

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 1st March 2021 at 6pm on Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/84319593529?pwd=Uk9ta0N2OGJCV3VpWm9xTGp4YkVXZz09>

Meeting ID: 843 1959 3529 & password: 891082 Or by telephone: +442030512874

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:

- film, photograph or make an audio recording of the meeting;
- use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- 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 15th February 2021**
 - 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 – weeks commencing 08/02/2021 and 15/02/2021 (Herewith)
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 08/02/2021 and 15/02/2021 – (Herewith)
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing Applications
- 13. Consultation** - National Planning Policy Framework and National Model Design Code
- 14. Correspondence**
- 15. Date of next meeting** - Monday 15th March 2021
- 16. Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 23/02/2020

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 15th February 2021 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
 Councillor T Kerby
 Councillor K Yarrow

Also Present: D Baines – Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 8 Members of the Public.

Minute

D/21/02/18 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/21/02/19 Apologies

There were no apologies.

D/21/02/20 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/21/02/21 To Confirm the Minutes of the Meeting Held on Monday 1st February 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 1st February 2021 the following was agreed:

D/21/02/21.01 Resolved

That the minutes of the Development & Planning Committee held on 1st February 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/02/22 Public Open Session

A member of the public asked if Application DC/20/1968 FUL was on the agenda as revised drawings had been submitted to West Suffolk Council. The Chairman confirmed that it was not on the current agenda and that he should contact West Suffolk for an update.

A member of public left the meeting.

D/21/02/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications and Policies NKT6 & Community Action A7 regarding history, museum and tourism to Item 11 Queensbury Lodge.

D/21/02/24 Planning Applications

Week commencing 25/01/2021

D/21/02/24/1 DC/21/0014/TPO - TPO 03 (1991) - a. one Beech (T1 on plan) - fell, b. one Lime (T2 on plan) pollard by 3 metres - 57 Drinkwater Close Newmarket.

D/21/02/24.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, the Committee requests that suitable replacements be planted.

Week commencing 01/02/2021

D/21/02/24/2 DC/21/0100/HH - Householder planning application - a. single storey front and side extension (following demolition of existing conservatory) b. conversion of existing garage to garden room c. car port d. porch to side elevation e. new pedestrian access from highway - 17 Adastral Close Newmarket.

D/21/02/24.02 Resolved

The Committee voiced no objections.

D/21/02/24/3 DC/21/0114/HH - Householder planning application - a. single storey rear extension b. first floor rear extension over existing kitchen and play room c. detached carlodge d. associated parking and dropped kerb - 10 Doris Street Newmarket.

D/21/02/24.03 Resolved

The Committee voiced no objections.

Cllr Hood declared a pecuniary interest in the following application and left the meeting.

D/21/02/24/4 DC/21/0134/FUL - Planning application - 10 stables, tack room, hay and bedding store - Varian Stables 49 Bury Road Newmarket Suffolk.

D/21/02/24.04 Resolved

The Committee voiced no objections.

Cllr Hood returned to the meeting.

D/21/02/25 Amended and Deferred Planning Applications

None noted.

D/21/02/26 East Cambs

None noted.

D/21/02/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 11/01/2021 & 18/1/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/2122/FUL	Planning application – a change of use of first and second floor from Class E (Commercial, business and service) to two residential flats (Class C3) b. single storey rear extension.	37 High Street Newmarket	Withdrawn	
DC/20/22123/LB	Application for listed building consent - a. refurbishment of existing shop front including re-opening of door to the left b. staircase leading to first floor following demolition of existing staircase and in filling first floor c. single storey rear extension d. removal of rear flat roof e. partition wall between shop unit and staircase f. stud wall and door to create staff room at the rear of shop g. replacement ceiling to ground, first and second floor and removal of existing finishes, fixtures and fittings for redecoration h. over landing first and second floor i. partitions to first and second floor to separate proposed rooms j. installation of shower room and kitchen at first and second floor k. internal fire doors soft skirting and architraves to first and second floor l. replacement staircase from first to s	37 High Street Newmarket	Withdrawn	
DC/20/1901/FUL	Planning application – a. subdivision of main dwelling and existing annexe into three dwellings b. raising of roof to accommodate second floor rooms	10 Hamilton Road Newmarket	Withdrawn	
DC/20/0232/TCA	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

D/21/02/28 Queensbury Lodge

A letter had been received from Mr Walsh suggesting that the previous application for 123 houses, refurbishment of Queensbury Lodge and a horsewalk for Fitzroy stables that NTC had supported would be resubmitted and the Lodge could then be leased to house a Town Museum.

It was noted that West Suffolk were currently carrying out work to make the Lodge safe and that ownership of the site had changed.

The proposal from Mr Walsh was considered and the following was agreed:

Cllr Yarrow joined the meeting

D/21/02/28.01 Resolved

That a response be sent to Mr Walsh supporting the suggestion to resubmit the previous application subject to a commitment to fully restore the Lodge to be leased as a Town Museum. That a letter be sent to the West Suffolk CEO to inform that NTC support the previous application.

D/21/02/29 Delegation Panel Decisions

None noted.

D/21/02/30 To Discuss any Licensing Applications

None noted.

D/21/02/31 Correspondence

West Suffolk Development Management Newsletter and Public Access User Guide were noted.

D/21/02/32 Date of Next Meeting

Monday 1st March 2021 at 6.00pm via Zoom

D/21/02/33 To Note any Items for Next Meeting

None noted.

Meeting closed at 6.:38pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/02/24.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, the Committee requests that suitable replacements be planted.
<u>D/21/02/24.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/02/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/02/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/21/02/28.01 Resolved</u>	That a response be sent to Mr Walsh supporting the suggestion to resubmit the previous application subject to a commitment to fully restore the Lodge to be leased as a Town Museum. That a letter be sent to the West Suffolk CEO to inform that NTC support the previous application.



Application lists

Week commencing 8th February 2021

[https://planning.westsuffolk.gov.uk/online-applications/
applicationDetails.do?keyVal=QO7WJMPD0CW00&activeTab=summary](https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QO7WJMPD0CW00&activeTab=summary)

10 The Avenue Newmarket Suffolk CB8 9AA

Ref. No: DC/21/0242/TCA | Received: Mon 08 Feb 2021 | Validated: Mon 08 Feb 2021 | Status: Pending Consideration

[**Planning application - a. partial change of use from \(class Ea\) newsagents to \(class Eb\) restaurant b. door to side elevation; c. associated internal alterations Open for comment icon**](#)

7 High Street Newmarket Suffolk CB8 8LX

Ref. No: DC/21/0169/FUL | Received: Fri 29 Jan 2021 | Validated: Fri 29 Jan 2021 | Status: Pending Consideration

[https://planning.westsuffolk.gov.uk/online-applications/
applicationDetails.do?keyVal=QNLPHDPDHIG00&activeTab=summary](https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QNLPHDPDHIG00&activeTab=summary)

31 Norfolk Avenue Newmarket CB8 0DE

Ref. No: DC/21/0159/HH | Received: Thu 28 Jan 2021 | Validated: Thu 28 Jan 2021 | Status: Pending Consideration

Week commencing 15th February

[https://planning.westsuffolk.gov.uk/online-applications/
applicationDetails.do?keyVal=QO7GR2PDHOS00&activeTab=summary](https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QO7GR2PDHOS00&activeTab=summary)

Kininvie Fordham Road Newmarket CB8 7AQ

Ref. No: DC/21/0237/ADV | Received: Mon 08 Feb 2021 | Validated: Mon 08 Feb 2021 | Status: Pending Consideration

[**Householder planning application - a. single storey extension to form link between house and existing outbuilding b. replacement windows and render to front elevation c. dropped kerb**](#)

St Marina Snailwell Road Newmarket CB8 7DP

Ref. No: DC/21/0215/HH | Received: Thu 04 Feb 2021 | Validated: Thu 04 Feb 2021 | Status: Pending Consideration

[https://planning.westsuffolk.gov.uk/online-applications/
applicationDetails.do?keyVal=QNYO4WPDHMOV00&activeTab=summary](https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QNYO4WPDHMOV00&activeTab=summary)

1 Bartons Place Newmarket CB8 0EY

Ref. No: DC/21/0218/HH | Received: Thu 04 Feb 2021 | Validated: Thu 04 Feb 2021 | Status: Pending Consideration

[https://planning.westsuffolk.gov.uk/online-applications/
applicationDetails.do?keyVal=QNUYQWPDHOLF00&activeTab=summary](https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QNUYQWPDHOLF00&activeTab=summary)

Kininvie Fordham Road Newmarket CB8 7AQ

Ref. No: DC/21/0200/FUL | Received: Tue 02 Feb 2021 | Validated: Tue 02 Feb 2021 | Status: Pending Consideration



Week commencing 08/02/2021

Summary

Reference	DC/21/0242/TCA
Alternative Reference	Not Available
Application Received	Mon 08 Feb 2021
Application Validated	Mon 08 Feb 2021
Address	10 The Avenue Newmarket Suffolk CB8 9AA
Proposal	Trees in a conservation area notification - two Apple (T1 and T2 on plan) re-pollard to previous points to 2 metres above ground level
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Works to trees in Conservation Area
Expected Decision Level	Not Available
Case Officer	Falcon Saunders
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Mr Mick Clow-Wilson
Agent Name	Mr Vincent Patman-Smyth
Agent Company Name	Anglia Tree Contractors Ltd
Agent Address	Anglia Tree Contractors Ltd Westbrink Farm Church Lane Westley Waterless Newmarket CB8 0RL

Environmental Assessment Requested No

Contacts

Agent

Mr Vincent Patman-Smyth

EMAIL vincent@angliatreecontractors.co.uk

Ward Councillors

Councillor Andy Drummond

[REDACTED]

Councillor James Lay

[REDACTED]

Important Dates

Application Received Date	Mon 08 Feb 2021
Application Validated Date	Mon 08 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 08 Mar 2021
Standard Consultation Date	Thu 11 Feb 2021
Standard Consultation Expiry Date	Thu 04 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Mon 22 Mar 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/02/2021

Summary

Reference	DC/21/0169/FUL
Alternative Reference	PP-09461833
Application Received	Fri 29 Jan 2021
Application Validated	Fri 29 Jan 2021
Address	7 High Street Newmarket Suffolk CB8 8LX
Proposal	Planning application - a. partial change of use from (class Ea) newsagents to (class Eb) restaurant b. door to side elevation; c. associated internal alterations
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Full Planning Application
Expected Decision Level	Not Available
Case Officer	Alice Maguire
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mr Mehmet Yamak
Agent Name	Mr Dennis Brocklesby
Agent Company Name	Lynwood Associates Ltd
Agent Address	Lynwood House Murray Park Newmarket CB8 9BU

Environmental Assessment Requested No

Contacts

Agent

Mr Dennis Brocklesby

EMAIL dennis@lynwoodassociates.co.uk

Phone 01638661044

Ward Councillors

Councillor Rachel Hood



Councillor Robert Nobbs



Important Dates

Application Received Date	Fri 29 Jan 2021
Application Validated Date	Fri 29 Jan 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 08 Mar 2021
Standard Consultation Date	Fri 12 Feb 2021
Standard Consultation Expiry Date	Fri 05 Mar 2021
Last Advertised In Press Date	Fri 19 Feb 2021
Latest Advertisement Expiry Date	Fri 12 Mar 2021
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Fri 26 Mar 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/02/2021

Summary

Reference	DC/21/0159/HH
Alternative Reference	PP-09457396
Application Received	Thu 28 Jan 2021
Application Validated	Thu 28 Jan 2021
Address	31 Norfolk Avenue Newmarket CB8 0DE
Proposal	Householder planning application - a. single storey rear extension (following demolition of existing conservatory) b. first floor side extension c. replace flat roof of porch and front of garage with lean-to roof d. cladding to part of ground and first floor e. removal of render from front elevation and replace with brick
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Amy Murray
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Mr Pope
Agent Name	Mr Antony Smith
Agent Company Name	AJS Architecture Ltd
Agent Address	AJS Architecture Ltd 60A Beck Road Isleham Ely CB7 5QP

Environmental Assessment Requested No

Contacts

Agent

Mr Antony Smith

EMAIL ajs.design@hotmail.com

Phone 01223901904

Ward Councillors

Councillor Andy Drummond



Councillor James Lay



Important Dates

Application Received Date	Thu 28 Jan 2021
Application Validated Date	Thu 28 Jan 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 04 Mar 2021
Standard Consultation Date	Tue 09 Feb 2021
Standard Consultation Expiry Date	Tue 02 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Sat 20 Feb 2021
Latest Site Notice Expiry Date	Sat 13 Mar 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Thu 25 Mar 2021
Temporary Permission Expiry Date	Not Available



Week commencing 15/02/2021

Summary

Reference	DC/21/0237/ADV
Alternative Reference	PP-09491798
Application Received	Mon 08 Feb 2021
Application Validated	Mon 08 Feb 2021
Address	Kininvie Fordham Road Newmarket CB8 7AQ
Proposal	Application for advertisement consent - a. one non-illuminated hoarding sign b. one externally illuminated aluminium panel sign
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Adverts - Application to Display
Expected Decision Level	Not Available
Case Officer	Savannah Cobbold
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	Churchgate Services Limited
Agent Name	Lucy Helliwell - Hay Associates Limited
Agent Company Name	Hay Associates Limited
Agent Address	Brookfield Court Selby Road Garforth Leeds West Yorkshire LS25 1NB

Environmental Assessment Requested No

Contacts

Agent

Lucy Helliwell - Hay Associates Limited

EMAIL lucy@thehayassociates.co.uk

Phone 01138805500

Ward Councillors

Councillor Michael Anderson

[REDACTED]

Councillor Karen Soons

[REDACTED]

Important Dates

Application Received Date	Mon 08 Feb 2021
Application Validated Date	Mon 08 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 15 Mar 2021
Standard Consultation Date	Fri 19 Feb 2021
Standard Consultation Expiry Date	Fri 12 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Mon 05 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 15/02/2021

Summary

Reference	DC/21/0215/HH
Alternative Reference	PP-09481884
Application Received	Thu 04 Feb 2021
Application Validated	Thu 04 Feb 2021
Address	St Marina Snailwell Road Newmarket CB8 7DP
Proposal	Householder planning application - a. single storey extension to form link between house and existing outbuilding b. replacement windows and render to front elevation c. dropped kerb
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Alice Maguire
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	Jane Cecil
Agent Name	Mr Daniel Nicholls - DCN Architectural Design Services
Agent Company Name	DCN Architectural Design Services
Agent Address	DCN Architectural Design Services 23 Feast Green Stretham CB6 3GL

Environmental Assessment Requested No

Contacts

Agent

Mr Daniel Nicholls - DCN Architectural Design Services

EMAIL daniel@dcn-design.com

Phone 07949275841

Ward Councillors

Councillor Michael Anderson

[REDACTED]

Councillor Karen Soons

[REDACTED]

Important Dates

Application Received Date	Thu 04 Feb 2021
Application Validated Date	Thu 04 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 11 Mar 2021
Standard Consultation Date	Tue 16 Feb 2021
Standard Consultation Expiry Date	Tue 09 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Thu 01 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 15/02/2021

Summary

Reference	DC/21/0218/HH
Alternative Reference	PP-09479014
Application Received	Thu 04 Feb 2021
Application Validated	Thu 04 Feb 2021
Address	1 Bartons Place Newmarket CB8 0EY
Proposal	Householder planning application - a. single storey front extension b. convert garage to habitable room c. first floor extension above existing garage d. two storey side extension e. single storey rear extension
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Savannah Cobbold
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Mr & Mrs Asmontaite
Agent Name	Mr Antony Smith
Agent Company Name	AJS Architecture Ltd
Agent Address	60A Beck Road Isleham Ely CB75QP

Environmental Assessment Requested No

Contacts

Agent

Mr Antony Smith

EMAIL ajs.design@hotmail.com

Phone 01223901904

Ward Councillors

Councillor Andy Drummond

[REDACTED]

Councillor James Lay

[REDACTED]

Important Dates

Application Received Date	Thu 04 Feb 2021
Application Validated Date	Thu 04 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 08 Mar 2021
Standard Consultation Date	Mon 15 Feb 2021
Standard Consultation Expiry Date	Mon 08 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Thu 01 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/02/2021

Summary

Reference	DC/21/0200/FUL
Alternative Reference	PP-09459050
Application Received	Tue 02 Feb 2021
Application Validated	Tue 02 Feb 2021
Address	Kininvie Fordham Road Newmarket CB8 7AQ
Proposal	Planning application - two sheds, one potting shed, one gazebo and one summer house
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Full Planning Application
Expected Decision Level	Not Available
Case Officer	Savannah Cobbold
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	Churchgate Services Limited
Agent Name	Lucy Helliwell - Hay Associates Limited
Agent Company Name	Hay Associates Limited
Agent Address	Brookfield Court Selby Road Garforth Leeds West Yorkshire LS25 1NB

Environmental Assessment Requested No

Contacts

Agent

Lucy Helliwell - Hay Associates Limited

EMAIL lucy@thehayassociates.co.uk

Phone 01138805500

Ward Councillors

Councillor Michael Anderson

[REDACTED]

Councillor Karen Soons

[REDACTED]

Important Dates

Application Received Date	Tue 02 Feb 2021
Application Validated Date	Tue 02 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 08 Mar 2021
Standard Consultation Date	Mon 15 Feb 2021
Standard Consultation Expiry Date	Mon 08 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Tue 30 Mar 2021
Temporary Permission Expiry Date	Not Available

Parish Re-Consultation

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

Please ask for: Amy Murray

Direct Line: 01284 757366

Application No. DC/20/1968/FUL

Consultation Period 26 February 2021

Expires:

12 February 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL	Planning application - 1. Conversion of stables at first floor level to provide three units of staff accommodation with associated alterations 2. Walkway to adjoin the dwelling and the first floor of stables 3. Re-tile roof of stables 4. Demolition of flint walls at entranceway to stable yard
LOCATION	Hurworth House , Fordham Road, Newmarket, CB8 7AA
APPLICANT	Multipro Property (UK) Ltd, Multipro Property (UK) Ltd
AGENT	Cowper Griffith Architects

Dear Sir/Madam,

You have been consulted previously in respect of the application noted above. The following amendments by the applicant/agent have been received:

Revised and additional plans which include: a walkway to adjoin the dwelling and the first floor of the stables, the demolition of flint walls at the entranceway to the stable yard, re-tiling the stable roof, layout changes and revised fenestration details.

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=QJL9K6PDGDU00>

Would you please let me know in writing by 26 February 2021 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

Amy Murray

Amy Murray
Planning Officer

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
12 February 2021

Case Officer: Amy Murray
Direct Line: 01284 757366
Application No: DC/20/1968/FUL
Consultation Period Expires: 26 February 2021

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning application - 1. Conversion of stables at first floor level to provide three units of staff accommodation with associated alterations 2. Walkway to adjoin the dwelling and the first floor of stables 3. Re-tile roof of stables 4. Demolition of flint walls at entranceway to stable yard

LOCATION Hurworth House , Fordham Road, Newmarket, CB8 7AA

APPLICANT Multipro Property (UK) Ltd, Multipro Property (UK) Ltd

AGENT Cowper Griffith Architects

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

Decision List

Week commencing 8 February 2021

Householder planning application - conversion of existing garage and garden store into games room and office

10 Cecil Lodge Close Falmouth Avenue Newmarket
CB8 0ND

Ref. No: DC/20/2158/HH | Received: Thu 10 Dec
2020 | Validated: Mon 21 Dec 2020 | Status: Decided



Planning Application - (i) Conversion and single storey side extension to existing stable to create 1no. staff dwelling (ii) 1no. stable block (iii) extension to existing barn to house treadmill (iv) access alterations (v) erection of a horsewalker (following demolition of garage and open sided lean-tos)

St Gatien Cottage Stables Vicarage Road Newmarket
Suffolk

Ref. No: DC/20/0821/FUL | Received: Tue 26 May
2020 | Validated: Tue 02 Jun 2020 | Status: Decided



Decision List

Week commencing 15 February 2021

Planning application - a. change of use from ground floor beauty salon to hot food takeaway (Sui Generis) b. installation of external flue to side elevation

6-7 Crown Walk Newmarket Suffolk CB8 8NG

Ref. No: DC/21/0010/FUL | Received: Wed 06 Jan 2021 | Validated: Fri 22 Jan 2021 | Status: Withdrawn

WITHDRAWN

Application to discharge conditions 2 (HGV construction and deliveries management), 3 (parking and cycling) and 4 (implementation of refuse and recycling) of DC/20/1796/P3OPA

30 High Street Newmarket Suffolk CB8 8LB

Ref. No: DCON(A)/20/1796 | Received: Mon 21 Dec 2020 | Validated: Mon 21 Dec 2020 | Status: Decided

APPROVED

Planning application - partial change of use of first floor shop (Class A1) to two residential dwellings (class C3)

6-7 Crown Walk Newmarket CB8 8NG

Ref. No: DC/20/2179/FUL | Received: Mon 14 Dec 2020 | Validated: Mon 14 Dec 2020 | Status: Withdrawn

WITHDRAWN

From: [Drummond, Andy](#)
To: [Townclerk](#)
Subject: FW: Government Design Code Consultation
Date: 23 February 2021 12:47:51

From: Nick Sandford <NickSandford@woodlandtrust.org.uk>
Sent: 23 February 2021 11:34
To: Nick Sandford <NickSandford@woodlandtrust.org.uk>
Cc: Heather Elgar <HeatherElgar@woodlandtrust.org.uk>; Bridget Fox <BridgetFox@woodlandtrust.org.uk>; Richard O'Callaghan <RichardO'callaghan@woodlandtrust.org.uk>
Subject: Government Design Code Consultation

Dear Councillor,

We wanted to let you know about our latest campaign, to encourage community groups to respond to the Government's consultation on a new Design Code for future planning applications. The consultation runs until 27 March 2021.

We believe this is an important opportunity to make the case for protecting the trees and woodlands we already have, as well as ensuring that future developments include tree-friendly streets.

More information on the consultation can be found at <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>.

As you are one of our councillor tree champions, we welcome your views on the proposed Design Code and hope you will want to encourage individuals and organisations in your area to respond also.

We have set up online briefings for Tree Charter branches and other supporter groups on Thursday 25th Feb at 5:30pm and Tuesday 2nd March at 5:30pm. While we appreciate this may be too short notice for councillors, you would be very welcome to join us for an informal discussion if you are free. Please respond to this email and we will send you the Zoom codes to join your preferred meeting.

Alternatively, if you would like to arrange a time to discuss this or any other policy issues with one of our regional external affairs officers, please do not hesitate to get in touch.

Thank you again for your interest in woods and trees.

Nick Sandford
Regional External Affairs Officer
The Woodland Trust

Nick Sandford

Regional External Affairs Officer - Central

Telephone: 0343 770 5564

Kempton Way, Grantham, Lincolnshire, NG31 6LL

0330 333 3300

www.woodlandtrust.org.uk



Stand Up For Trees

The information contained in this e-mail along with any attachments may be confidential, legally privileged or otherwise protected from disclosure. It is intended for the named individual(s) or entity who is/are the only authorised recipient(s). If this message has reached you in error please notify the sender immediately and delete it without review.

Anything in this email which does not relate to the Woodland Trust's official business is neither given nor endorsed by the Woodland Trust. Email is not secure and may contain viruses. We make every effort to ensure email is sent without viruses, but cannot guarantee this and recommend recipients take appropriate precautions. We may monitor email traffic data and content in accordance with our policies and English law. Thank you.

The Woodland Trust is a charity registered in England (No. 294344) and in Scotland (No. SC038885).

A non-profit making company limited by guarantee.

Registered in England No. 1982873.

Registered Office: Kempton Way, Grantham, Lincolnshire, NG31 6LL.

<http://www.woodlandtrust.org.uk>

***** This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please contact the Sender. This footnote confirms that this email message has been swept for the presence of computer viruses and content security threats. WARNING: Although the Council has taken reasonable precautions to ensure no viruses are present in this email, the Council cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

*****-W-S-



1. Home (<https://www.gov.uk/>)
 2. Housing, local and community (<https://www.gov.uk/housing-local-and-community>)
 3. Planning and building (<https://www.gov.uk/housing-local-and-community/planning-and-building>)
 4. Housing design and sustainability (<https://www.gov.uk/housing-local-and-community/housing-design-and-sustainability>)
 5. National Planning Policy Framework and National Model Design Code: consultation proposals (<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>)
- Ministry of Housing, Communities & Local Government (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

Open consultation

National Planning Policy Framework and National Model Design Code: consultation proposals

Updated 8 February 2021

Contents

Scope of the consultation

Introduction

Summary of proposed amendments to the National Planning Policy Framework

Chapter 2: Achieving sustainable development

Chapter 3: Plan-making

Chapter 4: Decision making

Chapter 5: Delivering a wide choice of high quality homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

Chapter 13: Protecting the Green Belt

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Chapter 15: Conserving and enhancing the natural environment

Chapter 16: Conserving and enhancing the historic environment

Chapter 17: Facilitating the sustainable use of minerals

[Annex 1: Implementation](#)

[Annex 2: Glossary](#)

[National Model Design Code](#)

[Public Sector Equality Duty](#)

[Going further](#)

[About this consultation](#)

[Personal data](#)

[Print this page](#)



© Crown copyright 2021

This publication is licensed under the terms of the Open Government Licence v3.0 except where otherwise stated. To view this licence, visit [nationalarchives.gov.uk/doc/open-government-licence/version/3](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3) (<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>) or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email: psi@nationalarchives.gov.uk.

Where we have identified any third party copyright information you will need to obtain permission from the copyright holders concerned.

This publication is available at <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>

Scope of the consultation

Topic of this consultation: This consultation seeks views on draft revisions to the National Planning Policy Framework (“the Framework”). The text has been revised to implement policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report (<https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>).

A number of other changes to the text of the Framework are also set out and explained in this consultation document, but we are not proposing a review of the National Planning Policy Framework in its entirety at this stage. A fuller review of the Framework is likely to be required in due course, depending on the implementation of the government’s proposals for wider reform of the planning system.

This consultation is also seeking views on the draft National Model Design Code, which provides detailed guidance on the production of design codes, guides and policies to promote successful design. We made a commitment to seek views on the National Model Design Code as we expect it to be used to inform the production of local design guides, codes and policies and want to ensure it is as effective as possible.

Scope of this consultation: The Ministry of Housing, Communities and Local Government is consulting on the draft text of the revised National Planning Policy Framework and seeking views on the draft National Model Design Code. In responding to this consultation, we would appreciate comments on any potential impacts under the Public Sector Equality Duty.

Geographical scope: These proposals relate to England only.

Basic Information

Body/bodies responsible for the consultation: Ministry of Housing, Communities and Local Government.

Duration: This consultation will begin on 30 January 2021 and will close at 11.45pm on 27 March 2021.

Enquiries: For any enquiries about the consultation please contact:
PlanningPolicyConsultation@communities.gov.uk

How to respond

Please respond online (<https://consult.communities.gov.uk/planning-policy-and-reform/national-planning-policy-framework-and-national-mo/>).

When you reply it would be very useful if you confirm whether you are replying as an individual or submitting an official response on behalf of an organisation and include:

- your name
- your position (if applicable)
- the name of organisation (if applicable)

If you cannot respond online, you may send your response by email to:
PlanningPolicyConsultation@communities.gov.uk.

Please make it clear which question or paragraph number each comment relates to, and also ensure that the text of your response is in a format that allows copying of individual sentences or paragraphs, to help us when considering your view on particular issues.

Introduction

The government is proposing to make a number of changes to the National Planning Policy Framework and we would like to hear views on the amendments set out in this consultation. Most of the changes relate to policy on the quality of design of new development, and which respond to the recommendations of the Building Better, Building Beautiful Commission.

We have also taken this opportunity to make a number of environment-related changes, including amendments on flood risk and climate change. The amendments also include a small number of very minor changes arising from legal cases, primarily to clarify the policy. A few minor factual changes have also been made to remove out-of-date text (for example, the early thresholds for the Housing Delivery Test), to reflect a recent change made by Written Ministerial Statement about retaining and explaining statues, and an update on the use of Article 4 directions.

This is not a wholesale revision of the National Planning Policy Framework, nor does it reflect proposals for wider planning reform set out in the Planning for the Future consultation document. A fuller review of the Framework is likely to be required in due course to reflect those wider reforms, subject to decisions on how they are to be taken forward.

Building Better Building Beautiful Commission

The government convened the Building Better, Building Beautiful Commission with the aim of championing beauty in the built environment, as an integral part of the drive to build the homes that our communities need.

The government asked the Commission to develop a range of practical measures that will help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted. The Commission had three primary aims:

- to promote better design and style of homes, villages, towns and high streets, to reflect what communities want, building on the knowledge and tradition of what they know works for their area
- to explore how new settlements can be developed with greater community consent
- to make the planning system work in support of better design and style, not against it

The Commission's report proposed three overall aims. These were: ask for beauty, refuse ugliness and promote stewardship, and made 45 detailed policy propositions. In our response to the Commission, we have accepted their recommendation for a stronger focus on beauty in national planning policy, to ensure the system helps to foster more attractive buildings and places, while also helping to prevent ugliness.

This consultation takes forward our commitment to making beauty and place making a strategic theme in the National Planning Policy Framework. We state clearly that poor quality schemes should be refused and, where appropriate, we have replaced references to 'good design' with 'good design and beautiful

places'. Several other aspects of the Framework have been updated to reflect the Commission's recommendations.

National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design. The National Model Design Code is intended to form part of the government's planning practice guidance. It is not a statement of national policy. However, once finalised, the government recommends that the advice on how to prepare design codes and guides is followed.

A design code is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The draft National Model Design Code is intended to be used as a toolkit to guide local planning authorities on the design parameters and issues that need to be considered and tailored to their own context when producing design codes and guides, as well as methods to capture and reflect the views of the local community from the outset, and at each stage in the process.

The government believes that design codes are important because they provide a framework for creating healthy, environmentally responsive, sustainable and distinctive places, with a consistent and high-quality standard of design. This can provide greater certainty for communities about the design of development and bring conversations about design to the start of the planning process, rather than the end.

We would welcome views on the application of the draft National Model Design Code in practice and the model processes it sets out. We would be pleased to hear from local planning authorities, neighbourhood planning groups, developers, members of the public and anyone with an interest in the design of new development.

We would be grateful for your views on the National Model Design Code, in terms of

- a) the content of the guidance
- b) the application and use of the guidance
- c) the approach to community engagement

Summary of proposed amendments to the National Planning Policy Framework

This revised Framework:

- Implements policy changes in response to the Building Better Building Beautiful Commission recommendations
- Makes a number of changes to strengthen environmental policies – including those arising from our review of flood risk with Defra
- Includes minor changes to clarify policy in order to address legal issues
- Includes changes to remove or amend out of date material

- Includes an update to reflect a recent change made in a Written Ministerial Statement about retaining and explaining statues.
- Clarification on the use of Article 4 directions

The sections below outline the main changes proposed to the Framework. A number of chapters remain unaltered, other than consequential changes to page, paragraph and footnote numbers (these are 1, 6, 7 and 10).

Chapter 2: Achieving sustainable development

The revised text reflects the government's response to the Building Better Building Beautiful Commission, and makes a small number of other minor changes:

The wording in paragraph 7 has been amended to incorporate the 17 Global Goals for Sustainable Development which are a widely-recognised statement of sustainable development objectives, to which the UK has subscribed.

Paragraph 8(b) has been amended in response to the Building Better Building Beautiful Commission recommendations to emphasise the importance of well-designed, beautiful and safe places in achieving social objectives of sustainable development.

The wording in paragraph 8(c) has been strengthened to emphasise the role of planning in protecting and enhancing our natural, built and historic environment.

The wording of the presumption in favour of sustainable development (paragraph 11(a)) has been amended to broaden the high-level objective for plans to make express reference to the importance of both infrastructure and climate change.

The final sentence in footnote 8 (referred to in paragraph 11(d)) has been removed as the transitional arrangements for the Housing Delivery Test no longer apply.

Q1. Do you agree with the changes proposed in Chapter 2?

Chapter 3: Plan-making

The revised text reflects the government's response to the Building Better Building Beautiful Commission, and recent legal cases:

In response to the Building Better Building Beautiful Commission recommendations, paragraph 20 has been amended to require strategic policies to set out an overall strategy for the pattern, scale and design quality of places.

Paragraph 22 has also been amended in response to the Building Better Building Beautiful Commission recommendations to clarify that councils who wish to plan for new settlements and major urban extensions will need to look over a longer time frame, of at least 30 years, to take into account the likely timescale for delivery.

Paragraph 35(d) has been amended to highlight that local plans and spatial development strategies are ‘sound’ if they are consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the Framework, and other statements of national planning policy where relevant. This ensures that the most up to date national policies (for example, Written Ministerial Statements) can be taken into account.

Q2. Do you agree with the changes proposed in Chapter 3?

Chapter 4: Decision making

The revised text aims to clarify the policy intention for Article 4 directions:

In order to ensure Article 4 directions can only be used to remove national permitted development rights allowing changes of use to residential where they are targeted and fully justified, we propose amending Paragraph 53, and ask for views on two different options.

We also propose clarifying our policy that Article 4 directions should be restricted to the smallest geographical area possible. Together these amendments would encourage the appropriate and proportionate use of Article 4 directions.

Q3. Do you agree with the changes proposed in Chapter 4? Which option relating to change of use to residential do you prefer and why?

Chapter 5: Delivering a wide choice of high quality homes

The revised text aims to clarify the existing policy and reflects the government’s response to the Building Better Building Beautiful Commission and recent legal cases:

Paragraph 65 has been amended to clarify that, where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership. This is to address confusion as to whether the 10% requirement applies to all units or the affordable housing contribution.

Paragraph 70 has been amended to remove any suggestion that neighbourhood plans can only allocate small or medium sites. This was not the policy intention, so the wording has therefore been amended to clarify that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with new paragraph 69a) suitable for housing in their area.

Paragraph 73 has been amended to reflect Chapter 9: “Promoting sustainable transport” in ensuring that larger scale developments are supported by the necessary infrastructure and facilities including a genuine choice of transport modes. Paragraph 73(c) has also been amended in response to the Building Better Building Beautiful Commission’s recommendations to clarify that when planning for larger scale development, strategic policy making authorities should set clear expectations for the quality of the

places to be created and how this can be maintained (such as by following Garden City principles) and ensure that masterplans and codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community.

Footnote 40 (referred to in new paragraph 74(c)) has been updated to reflect that the Housing Delivery Test has now come into effect.

New paragraph 80 (d) has been amended in response to legal cases in order to clarify that the curtilage does not fall within the scope of this policy.

New paragraph 80 (e) has been amended in response to the Building Better, Building Beautiful Commission's policy proposition 1 e) that it opens a loophole for designs that are not outstanding, but that are in some way innovative, and that the words 'or innovative' should be removed. This change is not proposed to rule out innovative homes, rather that it will ensure that outstanding quality can always be demanded, even if an innovative approach is taken.

Q4. Do you agree with the changes proposed in Chapter 5?

Chapter 8: Promoting healthy and safe communities

The revised text seeks to clarify existing policy:

New paragraph 92 (b) includes minor changes to help to clarify Government's expectations for attractive pedestrian and cycle routes. This supports the Building Better Building Beautiful Commission's recommendations on supporting walkable neighbourhoods.

New paragraph 97 has been amended to emphasise that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and efforts to address climate change.

Q5. Do you agree with the changes proposed in Chapter 8?

Chapter 9: Promoting sustainable transport

The revised text reflects the government's response to the Building Better Building Beautiful Commission:

New paragraph 105 (d) has been amended to support the Building Better, Building Beautiful Commission's recommendations on encouraging walking and cycling.

New paragraph 109 (c) and supporting footnote 45 has been amended to prevent continuing reliance by some authorities on outdated highways guidance. Our amended wording states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that the design of schemes and standards applied reflects current national guidance, including the National Design Guide and National Model Design Code.

Q6. Do you agree with the changes proposed in Chapter 9?

Chapter 11: Making effective use of land

The revised text reflects the government's response to the Building Better Building Beautiful Commission:

New paragraph 124 has been amended to include an emphasis on the role that area-based character assessments, codes and masterplans can play in helping to ensure that land is used efficiently while also creating beautiful and sustainable places.

Q7. Do you agree with the changes proposed in Chapter 11?

Chapter 12: Achieving well-designed places

The revised text reflects the government's response to the Building Better Building Beautiful Commission:

New paragraphs 125 and 127 have been amended to include the term “beautiful” in response to the Building Better Building Beautiful Commission's findings. This supports the Building Better Building Beautiful Commission's recommendation for an overt focus on beauty in planning policy to ensure the planning system can both encourage beautiful buildings and places and help to prevent ugliness when preparing local plans and taking decisions on planning applications

Paragraph 126 has been amended to clarify the role that neighbourhood planning groups can have in relation to design policies.

Paragraph 127 has been amended to emphasise that all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code and which reflect local character and design preferences.

A new paragraph 128 has been added in response to the Building Better Building Beautiful Commission's recommendations and our manifesto commitment to give communities greater say in the design standards set for their area. This reflects the Government's proposals for a National Model Design Code, which will include a model community engagement process, and will create a framework for local authorities and communities to develop a more consistent approach which reflects the character of each place and local design preferences. It also clarifies that the National Design Guide and the National Model Design Code should also be used to guide decisions on planning applications in the absence of locally produced guides or codes.

A new paragraph 130 has been added to reflect the findings of the Building Better Building Beautiful Commission and the Government's ambition to ensure that all new streets are tree-lined, and that existing trees are retained wherever possible.

New paragraph 132 and footnote 50 have been updated to refer to Building for a Healthy Life.

New paragraph 133 responds to the Building Better Building Beautiful Commission's recommendations to make clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. In addition, it clarifies that significant weight should be given to development which reflects local design policies and government guidance on design.

Q8. Do you agree with the changes proposed in Chapter 12?

Chapter 13: Protecting the Green Belt

The revised text seeks to clarify existing policy:

New paragraph 149(f) has been amended slightly to set out that development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order, is not inappropriate in the Green Belt provided it preserves its openness and does not conflict with the purposes of including land within it.

Q9. Do you agree with the changes proposed in Chapter 13?

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

The revised text seeks to strengthen environmental policies, including clarifying some aspects of policy concerning planning and flood risk:

The changes proposed are in part, an initial response to the emergent findings of our joint review with the Department for Environment, Food and Rural Affairs (Defra) of planning policy for flood risk. The government's Policy Statement on flood and coastal erosion risk management (<https://www.gov.uk/government/publications/flood-and-coastal-erosion-risk-management-policy-statement>) sets out a number of actions to maintain and enhance the existing safeguards concerning flood risk in the planning system. Informed by this, we will consider what further measures may be required in the longer term to strengthen planning policy and guidance for proposed development in areas at risk of flooding from all sources when our review concludes.

On planning and flood risk, new paragraphs 160 and 161 have been amended to clarify that the policy applies to all sources of flood risk.

New paragraph 160(c) has been amended to clarify that plans should manage any residual flood risk by using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).

The Flood Risk Vulnerability Classification has been moved from planning guidance into national planning policy (set out in Annex 3 and referred to in paragraph 162). It is considered that this classification is a key tool and should be contained in national policy.

New paragraph 163 has been amended to clarify the criteria that need to be demonstrated to pass the exception test.

New paragraph 166(b) has been expanded to define what is meant by “resilient”.

Q10. Do you agree with the changes proposed in Chapter 14?

Chapter 15: Conserving and enhancing the natural environment

The revised text seeks to clarify existing policy and reflects the government’s response to the Building Better Building Beautiful Commission:

New paragraph 175 has been amended in response to the Glover Review of protected landscapes (<https://www.gov.uk/government/publications/designated-landscapes-national-parks-and-aonbs-2018-review>), to clarify that the scale and extent of development within the settings of National Parks and Areas of Outstanding Natural Beauty should be sensitively located and designed so as to avoid adverse impacts on the designated landscapes.

New paragraph 176 has been separated from the preceding paragraph to clarify that this policy applies at the development management stage only.

New paragraph 179(d) has been amended to clarify that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around other developments should be pursued as an integral part of their design, especially where this can secure measurable net gains for biodiversity and enhance public access to nature.

Q11. Do you agree with the changes proposed in Chapter 15?

Chapter 16: Conserving and enhancing the historic environment

The revised text seeks to reflect a change made to national planning policy by a Written Ministerial Statement on protecting our nation’s heritage dated 18 January 2021:

New paragraph 197 has been added to clarify that authorities should have regard to the need to retain historic statues, plaques or memorials, with a focus on explaining their historic and social context rather than removal, where appropriate.

Q12. Do you agree with the changes proposed in Chapter 16?

Chapter 17: Facilitating the sustainable use of minerals

Minor changes have been made to clarify existing policy:

New paragraph 209(c) has been amended to refer to Mineral Consultation Areas in order to clarify that this is an important mechanism to safeguard minerals particularly in two tier areas, and to reflect better in policy what is already defined in Planning Practice Guidance.

New paragraph 210(f) has been amended to reflect that some stone extraction sites will be large and serve distant markets.

Q13. Do you agree with the changes proposed in Chapter 17?

Annex 1: Implementation

Minor changes have been made to update the position on transitional arrangements, and on the Housing Delivery Test.

Annex 2: Glossary

The definition of “green infrastructure” has been updated to better reflect practice, as already set out in Planning Practice Guidance, published evidence reviews and the new national framework of green infrastructure standards.

The definition of the “Housing Delivery Test” has been amended to reflect the rulebook. This clarifies that the test measures homes delivered in a local authority area against the homes required, using national statistics and local authority data.

The definition of “minerals resources of local and national importance” has been amended to include coal derived fly ash in single use deposits.

Definitions of “mineral consultation area”, “recycled aggregates” and “secondary aggregates” have been added to reflect the changes in chapter 17.

Q14. Do you have any comments on the changes to the glossary?

National Model Design Code

Q15. We would be grateful for your views on the National Model Design Code, in terms of

- a) the content of the guidance
- b) the application and use of the guidance
- c) the approach to community engagement

Public Sector Equality Duty

Q16. We would be grateful for your comments on any potential impacts under the Public Sector Equality Duty.

Going further

The government is clear that wider planning reform is needed to secure better outcomes for our modern society and economy. The COVID-19 outbreak has put this into sharp perspective. With so many people spending more time at home than ever before it is crucial that the places we call home are comfortable, affordable and within access of local amenities.

Action for a better future is needed and the planning reform proposals published last summer will help us improve our precious countryside and environment alongside increasing the supply of land for new, beautiful homes and sustainable places. Planning for the Future (published for consultation on 6 August) proposed significant changes to the focus and processes of planning.

The proposals for a reformed planning system will make it simpler, quicker and more accessible for local people to engage with and more certain for developers.

The consultation on Planning for the Future ended on 29 October. The government is now in the process of considering the responses received and will publish a summary of responses in due course. The government will also consider what further revisions to the National Planning Policy Framework are necessary to reflect those wider planning reforms.

About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal data, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 2018 (DPA), the General Data Protection Regulation, and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the Freedom of Information Act and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with the law and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included below.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the complaints procedure (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/complaints-procedure>).

Personal data

The following is to explain your rights and give you the information you are entitled to under the Data Protection Act 2018.

Note that this section only refers to your personal data (your name address and anything that could be used to identify you personally) not the content of your response to the consultation.

1. The identity of the data controller and contact details of our Data Protection Officer

The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller. The Data Protection Officer can be contacted at dataprotection@communities.gov.uk

2. Why we are collecting your personal data

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

3. Our legal basis for processing your personal data

The Data Protection Act 2018 states that, as a government department, MHCLG may process personal data as necessary for the effective performance of a task carried out in the public interest. i.e. a consultation.

4. With whom we will be sharing your personal data

MHCLG may share your personal data with the Design Body Steering Group and the Transition Board and external organisations, for purposes relating to this consultation, including analysis of responses. Any data shared with organisations outside of MHCLG will be anonymised where possible.

5. For how long we will keep your personal data, or criteria used to determine the retention period.

Your personal data will be held for two years from the closure of the consultation.

6. Your rights, e.g. access, rectification, erasure

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

- a. to see what data we have about you
- b. to ask us to stop using your data, but keep it on record
- c. to ask to have all or some of your data deleted or corrected
- d. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/> (<https://ico.org.uk/>), or telephone 0303 123 1113

7. Your personal data will not be sent overseas.

8. Your personal data will not be used for any automated decision making.

9. We use a third-party system, Citizen Space, to collect consultation responses. In the first instance your personal data will be stored on their secure UK-based server. Your personal data will remain on the Citizen Space server and/or be transferred to our secure government IT system for two years of retention before it is deleted.

Print this page