

Membership as from May 2020
Councillor Appleby-Vice Chairman
Councillor Drummond
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor Kerby
Councillor O'Neill – Chairman
Cllr Yarrow



Newmarket TOWN COUNCIL

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 30th November 2020 at 6pm on Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/86831648717?pwd=Z0dqTGhsNEdvcWpgeVlsN29FMitWUT09>

Meeting ID: **868 3164 8717** & password: **631336** Or by telephone: **+442034815240**

The meeting will be conducted in the usual way with one person speaking at a time, those wishing to speak putting their hands up and the Chairman determining whose turn it is to speak. Voting will be orally, by roll call. Occasionally matters relating to contractual or staffing issues have to be held in the confidential part of the meeting.

The meeting is open to the public who are encouraged to join and participate at the appropriate time

Members of the public and press may not 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 meeting will be 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. **Chairman's announcement** - That the proceedings are being recorded. 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. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meeting held 16th November 2020**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda.
Rules of public participation: no person may speak on more than two items and for no longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting, for members of the public to address Councillors.
6. **To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
7. **Planning applications** – West Suffolk Council – Lists 46 and 47 (Herewith)
8. **Planning applications** – Amended and Deferred Plans
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council – Lists 46 and 47 (Herewith)
11. **Delegation panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing Applications
13. **Public Consultation** - West Suffolk Local Plan Issues and Options (Regulation 18) (Herewith)
14. **Correspondence**
15. **Date of next meeting** - Monday 14th December 2020
16. **Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 24/11/2020

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



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 16th November 2020 at 6.00pm via Zoom**

Attendance:

Councillor C O'Neill (Chairman)
Councillor A Appleby
Councillor A Drummond

Councillor R Hood
Councillor P Hulbert
Councillor M Jefferys

Also Present: Debbie Baines – Town Clerk, Julie Ashton – Minute Assistant, 1 Member of the Press and 2 Members of the Public.

Minute

D/20/11/16 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

The Chairman opened the meeting and announced 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.

D/20/11/17 Apologies

There were no apologies. Cllr Kerby was absent. Cllr Fitzgerald had resigned from the Committee.

D/20/11/18 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

None noted.

D/20/11/19 To Confirm The Minutes Of The Meeting Held On Monday 2nd November 2020 And Matters Arising

Members received the minutes of the Development & Planning Committee held on 2nd November 2020 and the following was agreed:

D/20/11/19.01 Resolved

That the minutes of the Development & Planning Committee held on 2nd November 2020 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/20/11/20 Public Open Session

None noted.

D/20/11/21 Impact Of Newmarket Neighbourhood Plan Policies On Applications Being Considered

The NNP tree Policy applied to the tree applications.

D/20/11/22 Planning Applications

Week 44

Cllrs Hood and Drummond declared a nonpecuniary interest in the following application.

D/20/11/22/1 DC/20/1790/VAR - Planning application - variation of condition 2 (approved plans) of DC/19/2372/FUL to use revised plans to change office position to (i) create kitchen on ground floor and (ii) office space to first floor of existing stable block – St Gatien 185 All Saints Road Newmarket.

D/20/11/22.01 Resolved

The Committee voiced no objections.

D/20/11/22/2 DC/20/1854/TCA - Trees in a conservation area notification - one Eucalyptus (T1 on plan) reduce lateral spread over the car park by up to three metres – 2 Rockingham Villas Church Lane Newmarket.

D/20/11/22.02 Resolved

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

Week 45

Cllr Hood declared a nonpecuniary interest in the following application.

D/20/11/22/3 DC/20/1798/TCA - Trees in a conservation area notification - two Walnuts (T1 and T2 on plan) overall crown reduction by up to one metre to previous pruning points; two Pines (T3 and T4 on plan) crown thin by 15 per cent by reducing overextended limbs by up to 1.5 metres; Conifer Hedge (H5 on plan) trim annual regrowth by up to 300 millimetres – Induna Stables Fordham Road Newmarket.

D/20/11/22.03 Resolved

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

D/20/11/22/4 DC/20/1894/TCA - Trees in a conservation area notification - Seven Leylandii (on plan) fell and 12 Leylandii (on plan) crown reduce by 40 per cent – The Old Vicarage 14 Bury Road Newmarket Suffolk.

D/20/10/26.04 Resolved

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

D/20/11/22/5 DC/20/1897/TCA - Trees in a conservation area notification – Two Horse chestnut (T6 and T8 on plan) two Sycamore (T25 and T26 on plan) one Elm (T29 on plan) one group of 25 Sycamore (G2 on plan) fell - The Kremlin 1 Bury Road Newmarket Suffolk.

D/20/11/22.05 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 to request a full tree report on all trees to be felled. If the trees are to be felled, the Committee requests that suitable replacements be planted.

D/20/11/23 Amended And Deferred Planning Applications

D/20/11/23/1 DC/1796/P30PA - Prior approval application under part 3 of the Town and Country Planning (general permitted development) (amendment and consequential provisions) (England) order 2015 - Change of use from office (class B1) to dwelling house(s) (class C3) to create 6 no. dwellings – 30-32 High Street Newmarket Suffolk.

The Committee had previously submitted a holding objection to this application pending a response from SCC Highways, who had now requested a parking and cycling statement be submitted by the applicant. A request by NTC for an extension before responding fully, had been sought.

D/20/11/23/2 DC/20/1645/ADV - Application for advertisement consent - (i) 1no. double sided H mounted internally illuminated totem displaying Aldi logo sign (ii) 1no. internally illuminated store opening times sign (iii) 4no. non illuminated graphic vinyl signs (iv) 3no. internally illuminated fascia signs - Aldi Foodstore Ltd Exning Road Newmarket Suffolk.

D/20/11/23.02 Resolved

The Committee voiced no objections.

D/20/11/23/3 DC/20/1242/TPO - Tree Preservation Order - (i) 1no. Horse Chestnut (T1 on plan) - Fell (ii) T2 Lime reduce to previous pollard reduction points (crown height reduction of approximately 4-6 metres) - 2 Seymour Close, Newmarket.

D/20/11/23.03 Resolved

The Committee actively encourages responsible tree management. The Committee OBJECTED to the felling of healthy trees. If the tree is to be felled, the Committee requests that a suitable replacement be planted.

D/20/11/23/4 DC/20/1336/HH - Householder planning application - (i) single storey front extension (ii) two storey rear and side extension - 80 Weston Way, Newmarket.

D/20/11/23.04 Resolved

The Committee voiced no objections.

D/20/11/24 East Cambs Planning Applications

None noted.

D/20/11/25 Outline Planning Application

DC/20/1661/OUT - OUT Land At Black Bear Lane, The Former Swimming Pool, Rowley Drive, Former White Lion And High Street Newmarket Suffolk.

Town Council meeting of 26th October, had objected to this outline planning application. The committee noted however, that the development brief for the site presented to full Council on 15th June 2020, outlined a set of proposals that the council could support, as an opportunity to both meet the needs of Newmarket and retain Queensbury Lodge as an historic building and a return to

the horse racing industry.

D/20/11/25.01 Recommendation

The Committee re-asserted it's support for the development brief for the site as presented to full Council 15th June 2020.

D/20/11/26 To Receive Results Of Applications As Determined By West Suffolk And Plans Withdrawn

West Suffolk Planning Determinations received during weeks 44 & 45.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/0769/TPO	TPO 032 (1960) Tree Preservation Order - (a) 1no. Lime (T1 on plan A1 on order) fell (b) 1no. sycamore (T2 on plan A1 on order) reduction of crown by upto two metres to side growth	26 Paget Place Newmarket Suffolk	Refused	Objected
DC/20/1489/FUL	Planning application - (a) demolition and alterations to north-west corner to create new glazed entrance porch/welcome area (b) demolition and alterations to north-east door to increase width of existing door opening (c) internal alterations to provide new meeting rooms, kitchen and WC's (d) heating system including new air source heat pumps to south-east corner	All Saints Church All Saints Road Newmarket Suffolk	Approved	No objections
DC/20/1609/TCA	Trees in a conservation area notification - 1no. Silver Birch (marked on plan) - (a) reduce height by upto 3 metres (d) trim sides by upto 0.75 metres	26 The Severals Newmarket Suffolk	Approved	No objections
DC/20/0817/ADV	Application for Advertisement Consent - 1 no. internally illuminated freestanding totem sign	Land Adjacent To Tesco Petrol Station Willie Snaith Road Newmarket	Approved	Objected
DC/20/1561/HH	Householder planning application - single storey side and rear extension	85 Weston Way Newmarket	Approved	No objections
DC/20/1605/TPO	TPO 05 (2012), TPO 015 (2019) and TPO 010 (2020) Tree preservation orders - 1no. Lime (T24 on plan T1 on order) 1no. Tree of Heaven (T11 on plan T1 on order) 1no Sycamore (T21 on Plan T1 on order) - crown lift by up to 3 metres and over play equipment by up to 4 metres	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objections

D/20/11/27 Delegation Panel Decisions

None noted.

D/20/11/28 To Discuss Any Licensing Applications

None noted.

D/20/11/29 Public Consultation East Cambs supplementary planning document: Climate Change

Members were invited to respond individually to the consultation.

D/20/11/30 Correspondence

Cumulative Impact Policy assessment – the decision of West Suffolk Council to delay the consultation, due to the pandemic was noted.

The October West Suffolk Newsletter from the Planning Department was noted.

D/20/11/31 Date Of Next Meeting

Monday 30th November 2020 at 6.00pm via Zoom.

D/20/11/32 To Note Any Items For Next Meeting

None noted.

Meeting closed at 6:30pm.

Signed _____ Date _____

DRAFT

LIST 46**13 November 2020****Applications Registered between 9 November to 13 November 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/20/1230/HH VALID DATE: 12.11.2020 EXPIRY DATE: 07.01.2021 WARD: Newmarket North PARISH: Newmarket Town Council	Householder planning application - summerhouse to rear garden APPLICANT: Miss Fiona Masson and Adam Black CASE OFFICER: Adam Yancy	16 Brickfields Avenue Newmarket CB8 7RX GRID REF: 562791 265634
DC/20/1889/FUL VALID DATE: 29.10.2020 EXPIRY DATE: 24.12.2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning application - installation of extraction unit and flue pipe APPLICANT: Mrs Yasemin Gucoglu AGENT: Mr Ender Cemgil CASE OFFICER: Amy Murray	4-5 Crown Walk Newmarket CB8 8NG GRID REF: 564495 263529

<u>DC/20/1893/TPO</u> VALID DATE: 29.10.2020 EXPIRY DATE: 24.12.2020 WARD: Newmarket West PARISH: Newmarket Town Council	TPO 012 (1956) Tree preservation order - one Horse Chestnut (T1 on plan within A1 on order) - pollard to previous pollard points APPLICANT: Mr Derek AGENT: Mr Josh Parry CASE OFFICER: James Morriss	17 Collings Place Newmarket Suffolk CB8 0EX GRID REF: 563317 264148
<u>DC/20/1901/FUL</u> VALID DATE: 03.11.2020 EXPIRY DATE: 29.12.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Planning application - a. subdivision of main dwelling and existing annexe into three dwellings b. raising of roof to accommodate second floor rooms APPLICANT: Mr T McCormick AGENT: Barry Whymark - Whymark Moulton Ltd CASE OFFICER: Ed Fosker	10 Hamilton Road Newmarket CB8 0NQ GRID REF: 563263 263210
<u>DC/20/1905/HH</u> VALID DATE: 03.11.2020 EXPIRY DATE: 29.12.2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder planning application - single storey rear extension (following demolition of existing garage, utility and conservatory) APPLICANT: Mr Simon Swinton CASE OFFICER: James Morriss	29 Edinburgh Road Newmarket CB8 0QE GRID REF: 563140 263688

LIST 47**20 November 2020****Applications Registered between 16 November to 20 November 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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There are no applications for
Newmarket Town Council to consider.



Planning links for list 46 November 2020

List 46

DC/20/1230/HH

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QE49UCPDMH700>

DC/20/1889/FUL

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIX1BMPDG7500>

DC/20/1893/TPO

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QIYO6KPD02I00>

DC/20/1901/FUL

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJ5TXJPDG8A00>

DC/20/1905/HH

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJ7OMBPDG8Z00>

Parish Re-Consultation

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

Please ask for: James Morriss

Direct Line: 01284 757370

Application No. DC/20/1242/TPO

Consultation Period 25 November 2020

Expires:

11 November 2020

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL TPO181(1972) Tree Preservation Order - (i) 1no. Horse Chestnut (T1 on plan) - Fell (ii) T2 Lime reduce to previous pollard reduction points (crown height reduction of approximately 4-6 metres)

LOCATION 2 Seymour Close, Newmarket, CB8 8EL

APPLICANT Mr Tysoe

AGENT Mr Stephen Rapin

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 Proposal

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=QE6FLXPDMIE00>

Would you please let me know in writing by 25 November 2020 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision

electronically.

Yours faithfully

James Morriss

James Morriss
Planning Technician Apprentice

PARISH COUNCIL RESPONSE FORM

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

Case Officer: James Morriss
Direct Line: 01284 757370

Application No: DC/20/1242/TPO

Consultation Period Expires: 25 November 2020

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL TPO181(1972) Tree Preservation Order - (i) 1no. Horse Chestnut (T1 on plan) - Fell (ii) T2 Lime reduce to previous pollard reduction points (crown height reduction of approximately 4-6 metres)

LOCATION 2 Seymour Close, Newmarket, CB8 8EL

APPLICANT Mr Tysoe

AGENT Mr Stephen Rapin

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

From: [Morris, James](#)
To: [Townclerk](#)
Subject: FW: Comments for Planning Application DC/20/1242/TPO
Date: 24 November 2020 16:05:48

Dear Sirs,

I hope that this email finds you well.

Thank you for the comments received on 19.11.2020, in respect to the above planning application.

I am emailing to inform you that a tree report had not been made public at the time of your comments. I apologise for this inconvenience. The Tree Report is now public and can be viewed using the below link. Please also be aware that the Arboricultural Officer does not object to felling of this tree and a replacement tree (heavy standard Tilia platphyllos, planted within 6 metres of the tree to removed) has been agreed in writing.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QE6FLXPDMIE00>

Should Newmarket Town Council wish to reconsider their stance, in light of the provided tree report, would you please let me know, before 02.12.2020.

I look forward to hearing from you.

Kind Regards

James Morriss
Apprentice - Planning Technician
Direct dial: 01284 757370
Email: James.Morriss@westsuffolk.gov.uk

From: planning@westsuffolk.gov.uk <planning@westsuffolk.gov.uk>
Sent: 19 November 2020 18:43
To: Morriss, James <James.Morriss@westsuffolk.gov.uk>
Subject: Comments for Planning Application DC/20/1242/TPO

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/11/2020 6:43 PM from Newmarket Town Council.

Application Summary

Address:	2 Seymour Close Newmarket CB8 8EL
Proposal:	TPO181(1972) Tree preservation order - one Horse chestnut (T1 on plan) - fell; T2 Lime reduce to previous pollard reduction points (crown height reduction of approximately 4-6 metres)
Case Officer:	James Morriss

[Click for further information](#)

Customer Details

Name:	Newmarket Town Council
Email:	townclerk@newmarket.gov.uk
Address:	Memorial Hall, 144 High Street, Newmarket, Suffolk CB8 8JP

Comments Details

Commenter Type:	Town Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Newmarket Town Council actively encourages responsible tree management. Newmarket Town Council's Development & Planning committee considered this application and agreed to OBJECT to the felling of healthy trees. Should any tree be felled, the Committee requests that a suitable replacement be planted.

Kind regards

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 13/11/2020**

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

<u>DC/20/0963/FUL</u> DECISION: Withdrawn / abandoned DECISION TYPE: Delegated ISSUED DATED: 12 Nov 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Planning Application - Removal and replacement of existing timber vertical sliding sash windows with timber windows (previous application DC/19/2465/FUL) APPLICANT: Mr Matteo Muscionico AGENT: Mr Mark Smith-Surveyors To Education	St Louis Catholic Academy Fordham Road Newmarket CB8 7AA
<u>DC/20/1301/HH</u> DECISION: Approve application DECISION TYPE: Delegated ISSUED DATED: 12 Nov 2020 WARD: Newmarket West PARISH: Newmarket Town Council	Householder Planning Application - Single Storey front extension APPLICANT: Mr Sebastian LTD	21 Paddocks Drive Newmarket CB8 9BE
<u>DC/20/1537/TCA</u> DECISION: No objections DECISION TYPE: Delegated ISSUED DATED: 11 Nov 2020 WARD: Newmarket East PARISH: Newmarket Town Council	Trees in a conservation area notification - (i) 3no. Hollies (T1,T8 and T9 on plan) 1no. Fruit species (T2 on plan) 2no. Horse Chestnuts (T3 and T5 on plan) 1no. Beech (T4 on plan) 1no. Maple (T6 on plan) crown lift by up to 3 metres (ii) 1no. Horse Chestnut (T10 on plan) 1no. Holly (T12 on plan) 1no. yew (T13 on plan) 1no. Robinia (T14 on plan) 1no. Beech (T15 on plan) 1no. Oak (T16 on plan) 1no. Mulberry (T17 on plan) 2no. Sycamore (T18 and T23 on plan) 1no. Chestnut (T25 on plan) 1no. Copper Beech (T26 on plan) lift crowns by up to 3 metres and by up to 4 metres over play equipment (iii) 2no Figs (T19 and T20 on plan) reduce to previous pollard points by up to 3 metres APPLICANT: AGENT: Mr Ben Roberts - Anglia Tree Contractors Ltd	Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA

LIST 47

**PLANNING AND REGULATORY SERVICES
DECISIONS WEEK ENDING 21/11/2020
PLEASE NOTE THE DECISIONS LIST RUN FROM
MONDAY TO FRIDAY EACH WEEK**

Application No	Proposal	Location
<u>DCON(E)/17/2676</u> ALTERNATIVE REF PP-09084906 DECISION: Approve application DECISION TYPE: Discharge of Condition(s) ISSUED DATED: 23 Nov 2020 WARD: Newmarket North Parish: Newmarket Town Council	Application to discharge condition 21 (refuse strategy) of DC/17/2676/FUL Applicant: Churchgate Newmarket Limited Agent: Mr Mike Hay - Hay Associates Limited	Kininvie Fordham Road Newmarket CB8 7AQ
<u>DCON(E)/17/2676</u> ALTERNATIVE REF PP-09053974 DECISION: Approve application DECISION TYPE: Discharge of Condition(s) ISSUED DATED: 23 Nov 2020 WARD: Newmarket North Parish: Newmarket Town Council	Application to Discharge Conditions 17 (External Lighting Strategy), 18 (Obscured Window Details) and 19 (Plant or Machinery Details) of DC/17/2676/FUL Applicant: Churchgate Newmarket Limited Agent: Mr Mike Hay - Hay Associates Limited	Kininvie Fordham Road Newmarket CB8 7AQ
<u>DCON(E)/17/2676</u> ALTERNATIVE REF PP-09048494 DECISION: Approve application DECISION TYPE: Discharge of Condition(s) ISSUED DATED: 23 Nov 2020 WARD: Newmarket North Parish: Newmarket Town Council	Application to Discharge Condition 8 (Materials) of application DC/17/2676/FUL Applicant: Churchgate Newmarket Limited Agent: Mr Mike Hay - Hay Associates Limited	Kininvie Fordham Road Newmarket CB8 7AQ

West Suffolk Local Plan (Regulation 18) Issues and Options October 2020

This consultation will run until Tuesday 22 December (5pm) 2020

Issues and Options consultation - Tuesday 13 October (9am) to Tuesday 22 December (5pm) 2020.

A local plan provides a vision for the growth and development of an area and policies which set out the way that the plan aims to meet the housing, employment, social and community needs of an area while at the same time protecting and enhancing the natural, built and historic environment.

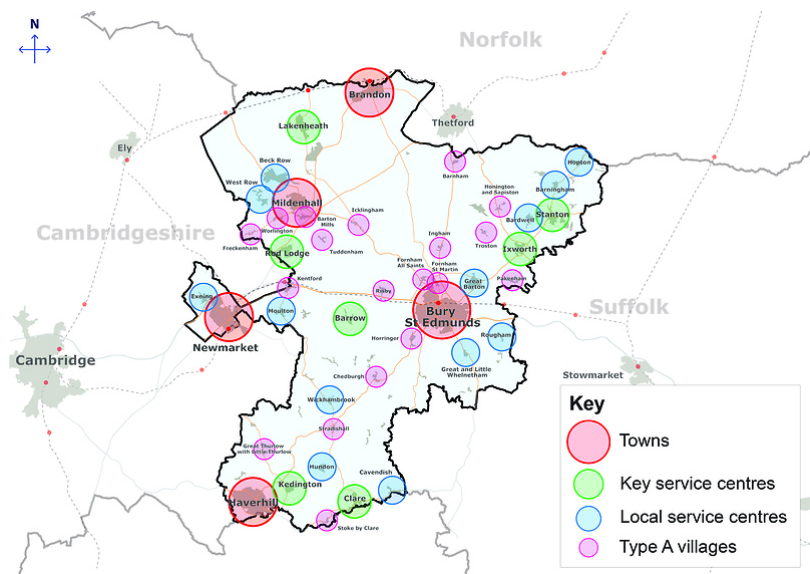
This is the beginning of the process of drawing up a local plan for West Suffolk.

It is important to identify the key issues that have an impact on our area and the options that are available to us in planning for growth.

No decisions have been made, and we don't have all the answers, so it is important for us to hear your views and comments so they can be taken into account and influence the next stages of the plan.

The document has been split into three separate and distinct parts for your convenience. For more information on each section click '**read more**' below.

[Read more](#)



West Suffolk Local Plan Issues and Options (Regulation 18) consultation

Time left until the consultation closes

28

days

1

hours

4

minutes

Please ensure you submit your comments in time.



Calendar of online chat availability

The council is running a virtual exhibition for the duration of the consultation.

Click the banner below to access the virtual exhibition.

From the virtual exhibition you can chat to planning officers live online at the dates and times shown in the calendar (or leave a message at other times).

If you have any queries during the consultation please contact planning.policy@westsuffolk.gov.uk or telephone 01284 757368

ation



Live chat

You can talk to a policy officer on live chat on Mondays, Wednesdays and Fridays 10am to 12pm and 4pm to 6pm.

Outside of these times, you can leave a message and we will get back to you as soon as possible.

West Suffolk Local Plan Issues and Options (Regulation 18) consultation documents

Click below to view and comment on Part One, Two and Three

Part One - Developing a
Spatial Strategy

Part Two - Local Issues

Part Three - Settlements

Additional consultation documents

Sustainability Appraisal, Habitats Regulations Assessment and the Sustainable Settlements Study are all available below.

There is a separate comment form for each document below.



Sustainability Appraisal

A sustainability appraisal (SA) is a legal requirement and helps ensure the plan is in line with the aims of sustainable development.



Habitats Regulations Assessment

The habitats regulations assessment (HRA) ensures that the policies and proposals in the plan are fully assessed and do not have a significant effect on any wildlife sites of international importance.



Sustainable Settlements Study

A study to identify those settlements which would be the most appropriate to deliver sustainable growth and inform a new settlement hierarchy for the district.



Sustainability Appraisal comment

click to access the online
comment form



Habitats Regulations Assessment

click to access the online
comment form



Sustainable Settlements Study

click to access the online
comment form



Frequently asked questions



West Suffolk Local Plan background evidence documents

Click to access the background evidence page.

Timeline



Opened
13 Oct 2020 at 09:00

Closes
22 Dec 2020 at 17:00

Consultation Documents

[Part 1 - developing a spatial strategy](#)

[Part 2 - local issues](#)

[Part 3 - settlements](#)

[Appendix 1 - glossary of terms](#)

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[Sustainability Appraisal](#)

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Supporting Documents

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Respond

Respond by making comments on the consultation document

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Links

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