

**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 2<sup>nd</sup> March 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 17<sup>th</sup> February 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 7 & 8 (Herewith)
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
8. **PLANNING APPLICATIONS** - East Cambs
9. **CONSULTATION NOTICE** – East Cambs Draft Natural Environment SPD & Self-Build Housing SPD
10. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 7 & 8 (Herewith)
11. **LICENCING** - To discuss any Licensing Applications
12. **TREES**
  - a. To review the standard response for tree applications
  - b. To set up a Tree Working Group
  - c. To appoint tree Champions
13. **AIRBNB** – To discuss the impact of AirBnB properties
14. **CORRESPONDENCE:**
15. Date of next meeting: **Monday 16<sup>th</sup> March 2020**
16. To note items for consideration at the next meeting

Signed

Deborah Sarson, Acting Town Council Manager, DATE: 25/02/2020

**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 17<sup>th</sup> February 2020 at 6.00pm at the Memorial Hall Newmarket**

**Attendance:**

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

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

Also Present: Cathy Whitaker – RFO, Julie Ashton – Minute Assistant and 1 Member of the Press.

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action by |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>D/20/02/1</b> <b><u>ELECTION OF THE CHAIRMAN</u></b><br>With apologies being received from the Chairman, the following was agreed:<br><br><b><u>D/20/02/1.01 Resolved</u></b><br>That Cllr Caesar be elected as Chairman for this meeting.                                                                                                                                                                                                                                                                                                         |           |
| <b>D/20/02/2</b> <b><u>CHAIRMAN TO READ FIRE SAFETY NOTICE AND ANNOUNCE THAT PROCEEDINGS MAY BE FILMED OR RECORDED AND TO ASK WHETHER ANYONE INTENDS TO RECORD THE MEETING</u></b><br>The Chairman opened the meeting and read out the Fire Safety Notice and asked if anyone intended to record the meeting. There were no requests.                                                                                                                                                                                                                 |           |
| <b>D/20/02/3</b> <b><u>APOLOGIES</u></b><br>Apologies were received from Cllrs De'Ath, Fitzgerald, Kerby and Lay. Cllr Hirst was absent.                                                                                                                                                                                                                                                                                                                                                                                                              |           |
| <b>D/20/02/4</b> <b><u>DECLARATION OF MEMBERS INTERESTS &amp; 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></b><br>None noted.                                                                                                                                                                                                                                                                                                        |           |
| <b>D/20/02/5</b> <b><u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 20<sup>TH</sup> JANUARY 2020 AND MATTERS ARISING</u></b><br>Members received the minutes of the Development & Planning Committee held on 20 <sup>th</sup> January 2020 and the following was agreed:<br><br><b><u>D/20/02/5.01 Resolved</u></b><br>That the minutes of the Development & Planning Committee held on 20 <sup>th</sup> January 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.<br><br>Matters arising: |           |

Page 4 – S/20/01/38 – The items noted for the next meeting were not on the current agenda and would be added to the next agenda.

**D/20/02/6     PUBLIC PARTICIPATION ‘AN INVITATION TO MEMBERS OF THE PUBLIC TO PUT QUESTIONS/STATEMENTS OF NOT MORE THAN 3 MINUTES DURATION. NO RESOLUTIONS CAN BE MADE BUT COUNCILLORS ARE VERY HAPPY FOR MATTERS RELATING TO THE TOWN TO BE BROUGHT TO THEIR ATTENTION**

None noted.

**D/20/02/7     PLANNING APPLICATIONS**

*Week 03 & 04 – There were no planning applications to consider*

*Week 05*

**D/20/02/7/1** DC/20/0009/FUL - Planning Application - (i) Construction of flow forge cage (ii) install air conditioning/refrigeration plant with the forming of 2no. opening to external cladding/wall - Unit 3A Newmarket Retail Park Oaks Drive Newmarket.

**D/20/02/7.01 Resolved**

**The Committee voiced no objections.**

**D/20/02/7/2** DC/20/0072/FUL - 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 - White Hart Hotel 134 High Street Newmarket.

**D/20/02/7.02 Resolved**

**The Committee voiced no objections.**

*Week 06*

**D/20/02/7/3** DC/20/0105/FUL - Planning Application - Change of use from Financial and Professional Services (Class A2) to Restaurant (Class A3) - 48 High Street Newmarket Suffolk.

**D/20/02/7.03 Resolved**

**The Committee voiced no objections.**

**D/20/02/7/4** DC/20/0118/FUL - Planning Application - Construction of concrete skate park (removal of existing skate equipment) including access road - George Lambton Playing Fields Fordham Road Newmarket Suffolk.  
Cllrs Drummond & Hood stated a non-pecuniary interest: both would vote.

**D/20/02/7.04 Resolved**

**The Committee fully supported this application.**

**D/20/02/7/5** DC/20/0134/FUL - Planning Application - 1no. dwelling - Land Ro 58 Granby Street Newmarket Suffolk.

**D/20/02/7.05 Resolved**

**The Committee objected on the grounds of it being an overdevelopment of the site, layout and density of the building, Highway safety and traffic and parking issues.**

**D/20/02/7/6** DC/20/0174/VAR - 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 - Development Site Adj South Drive Exning Road Newmarket Suffolk.

**D/20/02/7.06 Resolved**

**The Committee voiced no objections.**

**D/20/02/8** **AMENDED AND DEFERRED PLANNING APPLICATIONS**

**D/20/02/8/1** DC/19/2055/FUL – Planning Application (i) 2no. dwellings (ii) vehicular access – Rear of 51A Bury Road Newmarket.

**D/20/02/8.01 Resolved**

**The Committee objected on the following grounds:**

- **Development in a Conservation area**
- **Overdevelopment of the site**
- **Horsewalk in front of the plot**
- **Traffic congestion due to the volume of horses crossing the heath**
- **Contravention of the Horse Racing Policy**
- **Damage to additional trees**

**D/20/02/8/2** DC/19/2465/FUL – Planning Application – replacement of existing windows – St Lois Catholic Academy Fordham Road Newmarket.

**D/20/02/8.02 Resolved**

**The Committee voiced no objections.**

**D/20/02/9** **EAST CAMBS PLANNING APPLICATIONS**

18/01435/OUM – Proposal for 41 new homes to include 12 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 – Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

The Committee noted the approved application.

**D/20/02/10** **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN**  
West Suffolk Planning Determinations received during weeks 03, 04, 05 & 06.

| Applications   | Description                                                                                                                                                   | Address                                                        | WS Decision | NTC Decision  |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------|---------------|
| DC/19/2033/FUL | Planning Application - (i) 1no. storage building (ii) 3no. single storey range buildings comprising of horse boxes and tack boxes (iii) 7no. horse walks (iv) | Solario Yard<br>Tattersalls The<br>Avenue Newmarket<br>Suffolk | Approved    | No objections |

|                |                                                                                                                                                                                                                                                                                                                                                                |                                                          |           |               |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------|---------------|
|                | 1no. muck bunker with wash bay (v) resurfacing of yard surfaces (demolition of straw store and hay barn and partial demolition of american barn)                                                                                                                                                                                                               |                                                          |           |               |
| DC/19/1938/HH  | Householder Planning Application - (i) Alteration to roof to allow for loft conversion and (ii) relocate vehicular access                                                                                                                                                                                                                                      | Albion Lodge<br>Fordham Road<br>Newmarket Suffolk        | Approved  | No objections |
| DC/19/2176/LB  | Application for Listed Building Consent - Alterations to facilitate the conversion of office space and function rooms into 31no. en-suite guest rooms (Retrospective)                                                                                                                                                                                          | Marlborough Club<br>Kingston Passage<br>Newmarket        | Approved  | No objections |
| DC/19/2181/VAR | 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)                                                                                                                                                                               | Marlborough Club<br>Kingston Passage<br>Newmarket        | Approved  | No objections |
| DC/19/2258/TPO | 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)                                                                                                                                                                                                | 76 Weston Way<br>Newmarket Suffolk                       | Withdrawn |               |
| DC/19/0895/FUL | 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                                                                                                                                                    | Brickfields Stud,<br>Barnside Cemetery<br>Hill Newmarket | Approved  | No objections |
| DC/19/2372/FUL | Planning Application - (i) create kitchen on ground floor and (ii) office space to first floor of existing stable block                                                                                                                                                                                                                                        | St Gatien 185 All<br>Saints Road<br>Newmarket            | Approved  | No objections |
| DC/19/2378/FUL | 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                                                                                                                                                                                     | The Grosvenor 146<br>High Street<br>Newmarket            | Approved  | Objected      |
| DC/19/2385/FUL | Planning Application - Single storey front extension (demolition of existing conservatory)                                                                                                                                                                                                                                                                     | Newmarket Day<br>Centre Fred Archer<br>Way Newmarket     | Approved  | No objections |
| DC/19/2434/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<br>Abernant Drive<br>Newmarket Suffolk     | Approved  | No objections |
| DC/20/0046/TPO | 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                                                                                                                                                                                                                        | 21 Elliott Close<br>Newmarket Suffolk                    | Withdrawn |               |

#### **D/20/02/11 PLANNING APPLICATION DC/19/2418/HH**

The Committee noted the West Suffolk recommendation to approve the application which the Committee had objected to and the following was agreed:

#### **D/20/02/11.01 Resolved**

**That West Suffolk be asked to provide the reasons for the approval of application DC/19/2418/HH.**

#### **D/20/02/12 TO DISCUSS ANY LICENSING APPLICATIONS**

None noted.

**D/20/02/13 CORRESPONDENCE**

- West Suffolk Planning January 2020 Parish Council Newsletter was noted.
- West Suffolk Local Plan Programme was noted.
- Publication of the West Suffolk SHELAA 2020 was noted.

**D/20/02/14 DATE OF NEXT MEETING**

Monday 2<sup>nd</sup> March 2020 at 6.00pm at the Memorial Hall.

**D/20/02/15 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
- AirBnB

Meeting closed at 6:40pm.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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**LIST 7****14 February 2020****Applications Registered between 10.2.20 – 14.2.20****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](http://www.westsuffolk.gov.uk). Representations should be made in writing, quoting the application number and emailed to [planning.help@westsuffolk.gov.uk](mailto: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.

| <b>Application No.</b>                                                                                                                                                                       | <b>Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Location</b>                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <a href="#">DC/20/0171/FUL</a><br><b>VALID DATE:</b><br>12.02.2020<br><br><b>EXPIRY DATE:</b><br>08.04.2020<br><br><b>WARD:</b> Newmarket North<br><br><b>PARISH:</b> Newmarket Town Council | Planning Application - Fire exit door to rear elevation<br><br>APPLICANT: Mr Ken Jones - Iceland Foods Ltd<br><br>AGENT: Mr Ray Robinson - RRDS Ltd<br><br>CASE OFFICER: Adam Yancy                                                                                                                                                                                                                                                | Unit 3A<br>Newmarket Retail Park<br>Oaks Drive<br>Newmarket<br>Suffolk<br>CB8 7SX<br><br><br>GRID REF:<br>563657 265370 |
| <a href="#">DC/20/0212/TCA</a><br><b>VALID DATE:</b><br>07.02.2020<br><br><b>EXPIRY DATE:</b><br>20.03.2020<br><br><b>WARD:</b> Newmarket East<br><br><b>PARISH:</b> Newmarket Town Council  | Trees in a Conservation Area Notification - (i) 2no. Conifers (T1 and T2 on plan) - fell (ii) 1no. Beech, 1no. Conifer, 1no. Sycamore (T3 on plan) - fell (iii) 3no. Conifers (T4, T5, T6 on plan) - fell (iv) 1no. Ash, 1no. Sycamore (T7 on plan) - reduce down in height by 5 meters to hedge height<br><br>APPLICANT: Mr Sean<br><br>APPLICANT: Mr Sam Shepherd-Barron – SBS Tree Surgery<br><br>CASE OFFICER: Falcon Saunders | Shalfleet<br>17 Bury Road<br>Newmarket<br>CB8 7BX<br><br><br>GRID REF:<br>565056 264267                                 |
| <a href="#">DC/20/0235/TCA</a><br><b>VALID DATE:</b><br>06.02.2020<br><br><b>EXPIRY DATE:</b><br>19.03.2020<br><br><b>WARD:</b> Newmarket East<br><br><b>PARISH:</b> Newmarket Town Council  | Trees in a Conservation Area Notification - 1no. Silver Birch - fell<br><br>APPLICANT: Mr Stewart Bailey<br><br>AGENT: Mr Josh Parry<br><br>CASE OFFICER: Falcon Saunders                                                                                                                                                                                                                                                          | 15 The Avenue<br>Newmarket<br>Suffolk<br>CB8 9AA<br><br><br>GRID REF:<br>564289 263128                                  |

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# LIST 8

21 February 2020

Applications Registered between 17 February 2020 – 21 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](http://www.westsuffolk.gov.uk). Representations should be made in writing, quoting the application number and emailed to [planning.help@westsuffolk.gov.uk](mailto: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                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <a href="#">DC/20/0160/FUL</a><br><b>VALID DATE:</b><br>12.02.2020<br><br><b>EXPIRY DATE:</b><br>08.04.2020<br><br><b>WARD:</b> Newmarket<br>East<br><br><b>PARISH:</b> Newmarket<br>Town Council | Planning Application - Change of use from hotel (Class C1) to house of multiple occupancy (Class C4)<br><br>APPLICANT: Mrs Stephen Murphy<br><br>CASE OFFICER: Ed Fosker | Ashley House<br>13 Old Station Road<br>Newmarket<br>CB8 8DT<br><br>GRID REF:<br>564680 263520 |

|                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <a href="#">DC/20/0193/HH</a><br><b>VALID DATE:</b><br>21.02.2020<br><br><b>EXPIRY DATE:</b><br>17.04.2020<br><br><b>WARD:</b> Newmarket<br>North<br><br><b>PARISH:</b> Newmarket<br>Town Council  | Householder Planning Application - Single<br>storey rear garage extension<br><br>APPLICANT: Mr And Mrs Nightingale<br><br>AGENT: Mr Stephen Friday<br><br>CASE OFFICER: Amey Yuill                                                                                                                                                                                                                                             | 100 Weston Way<br>Newmarket<br>Suffolk<br>CB8 7SF<br><br><br>GRID REF:<br>564118 264702           |
| <a href="#">DC/20/0220/FUL</a><br><b>VALID DATE:</b><br>05.02.2020<br><br><b>EXPIRY DATE:</b><br>01.04.2020<br><br><b>WARD:</b> Newmarket<br>East<br><br><b>PARISH:</b> Newmarket<br>Town Council  | Planning Application - (i) Conversion of roof<br>space to form 2 no. self-contained flats (ii)<br>Enclosed external staircase on rear elevation<br><br>APPLICANT: Mr Simon Bird<br><br>AGENT: Mr Andrew Toumazou - MK40<br>Architects Ltd<br><br>CASE OFFICER: Ed Fosker                                                                                                                                                       | Sycamore House<br>New Cheveley Road<br>Newmarket<br>CB8 8BX<br><br><br>GRID REF:<br>565059 262942 |
| <a href="#">DC/20/0232/TPO</a><br><b>VALID DATE:</b><br>17.02.2020<br><br><b>EXPIRY DATE:</b><br>13.04.2020<br><br><b>WARD:</b> Newmarket<br>North<br><br><b>PARISH:</b> Newmarket<br>Town Council | TPO 032 (1960) Tree Preservation Order - (i)<br>5no. Lime trees (G2 on plan within A1 on<br>order) - Pollard to 6 metres and reduce<br>branches on North and South sides on the<br>main stems by 1.5metres (ii) 18no. Conifers<br>(H3 on plan within A1 on order) Reduce<br>height by 4 metres<br><br>APPLICANT: Mr Rathod<br><br>AGENT: Mr Paul Goldsmith - Green Wood<br>Tree Surgery<br><br>CASE OFFICER: Mr Nicholas Yager | Soham House<br>Snailwell Road<br>Newmarket<br>CB8 7DN<br><br><br>GRID REF:<br>564458 264664       |

Parish Re-Consultation

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

Please ask for: Olivia Luckhurst

Direct Line: 01638 719792

Application No. DC/20/0009/FUL

Consultation Period 5 March 2020

Expires:

20 February 2020

### **RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL**

**PROPOSAL** Planning Application - (i) Construction of flow forge cage (ii) install air conditioning/refrigeration plant with the forming of 2no. opening to external cladding/wall

**LOCATION** Unit 3A Newmarket Retail Park, Oaks Drive, Newmarket, CB8 7SX

**APPLICANT** Mr Ken Jones - Iceland Foods Ltd

**AGENT** Mr Ray Robinson

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 Plans Received 18th February 2020 Stating Correct Address

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=Q3J0S8PDJNG00>

Would you please let me know in writing by 5 March 2020 if you have any observations to make regarding this proposal. Please email your response to [planning.help@westsuffolk.gov.uk](mailto: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

*Olivia Luckhurst*

Olivia Luckhurst  
Planning Officer

## PARISH COUNCIL RESPONSE FORM

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

Case Officer: Olivia Luckhurst  
Direct Line: 01638 719792  
Application No: DC/20/0009/FUL  
Consultation Period  
Expires: 5 March 2020

### CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL      Planning Application - (i) Construction of flow forge cage (ii) install air conditioning/refrigeration plant with the forming of 2no. opening to external cladding/wall

LOCATION        Unit 3A Newmarket Retail Park, Oaks Drive, Newmarket, CB8 7SX

APPLICANT     Mr Ken Jones - Iceland Foods Ltd

AGENT          Mr Ray Robinson

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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**From:** [Harj Kumar](#)  
**To:** [PlanningPolicy](#)  
**Subject:** Draft Supplementary Planning Documents (SPD): Natural Environment and Custom and Self-Build Housing  
**Date:** 20 February 2020 10:35:02  
**Attachments:** [Self-build SPD Reg 12\(b\) consultation details notice.pdf](#)  
[Natural Env SPD Reg 12\(b\) consultation details notice.pdf](#)

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Dear Sir/Madam

We are emailing to consult you on the above two supplementary planning documents (SPDs) and with this email, we have enclosed two consultation notices for the SPDs. This will likely be the only consultation on these SPDs. Following consultation, all comments received will be considered and appropriate amendments made. The SPDs are then scheduled to be adopted by the Council later in 2020.

The first draft SPD sets out East Cambridgeshire District Council's approach to the **natural environment**, providing advice on policy requirements relating to it, including issues such as: 'net gain' in biodiversity through development proposals; protection and provision of trees; protection of existing nature sites; and supporting the Council's position in relation to the recently adopted Local Nature Partnership vision to 'double land for nature' by 2050 across Cambridgeshire.

Separately, the **Custom and Self-build housing** SPD provides guidance to large scale developers who are obliged to meet the Local Plan policy to provide self-build plots (i.e. development consisting of more than 100 dwellings should set aside a minimum 5% of plots for self-build purposes). The SPD also provides useful advice for individuals, groups or Community Land Trusts (or similar) that may be interested in providing self-build plots. Parishes that are interested in including self-build plots in their Neighbourhood Plans may also find this SPD useful.

Copies of the draft SPDs are available for public inspection:

- on the Council's website at: <http://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents> and
- at reception of the Council Offices: The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE between the hours of 8.45am - 5:00pm from Monday to Thursday, and 8.45am – 4.30pm on Friday.

The consultation period starts on **18 February 2020** and ends on **30 March 2020**. Only comments made during this period can be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments either by email to [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk) or send your comments via post to: Strategic Planning Team, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE.

Please be aware all comments submitted on the SPDs will be made available for public inspection. As part of the process, we will also be producing a Consultation Report which will include a summary of all the comments received and the Council's response to these comments.

If you have any questions or queries regarding the draft SPDs consultation please contact the Strategic Planning Team on (01353) 665555 or email [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk)

Kind Regards,  
Richard Kay  
Strategic Planning Manager

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We are committed to reducing single-use plastics #bringyourownbottle

#### CONFIDENTIALITY NOTICE

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East Cambridgeshire  
District Council

## EAST CAMBRIDGESHIRE DISTRICT COUNCIL SUPPLEMENTARY PLANNING DOCUMENT ON THE NATURAL ENVIRONMENT

### Consultation Notice

This Consultation Notice has been prepared in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and gives notice that East Cambridgeshire District Council has prepared a Draft Natural Environment Supplementary Planning Document (SPD) for public consultation.

The draft SPD sets out East Cambridgeshire District Council's approach to natural environment to provide advice on policy requirements relating to it issues such as: 'net gain' in biodiversity through development proposals; protection and provision of trees; protection of existing nature sites, including technical advice in terms of discharging Habitat Regulation Assessments (HRA) obligations, especially in relation to swan and goose foraging in designated protection zones around the Ouse Washes; and supporting the Council's position in relation to the recently adopted Local Nature Partnership vision to 'double land for nature' by 2050 across Cambridgeshire.

This SPD supplements in particular Policy ENV7 'Biodiversity and Geology' of the 2015 Local Plan. However, as well as supplementing policy in the Local Plan, the SPD has taken the opportunity to provide local interpretation and guidance in respect of the latest national policy, such as the recent NPPF (2019) and the emerging Environment Bill.

A copy of the draft SPD along with this notice is available for public inspection:

- on the Council's website at: <http://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>; and
- at the District Council Offices, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE between the hours of 8.45am – 5:00pm from Monday to Thursday, and 8.45am – 4.30pm on Friday;

The six week consultation period will start on **18 February 2020** and end on **30 March 2020**. Only comments made during this period can be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments either by email to [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk) or send your comments via post to the address below;

Strategic Planning Team – Rm12  
East Cambridgeshire District Council  
The Grange,  
Nutholt Lane,  
Ely,  
Cambs, CB7 4EE

If you have any questions or queries regarding this draft SPD consultation please contact the Strategic Planning team on (01353) 665555 or email [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk).

Emma Grima

Director - Commercial



East Cambridgeshire  
District Council

**EAST CAMBRIDGESHIRE DISTRICT COUNCIL  
SUPPLEMENTARY PLANNING DOCUMENT ON CUSTOM AND SELF-BUILD  
HOUSING**

**Consultation Notice**

This Consultation Notice has been prepared in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and gives notice that East Cambridgeshire District Council has prepared a Draft Custom and Self-build Housing Supplementary Planning Document (SPD) for public consultation.

The draft SPD sets out East Cambridgeshire District Council's approach to custom and self-build housing. This SPD provides guidance to large scale developers who are obliged to meet the Local Plan policy to provide self-build plots (i.e. development consisting of more than 100 dwellings should set aside a minimum 5% of plots for self-build purposes). The SPD also provides useful advice for individuals, groups or Community Land Trusts (or similar) that may be interested in providing self-build plots. Parishes that are interested in including self-build plots in their Neighbourhood Plans may also find this SPD useful.

A copy of the draft SPD along with this notice is available for public inspection:

- on the Council's website at; <http://www.eastcambs.gov.uk/local-development-framework/supplementary-planning-documents>; and
- at the District Council Offices, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE between the hours of 8.45am – 5:00pm from Monday to Thursday, and 8.45am – 4.30pm on Friday;

The six week consultation period will start on **18 February 2020** and end on **30 March 2020**. Only comments made during this period can be taken into account. Any comments made after the consultation period may be discarded.

You may submit your comments either by email to [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk) or send your comments via post to the address below;

Strategic Planning Team – Rm12  
East Cambridgeshire District Council  
The Grange,  
Nutholt Lane,  
Ely,  
Cambs, CB7 4EE

If you have any questions or queries regarding this draft SPD consultation please contact the Strategic Planning team on (01353) 665555 or email [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk).

Emma Grima

Director - Commercial

**PLANNING AND REGULATORY SERVICES  
DECISIONS WEEK ENDING 14/02/2020**

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

|                                                                                                                                                                                                                                      |                                                                                                                                                                                                           |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <a href="#">DC/19/2215/FUL</a><br><b>DECISION:</b><br>Approve Application<br><b>DECISION TYPE:</b><br>Delegated<br><b>ISSUED DATED:</b><br>13 Feb 2020<br><b>WARD:</b> Newmarket<br>West<br><b>PARISH:</b> Newmarket<br>Town Council | Planning Application - 9no. dwellings with<br>associated access and car parking<br><br>APPLICANT: Fresh Water Estates<br>(Mildenhall) Ltd<br><br>AGENT: Mr Colin Clarke - Claywall<br>Architectural       | 122 Valley Way<br>Newmarket<br>Suffolk<br>CB8 0QQ               |
| <a href="#">DC/19/2440/HH</a><br><b>DECISION:</b><br>Approve Application<br><b>DECISION TYPE:</b><br>Delegated<br><b>ISSUED DATED:</b><br>10 Feb 2020<br><b>WARD:</b> Newmarket East<br><b>PARISH:</b> Newmarket<br>Town Council     | Householder Planning Application -<br>Conversion and single storey extension to<br>existing stable to create habitable space<br><br>APPLICANT: Mr Joe McCusker<br><br>AGENT: Mr Leigh Graves - AHP Design | Annexe<br>Paddock View<br>6 Exning Road<br>Newmarket<br>Suffolk |

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**PLANNING AND REGULATORY SERVICES  
DECISIONS WEEK ENDING 21/02/2020**

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

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| <a href="#">DC/19/2278/FUL</a><br><b>DECISION:</b><br>Approve Application<br><b>DECISION TYPE:</b><br>Delegated<br><b>ISSUED DATED:</b><br>20 Feb 2020<br><b>WARD:</b> Newmarket East<br><b>PARISH:</b> Newmarket<br>Town Council   | Planning Application - (i) Change of use from office (class B1) to beauty treatment clinic (class D1), (ii) replacement of front door.<br><br>APPLICANT: Mrs Beverley Hayward | 3 Rous Road<br>Newmarket<br>CB8 8DH              |
| <a href="#">DC/19/2344/HH</a><br><b>DECISION:</b><br>Approve Application<br><b>DECISION TYPE:</b><br>Delegated<br><b>ISSUED DATED:</b><br>17 Feb 2020<br><b>WARD:</b> Newmarket<br>West<br><b>PARISH:</b> Newmarket<br>Town Council | Householder Planning Application - Single storey rear extension (part-retrospective)<br><br>APPLICANT: Mr J Chu<br><br>AGENT: Mr Antony Smith - AJS<br>Architecture Ltd       | 2A Hill Close<br>Newmarket<br>Suffolk<br>CB8 0NR |

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