the end of the consultation date to:

Forest Heath District Council
College Heath Road
Mildenhall
Bury St Edmunds
Suffolk
IP28 7EY

www.westsuffolk.gov.uk

The application details can be viewed on our [Public Register](#)

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Roberta Bennett

From: planning.policy <planning.policy@westsuffolk.gov.uk>
Sent: 24 April 2018 17:09
Subject: Forest Heath Local Plan Public Consultation on Proposed Main Modifications - Single Issue Review of Core Strategy Policy CS7 (SIR) and the Site Allocations Local Plan (SALP) - Wednesday 25 April (9am) – Friday 8 June (5pm) 2018

Dear Consultee

Forest Heath Local Plan Public Consultation on Proposed Main Modifications - Single Issue Review of Core Strategy Policy CS7 (SIR) and the Site Allocations Local Plan (SALP) - Wednesday 25 April (9am) – Friday 8 June (5pm) 2018

Following a public examination of the SIR and SALP by independent Planning Inspectors during 2017, the Inspectors are inviting comments on the proposed Main Modifications to the SIR and SALP that address issues of legal compliance and soundness, as a consequence of the examination.

This consultation provides those with an interest in the SIR and SALP the opportunity to make representations to the Planning Inspectors in relation to whether the Proposed Main Modifications will satisfactorily address matters of soundness or legal compliance. **Representations may only be made in relation to the Post-Submission Main Modifications and not on other parts of the plans.**

The Proposed Main Modifications and the accompanying Sustainability Appraisal and Habitats Regulations (Screening) Assessment can be viewed and commented on via the Council's public consultation website at <https://westsuffolk.jdi-consult.net/localplan/>

Hard copies of the documents are available to view during normal opening hours at the following locations:

- Forest Heath Forest Heath District Council, College Heath Road, Mildenhall IP28 7EY
- Newmarket Customer Information, 63 The Guineas, Newmarket, Suffolk CB8 8HT
- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ

Please note that we are making it clear that representations should only relate to the Proposed Main Modifications. This consultation is not an opportunity to repeat or raise further representations about the published plans or to seek further changes to the plans.

We would prefer people to submit responses using our online planning consultation system at <https://westsuffolk.jdi-consult.net/localplan/>. This enables faster analysis of responses, reduces the time in data entry and is more environmentally friendly. However, paper copies of the documents and response forms are available on request. **If you have not used the system before (or have forgotten your login details) please contact us on 01284 757368 and we will provide you with your password and/or username. Please do not re-register on the system.**

If using paper representation forms they should be sent to: Forest Heath District Council, Strategic Planning Team, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. Completed response forms may also be emailed to planning.policy@westsuffolk.gov.uk

Completed representations (in whatever form) should be received no later than 5pm on Friday 8 June 2018. Planning regulations concerning the preparation of Local Plans means that we are unable to accept responses received after this deadline.

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Please be aware that any representations made will be available for everyone to view, regardless of whether they are submitted by post or online.

Once the consultation is closed, all the received representations will be submitted, in full, to the Planning Inspectors.

The Council has also prepared a schedule of proposed 'additional modifications' to the SIR and SALP. These are minor changes to deal with factual updates and clarifications or address typographical, grammatical and presentational issues that do not affect the soundness or legal compliance of the documents. Any comments received on the additional modifications are a matter for the Council and not for consideration by the Inspectors. The additional modifications are available on the Council's public consultation website at <https://westsuffolk.jdi-consult.net/localplan/>

Additional documents have been produced in connection with the Council's response to the Inspectors' letter, dated 13 November 2017. Comments are not invited on these documents directly, but they are available for general comments as part of the consultation process on the Council's public consultation website at the above link.

If you need any further information, please feel free to contact the planning policy team on 01284 757368 Email: planning.policy@westsuffolk.gov.uk

Yours faithfully

Marie Smith
Service Manager (Strategic Planning)

**Forest Heath District Council Local Plan
Planning and Compulsory Purchase Act 2004
Town & Country Planning (Local Planning) (England) Regulations 2012**

Notice of Consultation and post-modification hearings

1) Proposed Submission Single Issue Review (SIR) of Core Strategy Policy CS7 – Post-Submission Main Modifications and hearing

2) Proposed Submission Site Allocations Local Plan (SALP) - Post-Submission Main Modifications and hearing

Please note this letter serves as the Local Planning Authority notification under The Town and Country Planning (Local Planning) (England) Regulations 2012, 24 (1).

The Proposed Submission Single Issue Review (SIR) of Core Strategy Policy CS7 and the Proposed Submission Site Allocations Local Plan (SALP) were submitted to the Secretary of State for Examination in March 2017. Following a public examination of the SIR and SALP by independent Planning Inspectors during 2017, the Inspectors are inviting comments on the proposed Main Modifications to the SIR and SALP that address issues of legal compliance and soundness, as a consequence of the examinations.

Main Modifications are those which the Inspectors consider are necessary to make the plans sound/and or legally compliant. Main Modifications are proposed without prejudice to the Inspectors' final conclusions on the Local Plans which will take account of all representations submitted in response to this consultation. This is not an opportunity to raise again matters relating to other parts of the submitted Local Plans that have already been considered by the Inspectors during the Examination. The Inspectors will only consider representations from this consultation which relate to the Main Modifications.

The consultation period will commence at 9am on Wednesday 25 April 2018 and conclude at 5pm Friday 8 June 2018. The Council is also inviting representations on the accompanying Sustainability Appraisals and Habitats Regulations Assessments of Post-Submission Main Modifications. A schedule of Additional Modifications, which are minor changes to update the Local Plans, are published, along with additional evidence documents. Any comments made on these are a matter for the Council and not for consideration by the Inspectors.

Representations may only be made in writing and can be made online at <https://westsuffolk.jdi-consult.net/localplan/> or e-mailed or posted to Planning Policy, at the address below, to reach us by **no later than 5pm on Friday 8 June 2018**. A paper form is available on request. Only representations received within this period have a statutory right to be considered by the Inspectors.

Inspection of documents:

The consultation documents will be available for inspection from Wednesday 25 April 2018 on the Council's public consultation website <https://westsuffolk.jdi-consult.net/localplan/> and at the following locations:

- Forest Heath Forest Heath District Council, College Heath Road, Mildenhall IP28 7EY
- Newmarket Customer Information, 63 The Guineas, Newmarket, Suffolk CB8 8HT
- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ

Post-modification hearings

The post modification consultation hearing sessions will take place at Forest Heath District Council's offices in Mildenhall as below;

Single Issue Review hearing

Monday 25 June and Tuesday 26 June 2018

Site Allocations Local Plan hearing

Wednesday 27 June (reserve day Thursday 28 June 2018)

Date of notice: 25 April 2018
E-mail: planning.policy@westsuffolk.gov.uk

Forest Heath District Council,
Strategic Planning Team,
West Suffolk House,
Western Way,
Bury St Edmunds
IP33 3YU

Denise Bugg
Technical Planning Officer
Planning Strategy
Direct dial: 01284 757334
Email: Denise.Bugg@westsuffolk.gov.uk
www.westsuffolk.gov.uk
Forest Heath District and St Edmundsbury Borough councils

Report, pay and apply online 24 hours a day
Find my nearest for information about your area

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*****-W-S-

West Suffolk

working together

26 April 2018

Dear Parish Councillors and Clerks

Homelessness Reduction Strategy – consultation and online survey

I am writing to let you know that we are consulting on West Suffolk's new **Homelessness Reduction Strategy**. I would like to take this opportunity to encourage you to respond to ensure we are developing priorities that are focused on the right areas.

As you will know, legislation around the new Homelessness Reduction Act came into force on 3 April this year. We have responded to the significant legislative changes by redesigning the way services are provided and recruiting to the Housing Options and Homelessness Team.

The new Act is wide ranging but some of the key points include an emphasis on the prevention of homelessness (which has been extended to include everyone, rather than being based on priority need and intentionality) and on partnership working with statutory, voluntary and third sector agencies; a focus on helping households to access housing and make sure that we have effective pathways to work collaboratively with and encourage households to secure their own accommodation; and tailored support through a personal housing plan that will look at the issues behind why someone is at risk of becoming homeless and set out the support that will be offered.

The Homelessness Act 2002 places a statutory duty on local authorities to develop and publish a strategy to prevent homelessness, which must be based on the findings of a review of homelessness in the area. West Suffolk's draft Homelessness Reduction Strategy and evidence base are both available.

You will see that the Homelessness Reduction Strategy contains five priority areas. We are also committing to a series of actions in the strategy which will mean we can continue to prevent homelessness and help local families and households.

In order to develop the strategy, we would like to hear from Parish Councils with your views on our proposed priorities and actions and what impact they will have in terms of working in partnership and supporting families and households in the right way.

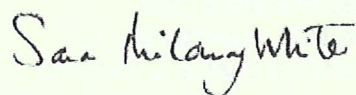
The consultation is taking place from 24 April to 12 June 2018 and the online survey can be found at the following link:

<https://www.smartsurvey.co.uk/s/drafthomelessnessreductionstrategy/>

Please feel free to circulate the link to anyone that you think will be interested in responding.

If you have any queries specifically relating to the consultation and online survey, please contact Emily Earl on email: emily.earl@westsuffolk.gov.uk or telephone: (01284) 757638.

With best wishes



Sara Mildmay-White
Portfolio Holder for Housing

The Guardian



How to bring a high street back from the dead

Thousands of high street outlets have closed in the last decade, leaving behind a wasteland of betting shops. But one community in York has found a simple way to reverse the decline. Could their model be used nationwide?

It's the stuff of nightmares. You wander down a road where most of the shops are boarded up. The bookmakers is open, but reeks of desperation, with gamblers hunched over fixed-odds machines. Next door, the payday loans place looks quiet, as does the pawnbroker. Moving on swiftly through a rising tide of discarded takeaway food containers, you reach the only entertainment in town: the tanning parlour. You start running now. Even the charity shops have closed down. The pound shop has a sale. You wake in a mucksweat, praying that this is not a vision of the future for the British high street.

The figures, however, suggest these dystopian scenes are uncomfortably close to reality. According to the Centre for Retail Research, more than 11,000 major high street outlets have gone bust since 2008, affecting almost 140,000 employees. And, although the years 2008 and 2012 were the worst, the last 12 months have been traumatic, too. Agent Provocateur, Jaeger and Store Twenty One have gone under, and it's not only clothing retailers: photo studios, ice-cream parlours, pet-grooming centres, toyshops and bike shops have all buckled. Even the sex-toy industry is feeling the pinch: the Warrington-based chain Nice 'n' Naughty briefly went into administration in January 2018. The latest victims, not unexpectedly in business circles, have been Toys R Us and Maplin. Mothercare is restructuring its finances, Debenhams is considering closures, Claire's has declared bankruptcy and Jones Bootmaker has closed branches and been rescued for the second time in a year.

The one consolatory note of recent times has been that cafes and restaurants were doing well. No more. Earlier this year, it was reported that Jamie's Italian and Byron Burgers are losing a third of their roster, more than 30 outlets. That news was quickly followed by the announcement that Jamie Oliver's Barbecoa had gone into administration, as has Square Pie. Prezzo is closing 94 restaurants. The accountancy firm Moore Stephens reports more than 1,500 restaurant insolvencies in the UK in 2017, and says that almost 15,000 others are under threat.

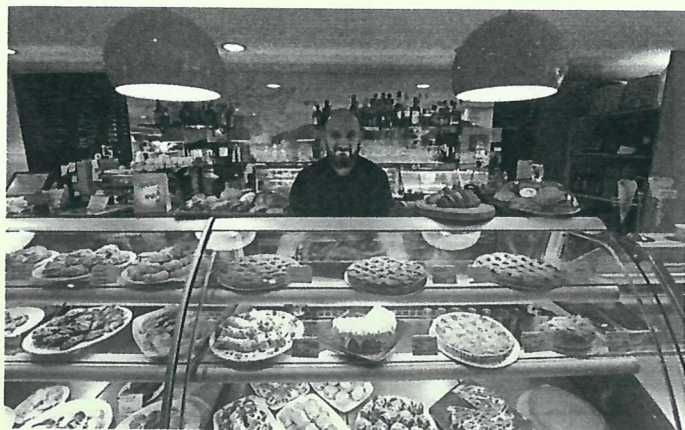


Debenhams ... one of the high street chains facing a shaky future. Photograph: Leon Neal/Getty Images

One group not going out of business appears to be the experts commissioned to report on the decline. The average British high street would sink under the weight of all the pie charts and sage advice. A typical comment goes: "Higher spending can be generated by a diverse town centre which can satisfy customers' needs for immediate purchase of the goods they want." In other words: if it's in stock, people might buy it. Among all the reports on high streets, the one that stands out for its clarity and intelligence comes from the retail guru Mary Portas. In 2011 she laid out the problems - supermarket sprawl, out-of-town shopping, the internet, and poor communication between councils, traders and landlords. She concluded, in a typically forthright manner: "We have sacrificed communities for convenience."

What is certain is that the traditional high street of the last 50 years, founded on chain stores and well-known brands, is undergoing a brutal transformation. There are also, however, signs of what might emerge from this period of revolutionary change.

In York's Bishopthorpe Road - Bisby Road to the local community - I settle down in the window of a high-street cafe-restaurant-bakery. Beppe Lombardo's Sicilian food outlet, Trinacria, is full of people having a mid-morning coffee; some are sampling the impressive range of homemade pastries and cakes, while a clutch of small children linger near the ice-cream display.



'When I came to York in 2001, there was no good ice-cream' ...
Beppe Lombardo, owner of Trinacria. Photograph: Kevin
Rushby for the Guardian

"When I came to York in 2001, there was no good ice-cream," says Lombardo, his expression hinting at the profound shock he had felt. "Not like proper Sicilian ice-cream." He waves to a friend outside on the pavement. Lombardo waves a lot. He not only brought Sicilian ice-cream to York, he also brought a high standard of sociability and friendliness. He is involved in plans to stage a street Olympics and a dog show, and to use street art to engage with visitors.

Does he worry about the economic downturn? "We are doing OK here. I don't think we need any more cafes and restaurants, but things are OK."

Bishopthorpe Road is one of a few high streets around the country that have bucked the downward trend, managing to revive and reinvent itself during one of the harshest retailing recessions ever. That is in stark contrast to York's premier shopping strip, Coney Street, where 20% of units lie empty. What really hurts is that some of these outlets are the most beautiful storefronts in England: when Jones Bootmaker closed nearby, it shuttered the windows on the magnificent, gabled birthplace of explorer Thomas Herbert, a man who witnessed another brutal revolution in his time, standing behind Charles I on the scaffold in 1649.

Less than a mile away, a stroll down Bishopthorpe Road reveals many of the elements that are on everyone's wishlist for a decent local high street: a handful of excellent cafes and restaurants, hardware shop, chemist, baker, two greengrocers, a brace of small supermarkets, pub, bike shop, deli and butcher. Most are independent, and many have won awards. The street was voted Britain's best high street in 2015. "Bishy Road fully deserves the title," said Marcus Jones, minister for high streets at the time. "We'll be sharing Bishy's top tips with other high streets across the country to make sure others learn from their success."



'When the post office closed, I thought we were in trouble' ...

Frankie and Johnny Hayes in their kitchenware shop.

Photograph: Kevin Rushby for the Guardian

What is really fascinating about this success is that it is not a glamorous location, a street laden with tourist attractions or backed by upmarket housing; it is a socially mixed area and, at first glance, a very ordinary British shopping street. How did it pull off such a trick?

I go to see Johnny Hayes, local councillor and co-owner of Frankie and Johnny's kitchenware shop, and Andy Shrimpton from the Cycle Heaven bike shop. Both have lived and worked in the area for more than 30 years and were instrumental in turning Bishopthorpe Road around. "It was quite depressed back in the late 70s," says Hayes. "The council had a plan to bulldoze a dual-carriageway ring road through the area - you know, the car was the undisputed king in those days. The plan was never implemented, but it created uncertainty."

By 2008 a fifth of shops were empty, several others were hanging on, and even the bargain booze shop was struggling. "When the post office closed, I really thought we were in trouble," says Hayes. "In fact it was the start of the upswing. Two things happened. We got the Pig and Pastry cafe opening - local owners who knew everyone and worked damn hard to make a brilliant little place to eat - and then in 2010 Andy came to me with an idea."



'I was inspired by cycling trips to Copenhagen' ... Andy Shrimpton in Cycle Heaven. Photograph: Kevin Rushby for the Guardian

"I was inspired by cycling trips to Copenhagen," says Shrimpton. "There was a sense of neighbourhood and community ... I thought, why can't all cities be like this?"

It was a simple plan. Gather all the shops together under one banner, or more precisely one website, and launch it with a street party. "It was a eureka moment," says Hayes. "At 6pm we closed the road to traffic. There was hardly a soul about. We put up some bunting and set out a few stalls. By 6.20 there were 3,000 people out there. The butcher gave away burgers, there were bands, people were dancing. I could not believe it. I realised there was so much goodwill. I thought, 'We are going to be all right.'"

What Hayes was witnessing, on a grand scale, was the creation of what urban planners call "a sticky street". The phrase was popularised by the Canadian planner Brent Toderian, who has helped redesign cities all around the world. "Our conversations about streets were always about movement for cars, or movement for people," Toderian says. "The measurements for success from engineers were about how many cars or people we could move through a space as quickly as possible. But there was very little conversation about how people actually use, enjoy and love streets, and how lingering should actually be a measurable definition of success for a great street."

Toderian has a refreshing, real-world practicality. He cites the visionary Danish architect and designer Jan Gehl, who in the early 1960s synthesised psychology and architecture to reboot the planners' approach to city living. Gehl railed against "bird shit" architecture and towers dropped in from the heavens by globe-trotting architects, and championed the pedestrian and the cyclist.

A couple of years ago, back on Bishopthorpe Road, the cafe owners had spotted a bit of potential "stickiness" for themselves. The Victorian architects who had raised the terraced houses here back in the 1860s had given each property a forecourt garden. The houses had soon become shops and the gardens were lost to the pavement. Now the cafes claimed it back, putting in chairs and tables to create an opportunity for visitors to stick around.



Steve and Julia Holding of the Pig and Pastry cafe.
Photograph: Kevin Rushby for the Guardian

Something about this reminded me of old Calcutta. Amid the exuberant vitality of that city, cars and people certainly move slowly, but the space is often creative, sociable and hugely enjoyable. In comparison, I recently sailed down the Thames through London, noting the sterile apartment towers thrown up by speculative builders. At the foot of each was an empty space - clean, manicured and without any human presence. Dr Johnson needs rephrasing: when London is tired of man, London is tired of life.

Of course, nostalgia for a supposed golden age of the high street could be misleading. But, I wondered, was there ever a heyday for the high street?

Local York historian Sue Major is cautious about suggesting Bishopthorpe Road street life was better in Victorian times. But, she says, "It might be argued that with heavier traffic along the street in the last 50 years, people have been less likely to spend time there for leisure."

Looking through the pages of the York Herald newspaper, there are plenty of suggestions that street life was more colourful and boisterous than today. In the narrow streets behind Bisby Road you could find a brewery, a dye works, a shipbuilding yard, a steam-powered chocolate factory, a candied-peel maker, and a wooden type manufacturer. There were regular galas, parades and occasional trips over the river to witness a hanging. At Martinmas, every November, Wombwell's menagerie would come, the wagons full of wild beasts hauled by elephants. Some of the lion collection had been born in York's Parliament Street in 1856.



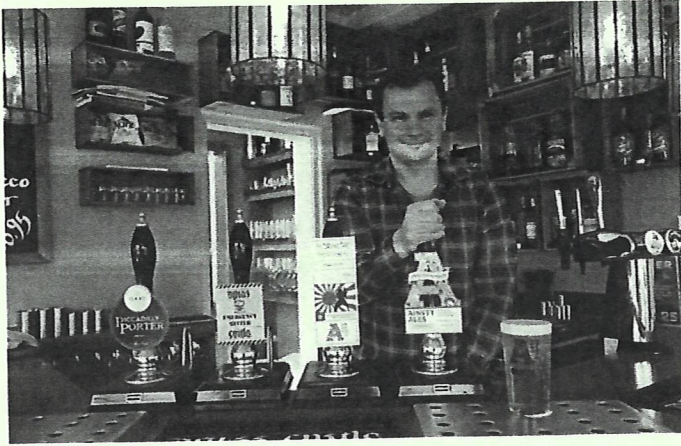
Was there ever a heyday for the high street? ... Bishopthorpe Road at the turn of the 20th century. Photograph: Asadour Guzelian

The whole panoply of Dickensian street life was present, including the threat of “pocket pickers” and the possibility of destitution. One local musician, Joseph Sherwood, kept a diary that shows how, struggling to make ends meet during the 1880s, he turned his Bishopthorpe Road house into a newsagents, which is now the Pig and Pastry cafe.

High streets may have been livelier back then, but they were a school of hard knocks for business. The photo record for Bishopthorpe Road shows how shops were founded, thrived and foundered in an endless bout of retail creation and destruction. The piano-dealer and beer-seller became an estate agent, then a florist; the Dainty cafe became a baker, then a hairdresser. Others have stood the test of time: the fish and chip shop, for example, is Victorian vintage.

Pete Kilbane, manager of the Angel on the Green bar and restaurant, is a stalwart of the social-ownership movement, having started a community garden, cinema and nightclub, as well as the Golden Ball pub (which has over 180 local shareholders). He thinks social ownership has a part to play. “It takes away some financial pressure and means we can have events that are beneficial, but not money-making.” The bar at the Golden Ball tells its own story, selling eggs, bread and pies from local suppliers as well as real ales. Some locals have been coming to the folk music sessions for over 45 years.

Kilbane knows the importance of preserving an area’s informal spaces. “We’re slow to get to know one another, aren’t we? So people need places where they have a valid reason to be. Working together on the community garden, doing the composting - that created the relationships that went on to buy the pub.”



'I want another bar - then we've got a scene, haven't we?' Pete Kilbane, manager of the Angel on the Green. Photograph: Kevin Rushby for the Guardian

Having spent years creating venues for interaction, he is now eyeing up the newly available empty shop across the road from the Angel - a rare occurrence on Bishopthorpe Road. "I want it to be another bar," he laughs. "Then we've got a scene, haven't we?"

In the past people went to the high street for shopping and work, just like today, but they also went for entertainment and leisure. That state of affairs may be returning. York's smaller shopping streets, once shabby and depressed compared with the centre, are now in better shape than ever. With support from the council on road closures, historic streets like Micklegate and Fossgate are holding events that attract crowds. The independent movement has spawned a city map and website.

The strength of smaller high streets has not gone unnoticed. Figures from business research analysts LDC show that the number of independent outlets has risen all over England in every region during the past year, while chain stores have declined. When Portas wrote her report in 2011 she highlighted the lamentable case of Ely, a Cambridgeshire town that seemed to be deliberately strangling its own high street, building out-of-town shopping with a free bus service. But since then independent shops have moved in, accounting for 89% of retail growth, and making Ely high street a success story akin to York's Bishopthorpe Road.

Gehl's influence is apparent in healthy cities all around the world. After his redesign of Melbourne, the number of street cafes rose 12-fold. "A good city," he says, "is like a good party - people stay longer than really necessary."

On a smaller scale, applying that motto to British high streets appears to be bearing fruit. Portas came to similar conclusions. "We need," she declared, "to put the heart back into the centre of our high streets, reimagined as destinations for socialising, culture, health, wellbeing, creativity and learning."

This article is part of a series on possible solutions to some of the world's most stubborn problems. What else should we cover? Email us at theupside@theguardian.com

West Suffolk

working together

Reference: Exning NP Area Consultation

Contact: Amy Wright

Email: neighbourhood.planning@westsuffolk.gov.uk

Telephone: 01284 757368

Mrs Rachel Hood
NNPSG
Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Date: 30 April 2018

Dear Mrs R. Hood,

Exning & Newmarket Neighbourhood Area Designations

Forest Heath District Council have recently completed consultation on a Neighbourhood Area application for Exning Parish Council. The area suggested by Exning Parish Council has broadly been favoured by the responses received.

The neighbourhood area proposed by Exning Parish Council extends over the Exning cemetery and surrounding properties, which were part of Newmarket parish until changes were made to parish boundaries on 1 April 2018 further to the Forest Heath Community Governance Review. I am aware that this area (excluding the cemetery), is already designated under Newmarket's own Neighbourhood Area, which dates from 23 December 2015.

The CGR decision to vary the parish boundaries of Exning and Newmarket was made on the basis of local preference, (being supported by the Parish Council and the majority of affected electors), and in recognition of the significance of the Cemetery to the Exning community. While decisions made in a community governance review are separate to those made for the purposes of Neighbourhood Planning, parish boundaries are an appropriate starting point for the designation of neighbourhood areas. In view of this, and the responses received as part of the consultation, I am minded to recommend that, subject to the issues outlined below, Forest Heath District Council designates the neighbourhood area identified in the application made by Exning Parish Council.

Julie Baird • Assistant Director – Planning and Growth

Forest Heath District Council • District Offices • College Heath Road • Mildenhall • Suffolk • IP28 7EY
St Edmundsbury Borough Council • West Suffolk House • Western Way • Bury St Edmunds • Suffolk • IP33 3YU
www.westsuffolk.gov.uk

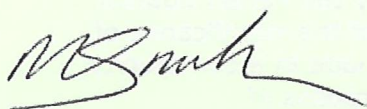
Section 61G(7) of the Town and Country Planning Act 1990 does not permit designated areas to overlap one-another. The legislation does however, enable Forest Heath District Council to modify a designation already made when considering a new area application, if the affected Parish/ Town Council consents to this modification. I suggest that this would be the best way forward for both Newmarket Town Council and Exning Parish Council. This is because if Newmarket's designated neighbourhood area continues to encompass an area that is now part of the area of another Parish Council, i.e. Exning, you will only be able to act in relation to that part of the Newmarket neighbourhood area if Exning Parish Council give you their consent.

I therefore write to ascertain whether Newmarket Town Council and its Neighbourhood Plan Working Group will give their consent to FHDC to modify the Newmarket designated Neighbourhood Area in respect of the land which was transferred from Newmarket parish to the Exning parish on 1 April 2018, to reflect the neighbourhood area application made by Exning Parish Council. (A map reflecting this proposed modification is attached).

This modification would enable the operation of separate neighbourhood areas for Newmarket and Exning, in which Newmarket Town Council and Exning Parish Council would be able to plan without the need for consent from one another. The process of making the modification will not result in a delay in the production of your own neighbourhood plan, on which I understand you have undertaken a significant amount of work. The modification would not require additional consultation, and a revised designated Neighbourhood Area for Newmarket may be made when Forest Heath District Council issues a decision on the neighbourhood area designation application made by Exning Parish Council.

It would be helpful to receive your reply to this request by **9th May 2018**. Please contact me if you have any queries in respect of these matters.

Yours sincerely



Marie Smith
Service Manager (Strategic Planning)

Please note that all references to primary and secondary legislation are to those enactments as amended.

Enc. Proposed Designated Neighbourhood Area for Newmarket