

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
Councillor Kirk
Councillor Fitzgerald



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 17th February 2020 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 and to ask whether anyone intends to record the meeting
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 20th January 2020 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 3, 4, 5 and 6 Attached
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
8. **PLANNING APPLICATIONS** - East Cambs
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 3, 4, 5 and 6 Attached
10. **PLANNING APPLICATION DC/19/2418/HH** – to note WSC recommendation
11. **LICENCING** - To discuss any Licensing Applications
12. **CORRESPONDENCE:**
13. Date of next meeting: **Monday 2nd March 2020**
14. To note items for consideration at the next meeting

Signed

Deborah Sarson, Acting Town Council Manager, DATE: 11/02/2020

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 20th January 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor J Lay (Chairman)
Councillor S Caesar
Councillor A Drummond
Councillor R Hood

Councillor P Hulbert
Councillor M Jefferys
Councillor I Kirk
Councillor C O'Neill

Also Present: Deborah Sarson - Acting TCM, Julie Ashton – Minute Assistant, Tree Officer and Principle Planning Officer – West Suffolk and 2 Members of the Public.

Minute		Action by
D/20/01/25	<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/20/01/26	<u>APOLOGIES</u> Apologies were received from Cllrs De'Ath and Kerby. Cllr Hirst was absent.	
D/20/01/27	<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. The Chairman proposed that item 30 be brought forward and the following was agreed: <u>D/20/01/27.01 Resolved</u> That Item 30 Tree Planning Policy be brought forward.	
D/20/01/28	<u>TREE PLANNING POLICY</u> The West Suffolk Tree Officer and Principal Planning Officer gave an outline of the Policy for Trees in a Conservation Area and Tree Preservation Orders (TPO). The Tree Officer advised that applications for a tree with a TPO must provide a reason for any planned work or felling and be supported by relevant reports. The Local Planning Authority (LPA) has the power to issue consents or refuse the application. Work to a tree with a TPO carried out without consent is unlawful and carries significant fines.	

For Trees in a Conservation Area, not protected by a TPO, six weeks' notice is required to allow for an assessment and if necessary a Tree Preservation Order could be served. The assessment includes the health and structure of the tree, public visibility, amenity value, level of threat to the tree, and whether it is a rare or protected species.

Where a delegated decision is proposed to be made on an application for work to trees with TPOs, the matter is assessed by a delegation panel. It was agreed that the TCM would be notified in advance to permit a local District Councillor to attend the delegation panel meeting.

The Planning Officer advised that they are required to cover Government policies and they would provide links to the relevant websites.

It was agreed that if NTC carried out an assessment of trees in the town to put forward for consideration for Tree Protection Orders, the LPA would assess them. It was noted that the people who had volunteered to act as Tree Champions could be approached to work with Councillors to carry out this assessment.

The Chairman gave thanks for the helpful information and the West Suffolk representatives left the meeting.

2 members of the Public left the meeting.

D/20/01/29 TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 13TH JANUARY 2020 AND MATTERS ARISING

Members received the minutes of the Development & Planning Committee held on 13th January 2020 and the following was agreed:

D/20/01/28.01 Resolved

That the minutes of the Development & Planning Committee held on 13th January 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/20/01/30 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/20/01/31 PLANNING APPLICATIONS

Week 01

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

D/20/01/30/1 DC/19/2429/FUL - Planning Application - (i) temporary siting of 2no.

container homes for 12 months (ii) engineering works associated with container homes (part retrospective) - Florizel Hamilton Road Newmarket.

D/20/01/30.01 Resolved

The Committee voiced no objections.

- D/20/01/30/2** DC/2434/TPO - TPO 008 (2019) Tree Preservation Order - (i) 2no Horse Chestnut (T1 and T2 on plan T2 and T3 on order) Crown lift to 5 metres above ground (ii) 2no Horse Chestnut (T4 and T5 on plan T5 and T6 on order) fell (iii) 1no Walnut (T6 on plan T7 on order) Prune to give 2 metres clearance of vets (iv) 1no Walnut (T7 on plan T8 on order) pollard to 7 metres - Street Record Abernant Drive Newmarket Suffolk.

D/20/01/30.02 Resolved

The Committee actively encourages responsible tree management. The Committee OBJECTED to the planned tree works and felling and requested that the application be submitted to the Tree Officer for consideration and approval.

Week 02

- D/20/01/30/3** DC/19/2399/LB - Application for Listed Buildings Consent - (i) Installation of 2no. roof windows to northeast elevation and southwest elevation (ii) removal of red rooftiles to accommodate - 1 Abernant Drive Newmarket.

D/20/01/30.03 Resolved

The Committee requested this application be deferred whilst further documentation is awaited.

- D/20/01/30/4** DC/19/2459/HH - Householder Application - Single storey side and rear extension (following demolition of existing storage area) - 27 Exning Road Newmarket.

D/20/01/30.04 Resolved

The Committee voiced no objections.

- D/20/01/30/5** DC/19/2465/FUL - Planning Application - 1no replacement window to rear elevation and 1no replacement window to north elevation - St Louis Catholic Academy Fordham Road Newmarket.

D/20/01/30.05 Resolved

The Committee voiced no objections.

- D/20/01/30/6** DC/19/2473/HH - Householder Planning Application - Single storey front and side extensions - 1 Elizabeth Avenue Newmarket.

D/20/01/30.06 Resolved

The Committee voiced no objections.

- D/20/01/32 AMENDED AND DEFERRED PLANNING APPLICATIONS**

None noted.

D/20/01/33 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/20/01/34 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 01 & 02.

Applications	Description	Address	WS Decision	NTC Decision
HH TPO 1978	02 Tree Preservation Order4no. Horse Chestnuts (T1, T2, T3 and T4 on plan and T5, T6, T7 and T8 on order) crown lift to 5 metres above ground level, reduce height of overextended stems toward property by up to 2 metres and reduce lateral limbs towards property by up to 1 metre	The Chestnuts 12A Saint Albans Newmarket.	Approved	No objections
DC/19/2321/TCA	Trees in a Conservation Area Notification - 1no. Plum (T1 on Plan) - reduce crowns to previous pruning points (a reduction in height of 1.5 - 2 metres)	32 Rous Road Newmarket	Approved	No objections
DC/19305/HH	Householder Planning Application - (i) First floor rear extension (ii) single storey side extension (iii) 2. no rooflights on southern roof of existing dwelling (iv) alteration to lightwell forward of front elevation of existing dwelling	24 All Saints Road Newmarket	Approved	No objections

D/20/01/35 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/20/01/36 CORRESPONDENCE

None noted.

D/20/01/37 DATE OF NEXT MEETING

Monday 3rd February 2020 at 6.00pm at the Memorial Hall.

D/20/01/38 TO NOTE ANY ITEMS FOR NEXT MEETING

- To review the standard response for tree applications
- To set up a Tree Working Group
- To appoint tree Champions.

Meeting closed at 7:08pm.

Signed _____ Date _____

LIST 3**17 January 2020****Applications Registered between 13th -17th January 2020****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
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No planning applications
to be considered for
Newmarket Town Council

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LIST 4**24 January 2020****Applications Registered between 20.01.20-24.01.20****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
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No applications to
consider for
Newmarket Town
Council

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LIST 05

3 February 2020

Applications Registered between 27 January – 31 January 2020

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/20/0009/FUL VALID DATE: 28.01.2020 EXPIRY DATE: 24.03.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) Construction of flow forge cage (ii) install air conditioning/refrigeration plant with the forming of 2no. opening to external cladding/wall APPLICANT: Mr Ken Jones - Iceland Foods Ltd AGENT: Mr Ray Robinson CASE OFFICER: Olivia Luckhurst	Unit 3A Newmarket Retail Park Oaks Drive Newmarket CB8 7SX GRID REF: 563657 265370
DC/20/0072/FUL VALID DATE: 24.01.2020 EXPIRY DATE: 20.03.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) replace wooden posts and metal railings to the patio with wooden picket fence (ii) install 2 metre high close boarded fence to left side of patio area APPLICANT: Mr Andy Whittingham - Marstons PLC CASE OFFICER: Savannah Cobbold	White Hart Hotel 134 High Street Newmarket CB8 8JP GRID REF: 564203 263306

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LIST 06

07 February 2020

Applications Registered between 03 February and 07 February 2020

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/20/0105/FUL VALID DATE: 17.01.2020 EXPIRY DATE: 13.03.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use from Financial and Professional Services (Class A2) to Restaurant (Class A3) APPLICANT: The Carolgate Friendly Society AGENT: Le Sage Associates CASE OFFICER: Kerri Cooper	48 High Street Newmarket Suffolk CB8 8LF GRID REF: 564436 263472
DC/20/0118/FUL VALID DATE: 04.02.2020 EXPIRY DATE: 31.03.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Construction of concrete skate park (removal of existing skate equipment) including access road APPLICANT: Mr Simon Collin, West Suffolk Council AGENT: Mr Brendan Jarvis - Gravity Engineering Ltd CASE OFFICER: Alice Maguire	George Lambton Playing Fields Fordham Road Newmarket Suffolk GRID REF: 563710 264937

DC/20/0134/FUL VALID DATE: 22.01.2020 EXPIRY DATE: 18.03.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - 1no. dwelling APPLICANT: Mr J Taylor AGENT: Mr J Denn - Denn Architect CASE OFFICER: Kerri Cooper	Land Ro 58 Granby Street Newmarket Suffolk GRID REF: 564715 263043
DC/20/0174/VAR VALID DATE: 06.02.2020 EXPIRY DATE: 07.05.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Application to vary condition 25 of DC/17/1881/FUL to enable the use of an automated sprinkler system in place of fire hydrants to allow for the creation of 69no. extra care apartments within class (C2), access, parking, landscaping and other associated works APPLICANT: Anchor AGENT: Mr Rob Scadding -Planning Potential Ltd CASE OFFICER: Penny Mills	Development Site Adj South Drive Exning Road Newmarket Suffolk GRID REF: 563739 263892

Parish Re-Consultation

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

Please ask for: Kerri Cooper

Direct Line: 01284 757341

Application No. DC/19/2055/FUL

Consultation Period 17 February 2020

Expires:

3 February 2020

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning Application - (i) 2no. dwellings (ii) vehicular access

LOCATION Rear Of 51A, Bury Road, Newmarket, Suffolk,

APPLICANT Mr F Hensby

AGENT Mr B Reeve - Bird And Tyler Associates

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:

Amended plan and additional information received on 3rd February 2020.

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=PZ5RUDPD0CW00>

Would you please let me know in writing by 17 February 2020 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

Kerri Cooper

Kerri Cooper
Senior Planning Officer

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
3 February 2020

Case Officer: Kerri Cooper
Direct Line: 01284 757341
Application No: DC/19/2055/FUL
Consultation Period
Expires: 17 February 2020

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning Application - (i) 2no. dwellings (ii) vehicular access

LOCATION Rear Of 51A, Bury Road, Newmarket, Suffolk,

APPLICANT Mr F Hensby

AGENT Mr B Reeve - Bird And Tyler Associates

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

Blank

Parish Re-Consultation

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

Please ask for: Savannah Cobbold

Direct Line: 01284 757614

Application No. DC/19/2465/FUL

Consultation Period 4 February 2020

Expires:

14 January 2020

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL	Planning Application - replacement of existing windows
LOCATION	St Louis Catholic Academy , Fordham Road, Newmarket, CB8 7AA
APPLICANT	Mr Matteo Muscionico
AGENT	Mr Mark Smith

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:

Revised description

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=Q2RECDPDJIY00>

Would you please let me know in writing by 4 February 2020 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

Savannah Cobbold

Savannah Cobbold
Trainee Planning Officer

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
14 January 2020

Case Officer: Savannah Cobbold
Direct Line: 01284 757614
Application No: DC/19/2465/FUL
Consultation Period
Expires: 4 February 2020

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning Application - replacement of existing windows

LOCATION St Louis Catholic Academy , Fordham Road, Newmarket, CB8 7AA

APPLICANT Mr Matteo Muscionico

AGENT Mr Mark Smith

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

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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

Ms Amy Allaway
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: andrew.phillips@eastcambs.gov.uk

My Ref: 18/01435/OUM

Your ref

5th February 2020

Dear Sir/Madam

Proposal: Proposal for up to 41 new homes to include 12 new affordable dwellings, 250sqm commercial units (Class B1a office, Class D1 community uses), accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways

Location: Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk

Reference: 18/01435/OUM

I am writing to inform you that the above proposal has been considered and it was resolved to approve the application.

In considering this application your comments were taken into consideration. You are able to view the officer/committee report using public access <https://pa.eastcambs.gov.uk/online-applications/>.

If you wish to discuss this matter further please contact the case officer Andrew Phillips on 01353 616359

Yours faithfully

Andrew Phillips
Planning Team Leader

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List 3 Decisions

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 17/01/2020**

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

<u>DC/19/2033/FUL</u> DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 14 Jan 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) 1no. storage building (ii) 3no. single storey range buildings comprising of horse boxes and tack boxes (iii) 7no. horse walks (iv) 1no. muck bunker with wash bay (v) resurfacing of yard surfaces (demolition of straw store and hay barn and partial demolition of american barn) APPLICANT: Tattersalls Ltd AGENT: Mr John Dudding - Bidwells	Solario Yard Tattersalls The Avenue Newmarket Suffolk
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List 4 Decisions



PLANNING AND REGULATORY SERVICES DECISIONS WEEK ENDING 24/01/2020

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

DC/19/1938/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 23 Jan 2020 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.	Albion Lodge Fordham Road Newmarket Suffolk CB8 7AQ
DC/19/2176/LB DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 21 Jan 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Application for Listed Building Consent - Alterations to facilitate the conversion of office space and function rooms into 31no. en-suite guest rooms (Retrospective) APPLICANT: Mr P. Brodel & L. McCarthy AGENT: Mr Dennis Brocklesby - Lynwood Associates Ltd	Marlborough Club Kingston Passage Newmarket CB8 8EN
DC/19/2181/VAR DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 21 Jan 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Variation of condition 2 of DC/16/1212/FUL - to allow use of revised plans to increase number of guest rooms to 31no. ensuite guest rooms (retrospective) APPLICANT: Mr P. Brodel & L. McCarthy AGENT: Mr Dennis Brocklesby - Lynwood Associates Ltd	Marlborough Club Kingston Passage Newmarket CB8 8EN

DC/19/2258/TPO DECISION: Withdrawn/ Abandoned DECISION TYPE: ISSUED DATED: 20 Jan 2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 1972 (234) Tree Preservation Order - 1 no. Maple (T1 on plan and within A2 on order) remove 3 overhanging limbs (indicated yellow on attached photographs) APPLICANT: Mr John Taylor - Vertas Group Ltd AGENT: Mr John Taylor - Vertas	76 Weston Way Newmarket Suffolk CB8 7SF
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List 5 Decisions



PLANNING AND REGULATORY SERVICES DECISIONS WEEK ENDING 03/02/2020

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

DC/19/0895/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 31 Jan 2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) 1no. dwelling with attached annexe (ii) 1no. staff accommodation pod (iii) 1no. stable (iv) open barn (v) cycle store (vi) muck heap (vii) horse walk and (viii) improved access APPLICANT: Mr Gary Robinson AGENT: Mr Matthew Taylor - RWS LTD	Brickfields Stud, Barnside Cemetery Hill Newmarket CB8 7JH
DC/19/2372/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 28 Jan 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - (i) create kitchen on ground floor and (ii) office space to first floor of existing stable block APPLICANT: Mr & Mrs Clark AGENT: Mr Dennis Brocklesby -Lynwood Associates Ltd	St Gatien 185 All Saints Road Newmarket CB8 8HJ

DC/19/2378/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 30 Jan 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) 2 no. temporary cabins/office accommodation units (ii) 1no. additional window to main building (iii) installation of A/C units to main building APPLICANT: Linnaeus Group, Linnaeus Group AGENT: Mr Richards - ACD Projects	The Grosvenor 146 High Street Newmarket CB8 9AQ
DC/19/2385/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 31 Jan 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Single storey front extension (demolition of existing conservatory) APPLICANT: Mrs E McMinn - The Trustee's Of The George Gibson Almshouses AGENT: Mr Matthew Stearn - Whitworth Co-Partnership	Newmarket Day Centre Fred Archer Way Newmarket CB8 8NT
DC/19/2434/TPO DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 31 Jan 2020 WARD: Newmarket West PARISH: Newmarket Town Council	TPO 008 (2019) Tree Preservation Order - (i) 2no Horse Chestnut (T1 and T2 on plan T2 and T3 on order) Crown lift to 5 metres above ground (ii) 2no Horse Chestnut (T4 and T5 on plan T5 and T6 on order) fell (iii) 1no Walnut (T6 on plan T7 on order) Prune to give 2 metres clearance of vets (iv) 1no Walnut (T7 on plan T8 on order) pollard to 7 metres APPLICANT: Mr David Taylor AGENT: Mr Josh Parry - Anglia Tree Contractors Ltd	Street Record Abernant Drive Newmarket Suffolk
DC/20/0046/TPO DECISION: Withdrawn/ Abandoned DECISION TYPE: Delegated ISSUED DATED: 28 Jan 2020 WARD: Newmarket North PARISH: Newmarket Town Council	TPO 234 (1972) Tree Preservation Order- (i) 3no Beech (GRP1 on plan within A8 on order) cut back branches by 2.5 metres to the boundary APPLICANT: Mr Gammon AGENT: Mr Richard Marjoram - D M Tree Contractors	21 Elliott Close Newmarket Suffolk CB8 7SE

List 6 Decisions



**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 07/02/2020**

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

There are no planning
decisions to be considered for
New Market Town Council.

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Item 10

Comments for Planning Application DC/19/2418/HH

Application Summary

Application Number: DC/19/2418/HH

Address: 3 Heathbell Road Newmarket CB8 8AE

Proposal: Householder Planning Application - 1no. detached annexe

Case Officer: Savannah Cobbold

Customer Details

Name: Mrs C Whitaker (Newmarket Town Council)

Address: Memorial Hall, 144 High Street, Newmarket, Suffolk CB8 8JP

Comment Details

Commenter Type: Town Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Parking issues
- Traffic or Highways

Comment: Newmarket Town Council OBJECTED to this planning application on the grounds of:-
Over-development of the site

Scale and dominance

Traffic and parking issues

6.	Application No.	DC/19/2418/HH
	Proposal:	Householder Planning Application - 1no. detached annexe
	Location:	3 Heathbell Road, Newmarket, CB8 8AE
	Case Officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	No comments received.
	RECOMMENDATION:	Approve Application
	Decision:	Delegated Decision

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January 2020 Parish Council Newsletter

Welcome to the January edition of West Suffolk Planning Department newsletter. Happy New Year!

Staff changes

Elizabeth Dubbeld and Lewis Halliday have recently left the authority and Jo-Anne Rasmussen and Charlotte Waugh are due to go on maternity leave in the coming months. We are currently recruiting for staff to fill these positions. James Morriss has joined us as an Apprentice and is enrolled on a planning course. He is currently spending time in the Technical Team before moving round into other teams.

Local Plan update

West Suffolk Council have amended the programme for the production of our new Local Plan. This affects when we will consult you about each version of the emerging Plan.

The programme (set out in the Local Development Scheme) may be viewed on our website: www.westsuffolk.gov.uk/supportinginformation

The "Issues and Options" consultation stage of the Local Plan preparation process will now be during May-July 2020. We will also be launching a new consultation portal and need you to reregister on this in order to submit comments. Please follow the website www.westsuffolk.gov.uk/wslocalplan for further details and updates.

Focus on Outline and reserved matters

There are a number of different types of application that the West Suffolk Planning Department has to deal with. The two main types are; applications for full planning permission; and, applications for outline planning permission. Where there has been an outline planning permission then a separate application, or applications, will need to be made for the approval of the reserved matters.

The description of the application will state what type of application it is, but the suffix at the end of the application reference also denotes the application type. A reference ending in **FUL** is a full planning application, a reference ending in **OUT** is an outline application, and a reference ending in **RM** is a reserved matters application.

Applications for outline planning permission normally seek to establish whether the principle of a proposed development would be acceptable. This type of planning application therefore allows for fewer details about the proposal to be

submitted than with a full application. Any outstanding details must be agreed later in a subsequent **reserved matters** application.

The reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application. They are defined in **article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015** and are summarised below:

Access. Access to and within the site, circulation routes and how these fit into the surrounding access network;

Appearance. Aspects of the building or place that determine its visual impression;

Landscaping. The treatment of the land to enhance or protect the amenities of the site and the surrounding area, including screening and tree planting;

Layout. The height, width, and length of the proposed buildings; and,

Scale. The height, width, and length of the proposed buildings.

The outline application can seek to reserve some or all of these matters for a latter reserved matters application and the outline planning permission will be subject to a condition requiring the subsequent approval by the local planning authority of those reserved matters.

Applications for approval of the reserved matters must be made within a specified time-limit, which is normally 3 years from the date outline planning permission was granted.

The applications for approval of reserved matters can be made all at once, or individually. After details relating to a reserved matter have been approved, fresh applications can be made for approval of alternative details in relation to the same reserved matter. However, once the time-limit for applications for approval of reserved matters has expired, no reserved matters applications can be submitted.

The details of the reserved matters application must accord with the outline approval, including any conditions attached to the permission. If the proposals have materially altered then either a fresh outline or full planning permission would be needed.

Consultee Access

Thank you to all of you that are now submitting comments on our website via Consultee Access. Hopefully you are finding this a much more efficient way of submitting comments to us. To date a total of 36 Parish Councils and Town Councils have now signed up to use consultee access.

However, this still leaves a significant amount of Parish Councils who are not registered and who are still submitting via e-mail and/or scanned documents.

As stated in our previous e-mails to you all, from February 2020 we will **NO LONGER** be able to accept comments received via other methods and therefore after this time comments may not be taken into account.

Registering for online consultee access is straightforward and to assist we have attached relevant guidance notes to this newsletter. You need to register for Public Access (if you are not already), then e-mail our systems team as instructed, and we can then set you up for Consultee Access.

Any issues, please contact our systems team (prs.systems@westsuffolk.gov.uk) and we will try our best to help.

Design Out Crime

Development Management Officers recently had a presentation from Design Out Crime Officers Phil Kemp and Jackie Norton. Both are employed by Suffolk Constabulary and work with Planning departments and developers to improve safety and security of new developments. Crime prevention through design is becoming increasingly significant and the National Planning Policy Framework (NPPF) stresses the importance of decisions that promote "safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas."

They have produced a Designing out Crime Residential Design Guide which is available on the below link:

https://www.suffolk.police.uk/sites/suffolk/files/design_guide_new_format.pdf

Suffolk Police have 4 Civilian Design Out Crime Officers (DOCO's), (previously known as Architectural Liaison Officers - ALO) covering the East, South, Ipswich and West. The role is two -fold with one element offering specialised security advice to protect vulnerable people from crime, as well as assisting with force problem solving in order to find solutions for crime trends such as burglary, theft from motor vehicle, anti-social behaviour etc. The second main element is to help reduce the opportunity for crime to occur through the Crime Prevention Through Environmental Design (CPTED).

DOCO's encourage planners, designers and developers to consider the impact that a design/layout can have on crime, or the fear of crime and anti-social behaviour for new developments and the impact it may have on those surrounding it. Crime and the fear of crime along with anti-social behaviour all have a negative impact upon the well-being and quality of community life.

The Home Office "Modern Crime Prevention Strategy" identifies the importance of crime prevention in reducing the opportunity to commit crime. At an early stage the DOCO can offer advice to developers/planners on areas that may contribute to crime or criminal activity and promote creative and innovative solutions for the design and layout of the physical environment in all new developments to reduce crime, the fear of crime and anti-social behaviour. We also encourage developments to be built to the highest possible standards with approved Secured by Design products, such as doors, windows, fencing, gates etc in order to provide attractive and safe places in which to live and work. Further information can be found at <https://www.securedbydesign.com/> We appreciate that planners/developers and our role will not always be aligned so hope that the

opportunity for compromise on all sides, can be achieved in order to attain the best solution for crime reduction.

Secured by Design (SBD) is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. So far more than one million homes have been built to SBD standards, resulting in up to 87% burglary reduction within these areas. SBD provide several guides for the DOCO's to work from be it residential, commercial, hospital, care homes, or schools and these are updated periodically to reflect product innovation, new technology and changing trends of criminal behaviour.

Primary areas that are examined are; controlling access and movement for potential offenders as well as residents; providing good natural surveillance to dwellings, Public Open Space areas and paths; creating local ownership and defensible spaces, ensuring that orientation of dwellings face onto the most public side of streets, footpaths and public open spaces; reducing rear parking and courtyard parking facilities and encouraging in-curtilage driveway or garage parking; ensuring good dwelling boundaries to the front and rear, whilst avoiding long rear access paths (as most burglaries occur at the rear of dwellings); good lighting throughout the development and communal parking areas and ensuring that all landscaping and planting is sustainable.

The Officers work within the guidance of the National Planning Policy Framework Paragraph 91(b) and 127 (f) along with Section 17 of the Crime and Disorder Act 1988 and within Secured by Design principles.

If you would like further information on the role or Secured by Design principles please contact Philip.kemp@suffolk.pnn.police.uk or Jacqueline.norton@suffolk.pnn.police.uk.

If there are any topics you would like us to cover in future newsletters please let us know at planning.help@westsuffolk.gov.uk

If you no longer wish to receive our newsletters please email prs.systems@westsuffolk.gov.uk

Cathy Whitaker

From: planning.policy <planning.policy@westsuffolk.gov.uk>
Sent: 29 January 2020 10:34
Subject: New West Suffolk Local Plan programme

Importance: High

West Suffolk Council have amended the programme for the production of our new Local Plan. This affects when we will consult you about each version of the emerging Plan. The Local Plan will include the long-term planning and land use policies for the area.

The programme (set out in the Local Development Scheme) may be viewed on our website: www.westsuffolk.gov.uk/supportinginformation

The first consultation stage of the Local Plan preparation process is called "Issues and Options", and we will be seeking views on this document during May-July 2020. Please look out for our next email and have a say on the issues that will shape the development of West Suffolk in the future.

Amy Wright
Senior Planning Policy Officer
Planning Strategy
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West Suffolk Council
#TeamWestSuffolk

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Cathy Whitaker

From: planning.policy <planning.policy@westsuffolk.gov.uk>
Sent: 04 February 2020 15:02
Subject: West Suffolk Council - Strategic Housing and Economic Land Availability Assessment (SHELAA) 2020 Publication

Dear Sir/Madam

We are writing to inform you that the final SHELAA (Strategic Housing and Economic Land Availability Assessment) report has been published and is available to view on the council's website at the following link:

https://www.westsuffolk.gov.uk/planning/Planning_Policies/shlaa.cfm

We would also like to thank you for your comments in response to the draft SHELAA stakeholder consultation. A summary of the comments made during the consultation and responses to each comment can be seen in Appendices I-K of the report.

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 SHELAA is an annual assessment which will be used to inform the emerging West Suffolk Local Plan. There will be a consultation in June and July 2020 to consult on the Issues and Options West Suffolk Local Plan. A call for sites will form part of the consultation where you will have the opportunity to submit sites to be assessed in terms of suitability, availability and achievability that will form part of next year's SHELAA.

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

Yours faithfully

Planning Policy
Planning Strategy
Direct dial: 01284 757368
Email: planning.policy@westsuffolk.gov.uk
www.westsuffolk.gov.uk

West Suffolk Council

#TeamWestSuffolk

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