

**Membership as from May 2020**

Councillor Appleby
Councillor Caesar - Chairman
Councillor Drummond
Councillor Fitzgerald
Councillor Hirst
Councillor Hood
Councillor Hulbert
Councillor Jeffreys
Councillor Kerby
Councillor O'Neill – Vice Chairman

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP
TEL: 01638 667227

You are hereby summoned to attend a meeting of the
DEVELOPMENT AND PLANNING COMMITTEE
Monday 20th July 2020 at 6pm on Zoom
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 6th July 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. **NEWMARKET NEIGHBOURHOOD PLAN POLICIES**
7. **PLANNING APPLICATIONS** – West Suffolk Council – Lists 27, 28 (Herewith)
8. **PLANNING APPLICATIONS** – Amended and Deferred Plans –
9. **PLANNING APPLICATIONS** – East Cambs
10. **PLANNING DECISIONS AND PLANS WITHDRAWN** – West Suffolk Council – Lists 27, 28 (Herewith)
11. **DELEGATION PANEL DECISIONS** To discuss any decisions by Delegation Panel
12. **DC/20/0134/FUL – GRANBY STREET:** To discuss concerns from residents
13. **LICENSING** To discuss any Licensing Applications
14. **TREE POLICY** To discuss
15. **CORRESPONDENCE:**
16. **DATE OF NEXT MEETING:** Monday 3rd August 2020
17. **ITEMS FOR CONSIDERATION AT THE NEXT MEETING**

Signed:

Debbie Baines, Town Clerk

DATE: 14/7/2020

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



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Finance & Policy Committee Held on Monday 22nd June 2020 at 7:00pm via Zoom

Attendance:

Councillor A Drummond (Chairman)
Councillor A Appleby
Councillor J Borda

Councillor R Hood
Councillor M Jefferys
Councillor C O'Neill

Also Present: Deborah Sarson – Acting TCM, Debbie Baines – Town Clerk, Cathy Whitaker – RFO, Julie Ashton – Minute Assistant and 2 Members of the Public.

Minute	Action by
F/20/06/1 <u>TO ELECT A CHAIRMAN</u> The Chairman invited nominations for the Chairman of the F&P Committee and Cllr O'Neill nominated Cllr Jefferys. There were no further nominations. A vote was taken and the following was agreed: <u>F/20/06/1.01 Resolved</u> That Cllr Jefferys be elected as the Chairman of the F&P Committee for 2020/21. <i>Cllr Jefferys took the Chair.</i>	
F/20/06/2 <u>TO ELECT A VICE CHAIRMAN</u> The Chairman invited nominations for the Vice Chairman of the F&P Committee and Cllr O'Neill nominated Cllr Kerby. There were no further nominations. A vote was taken and the following was agreed: <u>F/20/06/2.01 Resolved</u> That Cllr Kerby be elected as the Vice Chairman off the F&P Committee for 20/21.	
F/20/06/3 <u>CHAIRMAN TO ANNOUNCE THAT PROCEEDINGS ARE BEING RECORDED AND ADVISE THAT ALL PARTICIPANTS WILL BE MUTED BY THE HOST OF THE MEETING WHO WILL UNMUTE THE INDIVIDUAL THE CHARMAN HAS INVITED TO SPEAK</u> The Chairman announced that the meeting was being recorded and asked if anyone else intended to record the meeting. There were no requests.	
F/20/06/4 <u>APOLOGIES FOR ABSENCE</u> Apologies were received from Cllrs Bowen, Hirst and Kerby.	
F/20/06/5 <u>DECLARATION OF MEMBER'S INTERESTS AND TO REMIND COUNCILLORS OF THE NEED TO KEEP UP TO DATE THEIR REGISTER OF MEMBER'S INTERESTS AND TO CONSIDER ANY REQUESTS RECEIVED FOR MEMBERS DISPENSATION</u> None noted.	

F/20/06/6 **TO CONFIRM THE MINUTES OF THE MEETING HELD ON 16TH MARCH 2020 AND ANY MATTERS ARISING**
Members received the minutes of the Finance & Policy Committee meeting held on 16th March 2020 and the following was agreed:

F/20/0/6.01 Resolved

That the minutes of the Finance & Policy Committee meeting held on 16th March 2020 be adopted and signed as a true record by the Chairman of the Finance & Planning Committee.

There were no matters arising.

Page 3 – F/20/03/11 – the review of the rent and terms of lease for the land adjacent to Field Terrace Road was noted to be outstanding.

Page 3 – F/20/03/12 - Paper policy – a request was made to stop blank pages being included in the minute packs. This was included for double-sided printing and would be looked into.

F/20/06/7 **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 TO BE BROUGHT TO THEIR ATTENTION**
None noted.

F/20/06/8 **SUBMISSION OF SCHEDULES OF PAYMENTS FOR INFORMATION CB1, CB2 AND CB4 FOR (MAY 2020)**
Members reviewed CB1, CB2 and CB4 and the following was agreed:

F/20/06/8.01 Recommendation

That the ratification of the schedules of payments for the period 01/05/2020 – 31/05/2020 (Cash Book 1, 2 and 4) be received and adopted.

F/20/06/9 **TO CONFIRM THE BANK STATEMENT BALANCES & RELATED BANK RECONCILIATION HAVE BEEN SIGNED BY THE CHAIRMAN OF F&P COMMITTEE**
RFO advised that this had not been done for March 2020 but that it had gone through the audit. April and May 2020 would be emailed to the Chairman for signature.

F/20/06/10 **TO RECEIVE THE INCOME AND EXPENDITURE FOR MAY 2020**
Members received and noted the income and expenditure for May 2020.

F/20/06/11 **MEMORIAL GARDENS KIOSK**
The RFO advised that the arrears amounted to £600 for hire fees for the last 6 months September 2019 – March 2020. Environmental Health had been contacted but they were not carrying out inspections during lockdown. However, it was noted

on the last inspections that as there was no hand washing facility in the Kiosk food should not be sold from there under the current circumstances.

Contact had been made on numerous occasions with no response and the following was agreed:

F/20/06/11.01 Recommendation

That the current tenants be asked to clear out the Kiosk and leave it in a clean and tidy state. If they are not able to do this, NTC will arrange for it to be cleaned and cleared and the costs will be recharged to the tenants. Should no payment be received, the outstanding monies will be pursued through the County Court.

The issue of no handwashing facilities prohibiting the sale of food would be referred to the Community and Leisure Services Committee to consider the future for the Kiosk.

F/20/06/12 EARMARKED RESERVES

Members reviewed the Earmarked Reserves and it was suggested that the headings with zeros in both columns be removed. However some were noted to be relevant to retain for future reserves accrual. The following was agreed:

F/20/06/12.01 Recommendation

That the identified Earmarked Reserves (EMR 311 Play equipment; EMR 328 Vehicle replacement; EMR 342 Grants; EMR 341 Water feature) be referred to the appropriate Committee to decide how much of the respective budgets should be put into the Earmarked Reserves.

F/20/06/13 RISK MANAGEMENT SCHEME

RFO advised that full Council had referred this item to the committee and suggested that a Working Group be tasked with this to report back. Acting TCM advised that this was part of the internal controls for the Council and management of Public funds and all relevant paperwork could be reviewed by the Working Group. The following was agreed:

F/20/06/13.01 Recommendation

That the F&P Committee set up a Working Group in October 2020 to review all relevant internal control documents including the Risk Management scheme and reassess the risk score ratings.

Members went through the risks with a score of 9 and made suggestions for how some of the risks could be mitigated. The Working Group would be tasked with reassessing them.

F/20/06/14 HEALTH & SAFETY

The report was received and it was noted that with gardens being closed, this was a good time to get any issues with the play equipment sorted out.

The accident incident related to using the strimmer without appropriate PPE and

training. The strimmer had now been decommissioned and the following was agreed:

F/20/06/14.01 Recommendation

That the strimmer and other obsolete equipment be sold.

The monthly report for May 2020 was received and noted.

F/20/06/15 CORRESPONDENCE

None noted.

F/20/06/16 DATE OF NEXT MEETING

Monday 20th July 2020 via Zoom.

F/20/06/17 ITEMS FOR THE NEXT AGENDA

None noted.

Meeting closed at 8:11pm

Signed _____ Date _____



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 6th July 2020 at 6.00pm via Zoom

Attendance:

Councillor S Caesar (Chairman)
Councillor C O'Neill
Councillor A Appleby
Councillor Y Fitzgerald

Councillor W Hirst
Councillor P Hulbert
Councillor M Jefferys

Also Present: Cathy Whitaker – RFO, Julie Ashton –Minute Assistant and 4 Members of the Public.

	Minute	Action by
D/20/07/1 <u>CHAIRMAN 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</u> The Chairman opened the meeting and announced that proceedings were being recorded. All participants would be muted and would be unmuted when the Chairman invited individuals to speak. There were no requests from others to record the meeting.		
D/20/07/2 <u>APOLOGIES</u> Apologies were received from Cllrs Drummond, Hood and Kerby.		
D/20/07/3 <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/20/07/4 <u>TO CONFIRM THE MINUTES OF THE MEETING HELD ON MONDAY 22ND JUNE 2020 AND MATTERS ARISING</u> Members received the minutes of the Development & Planning Committee held on 22nd June 2020 and the following amendment was made: Page 5 – D/20/06/31 – McDonalds Application reference was changed to DC/18/2210/FUL Subject to the amendment being made the following was agreed: <u>D/20/07/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 22nd June 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		

D/20/07/5 **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/20/07/6 **NEWMARKET NEIGHBOURHOOD PLAN POLICIES**

The policies were considered for the applications for weeks 25 & 26 and Policy 17 regarding green spaces would be considered for application DC/20/0947/VAR.

D/20/07/7 **PLANNING APPLICATIONS**

Week 25

D/20/07/1 DC/20/0886/TPO - TPO 001(2014) Tree Preservation Order- 1 no. Sycamore (T1 on plan) Fell - Prestige Place Snailwell Road Newmarket Suffolk.

D/20/07/7.01 Resolved

The Committee actively encourages responsible tree management. The Committee OBJECTED to this application and requested that the application be submitted to the Tree Officer for consideration and approval. If the tree is to be felled, the Committee requests that a suitable replacement be planted.

D/20/07/7/2 DC/20/0895/FUL - Planning Application - Alterations and additions to existing boundary treatment including brick walls to packing areas and fencing to service courtyard - Black Bear Harley Davidson Black Bear Lane Newmarket Suffolk.

D/20/07/7.02 Resolved

The Committee voiced no objections.

D/20/07/7/3 DC/20/0936/FUL - Planning Application - Change of use from Light industrial (Class B1) to Dry food preparation (Class B2) - 11 Craven Way Newmarket.

D/20/07/7.03 Resolved

The Committee voiced no objections.

D/20/07/7/4 DC/20/0947/VAR - Planning Application - Variation of condition (2) of DC/19/0063/FUL To enable use of amended plans for two storey industrial unit (B8) and associated external works - July Court Willie Snaith Road Newmarket Suffolk.

D/20/07/7.04 Resolved

The Committee voiced no objections subject to a narrative being agreed relating to the enhancement of the Yellow Brick Road situated directly opposite the development.

D/20/07/7/5 DC/20/0959/LB - Application for Listed Building Consent - Installation of

metalwork sign over existing gate - The National Horseracing Museum Palace House Stables Palace Street Newmarket Suffolk.

D/20/07/7.05 Resolved

The Committee voiced no objections subject to the approval of the Listed Buildings Officer.

- D/20/07/7/6** DC/20/0961/TCA - Trees in a Conservation Area Notification - (i) 1no. Horse Chestnut (T1 on plan) - Crown lift up to 5 metres (ii) 1no. Yew (T2 on plan) 1no. Sycamore (T3 on plan) 1no. Prunus (T4 on plan) and 1no. Ash (T5 on plan) - fell (iii) 3no. Holly/Laurel (G1 on plan - fell - 50 Bury Road Newmarket.

D/20/07/7.06 Resolved

The Committee actively encourages responsible tree management. The Committee OBJECTED to this application and requested that the application be submitted to the Tree Officer for consideration and approval. If the trees are to be felled, the Committee requests that a suitable replacement trees be planted.

- D/20/07/7/7** DC/20/0962/ADV Application for Advertisement Consent - 1no. non-illuminated metalwork sign over existing gate - The National Horseracing Museum Palace House Stables Palace Street Newmarket Suffolk.

D/20/07/7.07 Resolved

The Committee voiced no objections.

- D/20/07/7/8** DC/20/0963/FUL - Planning Application - Removal and replacement of existing timber vertical sliding sash windows with timber windows (previous application DC/19/2465/FUL) - St Louis Catholic Academy Fordham Road Newmarket.

D/20/07/7.08 Resolved

The Committee voiced no objections.

- D/20/07/7/9** DC/20/0968/TPO - TPO 06 (2006) Tree Preservation Order - 1no. Cedar (T1 on plan T15 on order) reduce all extended lateral branches by up to 2 metres - 20 Meridian Gardens Newmarket.

D/20/07/7.09 Resolved

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

Week 26

- D/20/07/7/10** DC/20/0928/HH - Householder Planning Application - (i) single storey front extension incorporating alterations to garage (ii) single storey rear extension (iii) replacement render (iv) replacement and alterations to windows (v) replace chimney stack (following removal of existing) - Barkway House 18 Bury Road Newmarket

D/20/07/7.10 Resolved

The Committee voiced no objections.

- D/20/07/7/11** DC/20/0966/FUL - Planning Application - (i) single storey extension (ii) alterations to ground floor timber windows (iii) removal and replacement of canopy over central doorway and alterations to southeast doorway (iv) 1no. first floor additional window - The Mews Palace House Palace Street Newmarket Suffolk.

D/20/07/7.11 Resolved

The Committee voiced no objections.

- D/20/07/7/12** DC/20/0967/LB - Application for Listed Building Consent - (i) single storey extension (ii) alterations to ground floor timber windows (iii) removal of canopy and alterations to southeast doorway (iv) 1no. additional first floor window (v) canopy above central doorway (vi) steps between stable block and main house The Mews Palace House Palace Street Newmarket Suffolk.

D/20/07/7.12 Resolved

The Committee voiced no objections subject to the approval of the Listed Buildings Officer.

- D/20/07/7/13** DC/20/0990/HH - Householder Planning Application - (i) Double garage (following demolition of existing garage) (ii) two storey side and rear extensions with balcony and sun terrace at first floor level (iii) gates to front entrance - 25 Hamilton Road Newmarket.

D/20/07/7.13 Resolved

The Committee voiced no objections.

D/20/07/8 AMENDED AND DEFERRED PLANNING APPLICATIONS

DC/20/0805/FUL - Planning Application – Raising roof to create additional storey for 1no. dwelling – 27A Station Road Newmarket.

D/20/06/8.01 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site and no information of the parking provision location.

D/20/07/9 EAST CAMBS PLANNING APPLICATIONS

None noted.

D/20/07/10 TO RECEIVE RESULTS OF APPLICATIONS AS DETERMINED BY WEST SUFFOLK AND PLANS WITHDRAWN

West Suffolk Planning Determinations received during weeks 25& 26.

Applications	Description	Address	WS Decision	NTC Decision
DC/19/0134/FUL	Planning Application - 1no. dwelling and associated access	Land Ro 58 Granby Street Newmarket Suffolk	Approved	No objections
DC/20/0541/ADV	Application for Advertisement Consent - (i) 2no. internally illuminated fascia signs (ii) 2no. non-illuminated panels to	Unit 3A Newmarket Retail Park Oaks Drive Newmarket	Split decision	No objections

	totem pole (iii) 1no. loading bay sign	Suffolk		
DC/20/0542/FUL	Planning Application - Installation of entrance doors and side screens together with 2no. bays of curtain walling to front elevation	Unit 3A Newmarket Retail Park Oaks Drive Newmarket Suffolk	Approved	No objections
DC/20/0678/TPO	TPO/2012/04 Tree Preservation Order - 3no. Sycamores (G2 on plan T3,T4 and T5 on order) - reduce to previous reduction points	2 Arborfield Drive Newmarket Suffolk	Approved	No objections
DC/20/00746/TCA	Trees in a Conservation Area Notification - 1no. Spruce - fell	31 Old Station Road Newmarket	Approved	Objected

D/20/07/11 DELEGATION PANEL DECISIONS

DC/20/0134/FUL – Land at the rear of 58 Granby Street Newmarket.

The approval of this application was noted.

D/20/07/12 TO DISCUSS ANY LICENSING APPLICATIONS

None noted.

D/20/07/13 TREE POLICY

The Tree Policy was discussed and the item would be referred to the Neighbourhood Plan Committee to look at setting up a community woodland in Newmarket and how this might be achieved.

D/20/07/14 CORRESPONDENCE

None noted.

D/20/07/15 DATE OF NEXT MEETING

Monday 20th July 2020 at 6.00pm via Zoom.

D/20/07/16 TO NOTE ANY ITEMS FOR NEXT MEETING

None noted.

Meeting closed at 6:47pm.

Signed _____

Date _____

LIST 27**3 July 2020****Applications Registered between 29.06.20 – 03.07.20****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
DC/20/1018/FUL VALID DATE: 22.06.2020 EXPIRY DATE: 17.08.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use from hotel (Class C1) to house of multiple occupancy (sui generis) APPLICANT: Stephen Murphy, Marrs And Murphy AGENT: Mr Dennis Brocklesby - Lynwood Associates Ltd CASE OFFICER: Alice Maguire	Ashley House 13 Old Station Road Newmarket CB8 8DT GRID REF: 564680 263520

DC/20/1025/FUL VALID DATE: 23.06.2020 EXPIRY DATE: 18.08.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15no. dwellings C3 (dwellings) APPLICANT: Mr J Livock, Knightsbridge Real Estate Asset Management Limited AGENT: Mr John Dickie CASE OFFICER: Lindsey Wright	Plot 1 Police Station Vicarage Road Newmarket Suffolk GRID REF: 564755 263348
DC/20/1046/TCA VALID DATE: 29.06.2020 EXPIRY DATE: 10.08.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. sycamore (sycamore on plan) reduce branch over BT line by 3 metres and extending/lower branches by up to 6 metres adjacent to cedar and wall APPLICANT: Mrs Elizabeth Bailey AGENT: Ms Laura Gibbons - Eastern Landscape Service Limited CASE OFFICER: Falcon Saunders	Lincoln Lodge Rayes Lane Newmarket CB8 7AB GRID REF: 564427 263806
DC/20/1068/TCA VALID DATE: 02.07.2020 EXPIRY DATE: 13.08.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Trees in a Conservation Area Notification- 1no. Sycamore (T1 on plan) Reduce back lateral branches over hanging boundary line by 1.5meters reducing back to suitable pruning points where possible APPLICANT: Mr Prince AGENT: Mr Stephen Rapin CASE OFFICER: Falcon Saunders	Rockley House 36 Fitzroy Street Newmarket Suffolk CB8 0JW GRID REF: 563945 263247

LIST 28**10 July 2020****Applications Registered between 6 – 10 July 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/20/1033/ADV VALID DATE: 06.07.2020 EXPIRY DATE: 31.08.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Application for Advertisement Consent - 1no. internally illuminated freestanding gantry sign APPLICANT: Mr Ken Jones, Iceland Foods Ltd AGENT: Mr Ray Robinson CASE OFFICER: Olivia Luckhurst	Unit 3A Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX GRID REF: 563657 265370
DC/20/1035/FUL VALID DATE: 24.06.2020 EXPIRY DATE: 19.08.2020 WARD: Newmarket North PARISH: Newmarket Town Council	Planning Application - Full height curtain walling to middle bay above entrance doors (previously approved under DC/20/0542/FUL) APPLICANT: Mr Ken Jones, Iceland Foods Ltd AGENT: Mr Ray Robinson CASE OFFICER: Olivia Luckhurst	Unit 3A Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX GRID REF: 563657 265370

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 03/07/2020**

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

DC/20/0753/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 3 Jul 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - (i) Single storey rear extension (ii) Render finish to all elevations APPLICANT: Mrs Louise Flack AGENT: William Kane - 2 The Drawing Board	29 Manderston Road Newmarket CB8 0NL
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**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 10/07/2020**

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

DC/20/0681/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 8 Jul 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning Application - Change of Use from shop (Class A1) to offices (Class B1a) APPLICANT: Mr M Godfrey - Godfrey And Hicks Partnership AGENT: Mark Kohler - Merrifields	Reynolds House 166 High Street Newmarket CB8 9AQ
DC/20/0774/HH DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 7 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Householder Planning Application - Single storey rear extension APPLICANT: Angela Masters AGENT: Mr Leigh Graves - AHP Design	97 Freshfields Newmarket CB8 0EF

DC/20/0794/FUL DECISION: Approve Application DECISION TYPE: Delegated ISSUED DATED: 10 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Proposed new horsewalker APPLICANT: Mr S Woods, Houseview Ltd AGENT: Mr Dennis Brocklesby	Shalfleet, Stables 17 Bury Road Newmarket CB8 7BX
DC/20/0843/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 7 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - (i) 4no. Lime, 1no. Yew and 1no. Ash (T1,T2,T3,T4, T5 and T6 on plan) crown lift by up to 6 metres (ii) 1no. Ash and 1no. Robinia (T139 and T140 on plan) fell (iii) 1no. Walnut (T142 on plan) overall crown reduction of up to 2 metres (iv) 1no. Robinia (T143 on plan) overall crown reduction of up to 3.5 metres (v) 1no. Hornbeam hedge (H1 on plan) hedge height reduction by up to 50% APPLICANT: Mr Alex Payne AGENT: Miss Charlotte Allen - Ollie Morton Tree Care Ltd	Jockey Club Chambers 101 High Street Newmarket CB8 8JL
DC/20/0869/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 8 Jul 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - 1no. Horse Chestnut (red circle on plan) repollard to previous pollard points APPLICANT: Mr Charles Henry Fellowes	Bedford House Stables 7 Bury Road Newmarket CB8 7BX
DC/20/0884/TCA DECISION: No Objections DECISION TYPE: Delegated ISSUED DATED: 9 Jul 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Trees in a Conservation Area Notification - (i) 1no. Sycamore, 2no. Maple, 1no. Cypress and 1no. Conifer (G1, T1 and T3 on plan) - Crown lift to 4 metres above ground level, laterally reduce to give 2 metres clearance from adjacent building (ii) 2no. Conifer (T2 and T4 on plan) - fell APPLICANT: Mr Hodgkins AGENT: Mr Josh Parry	Fairway Lodge 18A The Avenue Newmarket Suffolk CB8 9AA

Cathy Whitaker

From: Councillor Caesar
Sent: 11 July 2020 14:38
To: [REDACTED] Cathy Whitaker
Subject: Re: DC/20/0134/FUL planning application complaint

Hi Cathy,

Please could we add an item to the agenda for the next Planning & Development committee meeting (20th July) to discuss [REDACTED] concerns relating to DC/20/0134/FUL.

Many thanks.
Sarah

Councillor Sarah Caesar
Newmarket Town Council
www.newmarket.gov.uk
COVID-19 Newmarket Helpline: 01638 667227

From: [REDACTED]
Sent: 08 July 2020 08:46
To: Councillor Caesar <CouncillorCaesar@newmarket.gov.uk>
Subject: FW: DC/20/0134/FUL planning application complaint

Dear planning committee,

I am contacting you today as I am becoming more and more concerned about the building work that has commenced in Granby street.

I have attached the email conversations between myself and the planning officer who seems to be intent on allowing the developer to continue on when they are in breach of the conditions set out in the decision report.

I feel like I am fighting a losing battle and getting nowhere, MR D Beighton seems insistent on letting this be built as quickly as possible and I question his competence and ability to perform as a public servant. How has the developer got away with this?

I have also attached my complaint to the LPA complaints team but they say they will get back to me within 20 days! By the time they get in touch the whole thing will be built and occupied at this rate!

Any help, advice or guidance would be much appreciated. I have also contacted highways this morning as they are in breach with 1 (possibly 2) of the conditions set out by them also.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 08 July 2020 08:07
To: 'Beighton, Dave' <dave.beighton@westsuffolk.gov.uk>
Cc: 'Almond, Rachel' <rachel.almond@westsuffolk.gov.uk>; 'Tollit, Nick' <nick.tollit@westsuffolk.gov.uk>
Subject: RE: DC/20/0134/FUL planning application complaint

Good Morning Mr Beighton,

I am very disappointed in the outcome here, but somehow not surprised you are turning a blind eye to what is going on (is the applicant a friend of yours by any chance?). I notified you that the building work had commenced on the 22nd June 2020, you must have known they were in breach of section 9 & 10 then so why did you not do anything about it before they had started building above ground level?

Is this incompetence or ignorance on the part of the LPA?

Surely you should insist they stop the building works until this has been carried out? What's the big rush here?? Who is benefitting out of this?

There is a breach of the floor plans, you say it is 'non-material amendments' however, was it not stipulated as a condition by highways if you wanted them to not object that they have an adequate bin storage area and bike shed? Where will this be going now that the doorway has moved to where that should be? Does it not concern you, like many of the problems regarding this build?

Quote from Mr Peter Bradfield RegDME(IHE) from Highways "Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below: B 1 - Condition: The areas to be provided for storage of Refuse/Recycling bins as shown on Drawing No. TA 0917.01 Rev B shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose."

Surely you should insist they stop building until the floor plans show an adequate area for bin storage and bike shed before they finish the build and just so happen to forget to incorporate it into the plans...

But you let them carry on and you say it doesn't matter?? I will contact Highways to see what they have to say about it.

So they are in breach of 4 out of the 12 conditions that have been stipulated, but you do nothing. I am not impressed by the LPA's actions and will be making further enquiries about your actions (or lack of) and allowing the developer to ignore the rules.

Something of a local ill feeling is a huge understatement and yet again you have failed to be at all helpful. What is the point in setting out conditions if you are not going to enforce them? What are the reasons you are so insistent to allow this building to continue regardless of the impact on the residents and regardless of the rule breaking??

Regards

[REDACTED]

From: Beighton, Dave <dave.beighton@westsuffolk.gov.uk>
Sent: 07 July 2020 16:27
To: [REDACTED]
Cc: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>; Tollit, Nick <nick.tollit@westsuffolk.gov.uk>
Subject: RE: DC/20/0134/FUL planning application complaint

[REDACTED]

Thank you for your e-mail, which our team have investigated today, including visiting the site. I will update you on your concerns in turn.

Your first complaint relates to the allegation that the building is not being constructed as approved. Whilst the officer inspecting noted that the footprint of the building appears correct, it was noted that the proposed doorway on the east elevation has been constructed in the wrong place. This represents a breach of planning control albeit it is not one that we propose formal action against, since we consider the changes to largely be immaterial in terms of the visual effects and impact upon amenity. We have written to the developer this afternoon advising them that this is a breach and requesting the submission of a 'Non Material Amendment' that would seek to agree these changes formally. There would be no consultation on any such application, but it would only be approved if the changes were genuinely considered to be 'non-material'. For the record, but at this stage I am minded to consider that they are. The developer has responded confirming that such a submission will be made.

Your second concern relates to the lack of provision of the formal parking and turning area. I can advise that there is at present no breach of this condition. The trigger that requires it to be provided is the 'use'. This is considered to be the first residential occupation of the dwelling, so there will be no breach unless the surface is not provided by the point the dwelling is first lived in. I propose no further action thereafter in this regard at this stage.

Your third concern relates to the hours of construction. We spoke to the personnel on site and reminded them of this requirement, and they acknowledged there had been breaches. We have also written to the developer formally this afternoon reminding them of the requirements. The developer has the right to seek to vary these construction hours and recent advice from Central Government is that Authorities should look favourably upon such requests. Nonetheless, your assistance would be welcomed in advising us please of any continuing or repeated breaches in this regard albeit, beyond the formal reminder we have sent the developer this afternoon I propose no further action at present.

Your fourth concern relates to the fact that the developer is in breach of condition 10. As it happens they are also in breach of condition 9 for the same reason. The developer has been written to this afternoon with a formal request that submissions in relation to both of these matters are made as swiftly as possible and they have replied confirming such will be made forthwith. My judgement at this point is that neither go to the heart of the approval and that allowing works to continue with these both technically in breach is a reasonable approach in the circumstances, at least in the short term while we await a submission.

Your fifth concern relates to the turning area for No. 60. In fact, this turning area was shown as being outside of the red line application was and was not taken into account as part of this approval. Its provision is not required and there is no breach of planning control in this regard.

I note you have previously raised concerns about the blocking of driveways, and generally about the conduct of personnel working at the site. You may recall that I previously suggested you may wish to address these matters directly with the developer, noting they are not a matter that the LPA can involve itself in. Nonetheless, in an effort to assist we have today advised the developer of something of the local ill feeling we are aware of in relation to this development and have reminded them of the need to be as tolerant, as respectful, and as considerate as possible throughout the remainder of the build. I hope this has a positive effect.

I hope this update is helpful at this stage.

Many thanks and kind regards

Dave

Dave Beighton
Principal Planning Officer
Planning Development
Direct dial: 01638 719470
Mobile: [REDACTED]
Email: dave.beighton@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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From: [REDACTED]
Sent: 07 July 2020 10:30
To: Beighton, Dave <dave.beighton@westsuffolk.gov.uk>
Subject: RE: DC/20/0134/FUL planning application complaint

[THIS IS AN EXTERNAL EMAIL]

Thank you Mr Beighton,

If you could please let me know of your findings and what action you will be taking, I would appreciate being informed as soon as practicably possible.

Kind regards

[REDACTED]

From: Beighton, Dave <dave.beighton@westsuffolk.gov.uk>
Sent: 07 July 2020 10:24
To: [REDACTED]
Cc: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>; planning.enforcement
<planning.enforcement@westsuffolk.gov.uk>
Subject: RE: DC/20/0134/FUL planning application complaint

Good morning [REDACTED]

Many thanks for your e-mail, which we will be investigating this week.

Kind regards

Dave

Dave Beighton
Principal Planning Officer
Planning Development
Direct dial: 01638 719470
Mobile: 07812 509916
Email: dave.beighton@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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From: [REDACTED]
Sent: 07 July 2020 09:31
To: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>; Beighton, Dave <dave.beighton@westsuffolk.gov.uk>; complaints@westsuffolk.gov.uk
Subject: RE: DC/20/0134/FUL planning application complaint

[THIS IS AN EXTERNAL EMAIL]

Good Morning Rachel/Dave

I have a complaint regarding the work being carried out, paying particular attention to the Decision notice that you issued. Permission was granted by the Council as Local Planning Authority subject to compliance with the 12 conditions you set out. Now, I need to inform you there are several of these conditions that are not being met.

Point 2 states "The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents: Reference No: Plan Type Date Received 0917.02 rev c Proposed Elevations 07.05.2020 0917.01 rev e Proposed Floor Plans 11.05.2020

The building is not being built to the agreed plans, the door for the bedroom is now where the bin store / bike shed is supposed to be. The plans show the door to the left of the rear wall and not where it has currently been built.



Point 4 states "The use shall not commence until the area(s) within the site shown on drawing no. TA 0917.01 E for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes. Reason: In the interests of highway safety."

As you can see from the photo above the footings have been done, the base is down and the walls are going up yet this surface has not been provided.



Point 7 states "The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or

Bank Holidays without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of nearby dwellings."

However they have been turning up anytime between 7-7.30am?

Point 10 states "No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies."

There is no documentation showing they have done this. Nor is there any documentation showing you have approved it. Where is this and why are they allowed to start building already? You have known for weeks that building work has started why have you not looked into this?

This documentation clearly states "Informatives: Any failure to adhere to approved plans or to comply with any conditions or limitation attached to this permission/consent may lead to enforcement action being taken. This permission may be invalidated if conditions requiring compliance before commencement are not complied with"
What are you going to do about this?

Also, I have a question regarding the plans that were drawn, did anyone perform a site visit? As the area shown as a driveway & shared turning point for number 60 Granby street is a garden that is fenced off not a driveway with shared turning



From: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>

Sent: 06 July 2020 17:03

To: [REDACTED]

Subject: RE: DC/20/0134/FUL planning application

[REDACTED]

I am sorry that you feel my response does not answer your questions in a suitable manner. I have very little more to say in relation to the decision unfortunately - the officer report explains how the application was considered and I summarised that explanation in my response to you of 3rd July. Put simply, the application as submitted and amended was not considered to be defensible on appeal, had it been refused.

In relation to your concerns about the hours of working and problems with parking etc, we will look into this and update you on our findings.

Yours sincerely

Rachel Almond
 Service Manager (Planning – Development)
 Planning Development
 Direct dial: 01638 719455
 Email: rachel.almond@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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From: [REDACTED]
Sent: 06 July 2020 09:15
To: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>
Subject: RE: DC/20/0134/FUL planning application

[THIS IS AN EXTERNAL EMAIL]

Hi Rachel,

Bravo for knowing how to copy and paste a blanket reply. You have not answered any of my questions or concerns. Clearly, you are not taking this matter seriously and our issues don't concern you at all. I feel your response hasn't covered anything that hasn't already been mentioned and does not answer or in fact respond to ANYTHING I have raised in my previous email. I thought you were supposed to be "investigating" or looking into it. I think this is a very half-hearted attempt at fobbing me off. You have merely responded telling me the procedures that have been followed and nothing useful at all.

I am wanting answers and yet neither yourself or Mr Beighton have been able to respond to.

What a disappointing waste of everybody's time.

I will be taking this further

In addition, it states on the paperwork that the builders are not allowed to begin work until 8am, they have been starting at 7am, who do we speak to so they stop this? I spoke to them this morning but they just carried on working/digging. This whole ordeal is very upsetting and stressing me out. I am either getting blocked in, there are no space for turning the cars around, no room for any visitors to park as they are taking up all the parking spaces, mess all over the roads, I have even had stone chippings come flying in my garden and having to hear them turning up in vans, digging etc at 7AM!! A very stressful start to my day and all of which unnecessary.

[REDACTED]

From: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>
Sent: 03 July 2020 17:07
To: [REDACTED]
Subject: FW: DC/20/0134/FUL planning application

Dear [REDACTED],

I refer to your email dated 25 June 2020 regarding this recently determined application. I have now had an opportunity to look into your concerns and I understand that Dave Beighton, Principal Planning Officer, had previously corresponded with you regarding this decision. I note that you have been sent a copy of the officer report, which contains a summary of the considerations taken into account when determining this application. The report includes details of objections/representations received, the relevant planning policies

and an analysis of the site's planning history. I do not intend to repeat those matters as the report provides an explanation for the recommended decision.

I note that previous applications have been refused on this site over a number of years, including an appeal to the Planning Inspectorate which was dismissed. However, in this instance, I agree that the proposals had overcome previous refusal reasons and as a Local Planning Authority, we are required by law and Government guidance to make decisions in accordance with the policies of our development plan and national planning policy. The objections received regarding this application were carefully considered against those policies, amendments to the scheme were sought where applicable and conditions have been appended to the permission to mitigate and address various concerns that were raised through the consultation process.

The application was signed off by an officer authorised to do so in line with the Council's Constitution and Scheme of Delegation and after consideration of the application at the Council's Delegation Panel (which is made up of the Chair and Vice Chairs of the Council's Development Control Committee).

The application was referred to Delegation Panel because of the objection raised by Newmarket Town Council. The Panel makes recommendations about whether an application should be determined under delegated powers by officers or referred to Development Control Committee where elected Members make the decision. In this instance the Panel recommended a delegated decision, hence the decision was signed off by an authorised officer.

I manage the planning service and as such it falls to me to deal with and investigate initial service complaints. I have reviewed the way in which this application was processed and can find no fault in how it was dealt with, in accordance with our procedures and local and national policy.

If you are unhappy with this response please refer to our complaints procedure and progress your complaint to step one. Please see the attached link:

https://www.westsuffolk.gov.uk/Council/Feedback_comments_complaints/

Your complaint will be investigated by the Assistant Director.

Yours sincerely

Rachel Almond
Service Manager (Planning – Development)
Planning Development
Direct dial: 01638 719455
Email: rachel.almond@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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