

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 20th April 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.

This meeting is being held on the online Zoom platform and is being recorded. Any member of the public in attendance who does not wish to be included in the recording can disable their video although this would prohibit their ability to participate in the meeting at the appropriate time.

1. Chair to announce that proceedings are being recorded and to advise that all participants will be muted by the host of the meeting who will unmute the individual the Chairman has invited to speak
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 16th March 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 11, 12, 13, 14 (Herewith)
7. **PLANNING APPLICATIONS** – Amended and Deferred Plans
 - a. **DC/18/2210/FUL**: Re-consultation – Land at, Willie Snaith Road, Newmarket
8. **PLANNING APPLICATIONS** - East Cambs
9. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 11, 12, 13, 14 (Herewith)
10. **DELEGATION PANEL DECISIONS**
11. **TREE PRESERVATION ORDERS** – To Note – Fairstead House School, Fordham Road, Newmarket
12. **LICENCING** - To discuss any Licensing Applications
13. **CORRESPONDENCE:**
14. Date of next meeting: **Monday 27th April 2020**
15. To note items for consideration at the next meeting

Signed

Deborah Sarson, Acting Town Council Manager, DATE: 15/04/2020

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 16th March 2020 at 6.00pm at the Memorial Hall Newmarket

Attendance:

Councillor S Caesar (Chairman)
Councillor J De'Ath
Councillor A Drummond
Councillor R Hood

Councillor P Hulbert
Councillor M Jefferys
Councillor T Kerby
Councillor I Kirk
Councillor C O'Neill

Also Present: Deborah Sarson – Acting TCM, 1 Member of the Press and 1 Member of the Public

Minute		Action by
D/20/03/17	<u>ELECTION OF THE CHAIRMAN</u> With apologies being received from the Chairman, the following was agreed: <u>D/20/03/17.01 Resolved</u> That Cllr Caesar be elected as Chairman for this meeting.	
D/20/03/18	<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> 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.	
D/20/03/19	<u>APOLOGIES</u> Apologies were received from Cllrs Lay and Fitzgerald. Cllr Hirst was absent.	
D/20/03/20	<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/20/03/21	<u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 2ND MARCH 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 2 nd March 2020 and the following was agreed: <u>D/20/03/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2 nd March 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	

Matters arising:

Page 2 – D/02/03/6/5 – DC/20/0160/FUL – following a site visit the following was agreed:

D/20/03/21/2 DC/20/0160/FUL – Planning Application – Change of use from hotel (Class C1) to house of multiple occupancy (Class 4) – Ashley House 13 Old Station Road Newmarket.

D/20/03/21.02 Resolved

The Committee voiced no objections.

D/20/03/22 **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**

A resident spoke about car parking, suggesting that the new charges should be postponed now that many people are now being forced to work from home and face losing their jobs in these extraordinary times. He asked that the Town Council support a proposal to lobby the District Council to defer the introduction of the charges.

Alison Hayes reported issues with unregulated commercial accommodation operating as Airbnb's.

A member of the public left the meeting.

A proposal was made to bring forward item 13 Airbnb and the following was agreed:

D/20/03/22.01 Resolved

That item 13 be brought forward.

D/20/03/23 **AIRBNB**

Cllr Drummond reported that he was working with relevant Officers to enforce planning on those properties that are made known to them and that it needs to be demonstrated that a material consideration is required for planning consent to be necessary. A policy regarding the planning regulation of these properties is being considered. The following was agreed:

D/20/03/23.01 Resolved

That a letter be sent to West Suffolk to request that a policy on Airbnb properties be developed.

D/20/03/24 **PLANNING APPLICATIONS**

*Week 09 – There were no Planning Applications to consider
Week 10*

D/20/03/24/1 DC/20/0318/HH - Householder Planning Application - Single storey rear extension (following demolition of existing lean-to) - 74 Freshfields Newmarket.

D/20/03/24.01 Resolved

The Committee voiced no objections.

D/20/03/24/2 DC/20/0326/HH - Householder Planning Application - Single storey rear extension and conservatory (following demolition of existing rear conservatory) - 42 Rous Road Newmarket.

D/20/03/24.02 Resolved

The Committee voiced no objections.

D/20/03/25 **AMENDED AND DEFERRED PLANNING APPLICATIONS**

None noted.

D/20/03/26 **EAST CAMBS PLANNING APPLICATIONS**

None noted.

D/20/03/27 **TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN**

West Suffolk Planning Determinations received during weeks 09 & 10.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/2473/HH	Householder Planning Application - (i) Single storey front and side extensions	1 Elizabeth Avenue Newmarket	Approved	No objections
DC/20/0160/FUL	Planning Application - Change of use from hotel (Class C1) to house of multiple occupancy (Class C4)	Ashley House , 13 Old Station Road, Newmarket	Approved	No objections
DC/20/0220/FUL	Planning Application - (i) Conversion of roof space to form 2 no. self-contained flats (ii) Enclosed external staircase on rear elevation	Sycamore House , New Cheveley Road, Newmarket	Approved	No objections
DC/20/0232/TPO	Householder Planning Application - Single storey rear garage extension	100 Weston Way, Newmarket, Suffolk	Approved	No objections
DC/20/0232/TPO	TPO 032 (1960) Tree Preservation Order - (i) 5no. Lime trees (G2 on plan within A1 on order) - Pollard to 6 metres and reduce branches on North and South sides on the main stems by 1.5metres (ii) 18no. Conifers (H3 on plan within A1 on order) Reduce height by 4 metres	Soham House , Snailwell Road, Newmarket	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 Newmarket Suffolk	Withdrawn	

D/20/03/28 **DELEGATION PANEL DECISIONS**

The following decision was noted:

DC/19/2058/FUL – Planning Application – 4no dwellings (cross boundary) - Land west of 104 Crockford Road, Woodditton Road, Newmarket.

D/20/03/29 **TO DISCUSS ANY LICENSING APPLICATIONS**

None noted.

D/20/03/30 TREES

Cllr Drummond advised that he had been appointed the West Suffolk tree champion and the Woodland Trust had sent information and forms about an emergency tree plan and other tree related strategies which he agreed to share with the working group which has yet to meet.

D/20/03/31 CORRESPONDENCE

None noted.

D/20/03/32 DATE OF NEXT MEETING

Monday 6th April 2020 at 6.00pm at the Memorial Hall.

D/20/03/33 TO NOTE ANY ITEMS FOR NEXT MEETING

- Trees
- Airbnb
- East Cambs planning policies

Meeting closed at 6.33pm.

Signed: By The Chairman

Date: 16/04/2020

LIST 11**13 March 2020****Applications Registered between 09 – 13 March 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 12
20 March 2020
Applications Registered between 16 – 20 March 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/20/0458/TCA VALID DATE: 11.03.2020 EXPIRY DATE: 22.04.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Norway Spruce (T1 on plan) - fell APPLICANT: Rosssdales Ltd AGENT: Mr James Wreathall- JW Tree Surgery & Gardens CASE OFFICER: Falcon Saunders	Beaufort Cottage, Stables 140 High Street Newmarket CB8 8JS GRID REF: 564205 263279

DC/20/0399/TPO VALID DATE: 02.03.2020 EXPIRY DATE: 27.04.2020 WARD: Newmarket West PARISH: Newmarket Town Council	TPO/1990/01 - Tree Preservation Order - 1no. Pine (T1 on plan and A1 on the Order) - fell APPLICANT: Ruth Lewis AGENT: Mr Josh Parry - Anglia Tree Contractors CASE OFFICER: Debbie Cooper	64 Churchill Avenue Newmarket Suffolk CB8 0BU GRID REF: 562996 264279
DC/20/0434/FUL VALID DATE: 06.03.2020 EXPIRY DATE: 01.05.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - (i) sub division of existing single dwelling into 2no. apartments (ii) associated parking and amenity area to the rear APPLICANT: Mr Aaron Bates AGENT: Thurlow Architects CASE OFFICER: Ed Fosker	140 Exning Road Newmarket CB8 0AF GRID REF: 563588 264324
DC/20/0436/HH VALID DATE: 09.03.2020 EXPIRY DATE: 04.05.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Householder Planning Application - first floor side extension APPLICANT: Mrs H Webster AGENT: Mr Stuart Harrison - E & P Building Design CASE OFFICER: Savannah Cobbold	7 Brookfields Close Newmarket CB8 7DY GRID REF: 564573 264475

LIST 13**27 March 2020****Applications Registered between 23rd March 2020 – 27th March 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 14
3 April 2020
Applications Registered between 30th March – 3rd April

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/20/0162/FUL VALID DATE: 23.03.2020 EXPIRY DATE: 18.05.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - Change of use of basement from office (B1) to Escape Room Assembly and Leisure (D2) APPLICANT: Isaac Reed CASE OFFICER: Savannah Cobbold	Godolphin House, Basement Office 2 The Avenue Newmarket CB8 9AA GRID REF: 564176 263216
DC/20/0448/FUL VALID DATE: 02.04.2020 EXPIRY DATE: 28.05.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use from Class A1 (retail) to Class D2 (gymnasium) with ancillary café and retail outlet APPLICANT: Mr Mark Britton - Grit-Fitness And Nutrition AGENT: Mr Stuart Steverson - Target Eight Design CASE OFFICER: Kerri Cooper	Unit 1 2 Exeter Road Newmarket Suffolk CB8 8LT GRID REF: 564550 263604
DC/20/0505/HH VALID DATE: 19.03.2020 EXPIRY DATE: 14.05.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - (i) Two storey side extension (ii) single storey side extension to existing porch APPLICANT: Ms Laura Kilvin AGENT: Mr Stuart Harrison - E & P Building Design CASE OFFICER: Adam Yancy	1 Manderston Road Newmarket CB8 0NL GRID REF: 563535 263266

DC/20/0514/FUL VALID DATE: 20.03.2020 EXPIRY DATE: 15.05.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - (i) 4no. van charging points (ii) 4no. van parking spaces APPLICANT: Mr Keith Bradford - Waitrose Ltd AGENT: Ms Gabriel McAtarsney CASE OFFICER: Savannah Cobbold	Waitrose Ltd Fred Archer Way Newmarket Suffolk CB8 8NY GRID REF: 564499 263697
DC/20/0527/VAR VALID DATE: 23.03.2020 EXPIRY DATE: 22.06.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Variation of conditions 2 and 7 of DC/16/1634/FUL to allow use of revised drawings for revised customer parking provision for 1no. retail warehouse (Class A1) including mezzanine floorspace, outdoor project centre and secure compound (with external racking system); access and servicing arrangements; car parking, landscaping and associated works APPLICANT: Willie Snaith Ltd AGENT: Mr Philip Kratz - GSC Solicitors LLP CASE OFFICER: Ed Fosker	Wickes Willie Snaith Road Newmarket Suffolk CB8 7SU GRID REF: 563748 265062
DC/20/0579/TPO VALID DATE: 27.03.2020 EXPIRY DATE: 22.05.2020 WARD: Newmarket West PARISH: Newmarket Town Council	TPO/1956/012 Tree Preservation Order - 1no. Lime (T1 on plan, A7 on order) - Re pollard to previous pollarding points APPLICANT: Steph Greenwood AGENT: Mr Josh Parry CASE OFFICER: Alice Maguire	23 Collings Place Newmarket Suffolk CB8 0EX GRID REF: 563333 264167

Parish Re-Consultation

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

Please ask for: Charlotte Waugh

Direct Line: 01284 757349

Application No. DC/18/2210/FUL

Consultation Period 16 April 2020

Expires:

26 March 2020

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning Application - (i) 2no drive-through cafe/restaurant units (Use Class A1/A3 for Costa and Use Class A3/A5 for McDonald's) with associated parking and landscaping and (ii) McDonalds Climbing box

LOCATION Land At, Willie Snaith Road, Newmarket, Suffolk,

APPLICANT C.I. Industries Ltd

AGENT Mr Philip Kratz

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:

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=PHGNCUPDJWX00>

Would you please let me know in writing by 16 April 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

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 13/03/2020**

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

DC/20/0105/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 12 Mar 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	48 High Street Newmarket Suffolk CB8 8LF
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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 20/03/2020**

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

DC/19/2429/FUL DECISION: Refuse Application DECISION TYPE: Delegated ISSUED DATED: 19 Mar 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - (i) temporary siting of 2no. container homes for 12 months (ii) engineering works associated with container homes (part retrospective) APPLICANT: Mr & Mrs Haggas AGENT: Mrs Meghan Bonner - KWA Architects (Cambridge) Ltd	Florizel Hamilton Road Newmarket CB8 0NY
DC/19/2459/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 16 Mar 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Application - Single storey side and rear extension (following demolition of existing storage area) APPLICANT: Mr Yeter AGENT: Mr Melih Ulas Turk - Ulas Planning LTD	27 Exning Road Newmarket CB8 0EA

DC/19/2465/FUL DECISION: Refuse Application DECISION TYPE: Delegated ISSUED DATED: 18 Mar 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - replacement of existing windows APPLICANT: Mr Matteo Muscionico AGENT: Mr Mark Smith	St Louis Catholic Academy Fordham Road Newmarket CB8 7AA
DC/20/0009/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 20 Mar 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	Unit 3A Newmarket Retail Park Oaks Drive Newmarket CB8 7SX
DC/20/0072/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 20 Mar 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	White Hart Hotel 134 High Street Newmarket CB8 8JP

DC/20/0212/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 19 Mar 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - (i) 2no. line of Conifers (T1 red line and T2 black line on plan) - fell (ii) Mixed species (T3 orange line on plan) - fell any trees under 100mm in diameter and reduce to give 2 metres clearance from structures (iii) 2no. line of Conifers (T4 green line and T5 blue line on plan) - fell (iv) 1no. line of Conifers (T6 pink line on plan) - fell any trees under 100mm in diameter (v) 1no. line of Ash and Sycamore (T7 on plan brown on plan) - reduce in height to 2 metres above ground level (vi) 1no. group of Conifer (purple on plan) Reduce in height by up to 5 metres. APPLICANT: Mr Sean AGENT: Mr Sam Shepherd-Barron - SBS Tree Surgery	Shalfleet 17 Bury Road Newmarket CB8 7BX
DC/20/0235/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 17 Mar 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Silver birch - Crown lift to 2 metres above ground level APPLICANT: Mr Stewart Bailey AGENT: Mr Josh Parry	15 The Avenue Newmarket Suffolk CB8 9AA

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 27/03/2020**

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

**No planning decisions to be
considered for Newmarket
Town Council**

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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 03/04/2020**

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

No planning decisions to be
considered for Newmarket
Town Council

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Parish Consultation
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Case Officer: Falcon Saunders
Direct Line: 01638 719791
Email: planning.help@westsuffolk.gov.uk

Order no: TPO/015(2019)

Today's date: 19 March 2020

Dear Sir/Madam

Town And Country Planning Act 1990 (as Amended)
Town & Country Planning (Tree Preservation) (England) Regulations
2012
Tree Preservation Order - TPO/015(2019)

Location: Fairstead House School, Fordham Road, Newmarket, Suffolk,
CB8 7AA

I hereby give you notice that the West Suffolk Council, in pursuance of its powers as Local Planning Authority under the Town & Country Planning Act 1990, have on 19 March 2020 confirmed, as an unopposed Order, the Tree Preservation Order made by the Council on 24 October 2019.

Yours faithfully

Falcon Saunders

Falcon Saunders
Tree Officer

Enc

**Town & Country Planning (Tree Preservation) (England) Regulations
2012**

Town And Country Planning Act 1990 (as Amended)

**West Suffolk Council
Tree Preservation Order TPO/015(2019)
Fairstead House School, Fordham Road, Newmarket, Suffolk**

The West Suffolk Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, make the following Order:-

Citation

1. This Order may be cited as Tree Preservation Order TPO/015(2019) for Fairstead House School, Fordham Road, Newmarket, Suffolk

Interpretation

2. (1) In this Order "the authority" means the West Suffolk Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on 24 October 2019

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and, subject to the exceptions in regulation 14, no person shall -

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

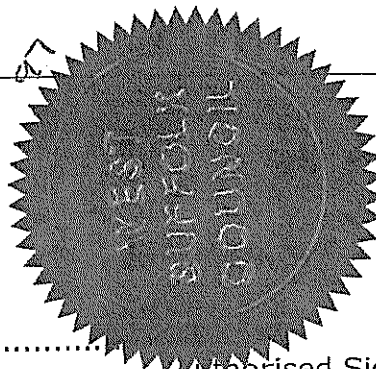
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. **Application to trees to be planted pursuant to a condition**

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this day 24 October 2019

The Common Seal of the West Suffolk Council
was affixed to this Order in the presence of:-



Authorised by the Council to sign in that behalf

Authorised Signatory

CONFIRMATION OF ORDER

[This Order was confirmed by the West Suffolk Council without modification on the
19 day of March 2020]

OR

~~[This Order was confirmed by the West Suffolk Council], subject to the modifications
indicated by [state how indicated], on the~~

~~..... day of 20.....]~~

Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by the West Suffolk Council on the
..... day of 20.....]

.....
Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by the West Suffolk Council on the

..... day of 20.....] by a variation Order under the reference
number

Order], [a copy of

[insert reference number to the variation
which is attached]

.....
Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

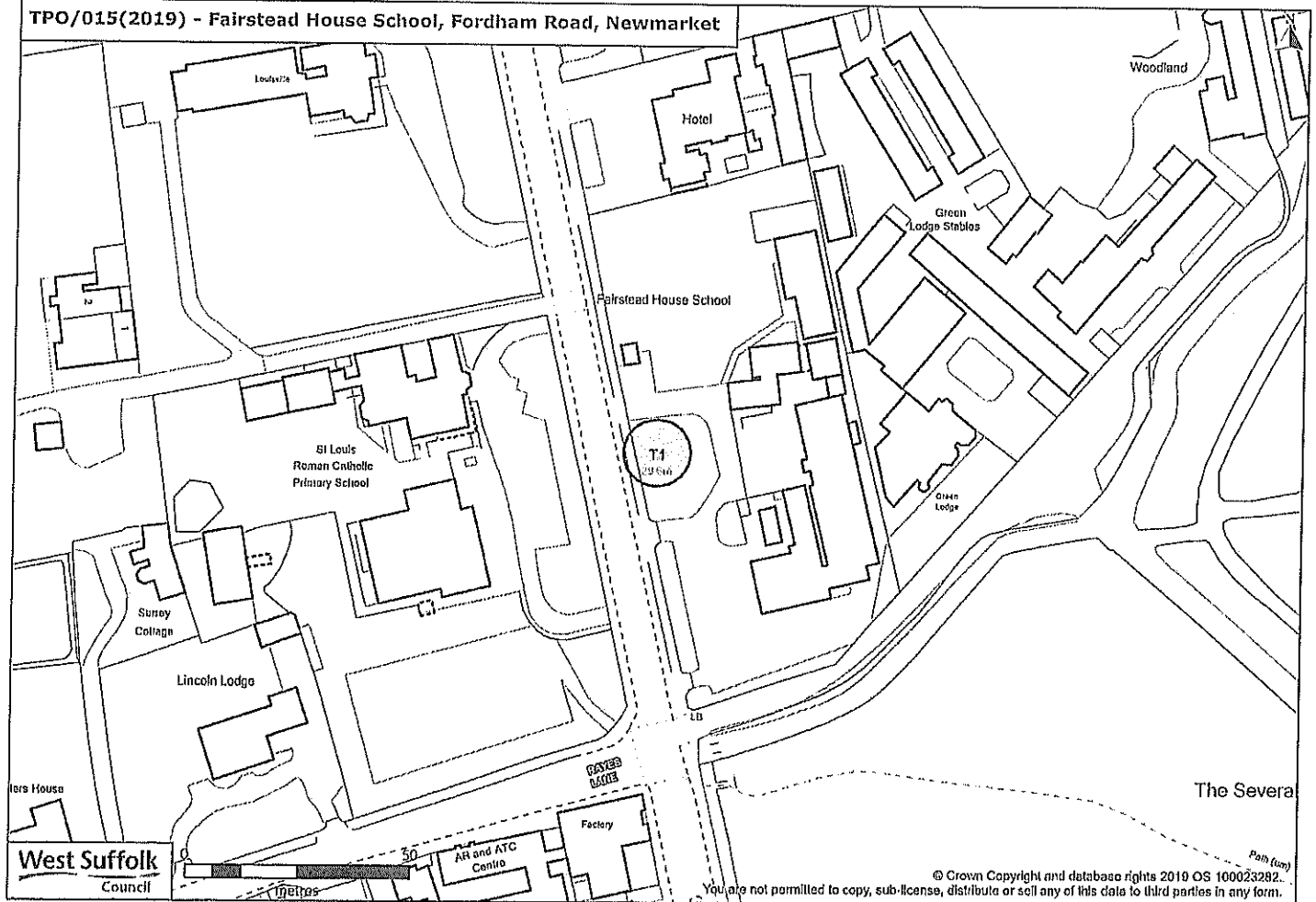
[This Order was revoked by the West Suffolk Council on the

..... day of 20.....] under the reference number

.....
Authorisation by the Council to sign in that behalf]

SCHEDULE		
SPECIFICATION OF TREES Trees specified individually (encircled in black on the map)		
<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Tree of Heaven (Ailanthus altissima)	T1 is situated adjacent to Fordham Road
Trees specified by reference to an area (within a dotted black line on the map)		
<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
Group of Trees (within a broken black line on the map)		
<i>Reference on Map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
Woodlands (within a continuous black line on the map)		
<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>

TPO/015(2019) - Fairstead House School, Fordham Road, Newmarket



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