

Membership as from May 2020
Councillor Appleby-Vice Chairman
Councillor Drummond
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor O'Neill – Chairman
Cllr Yarrow
Quorum = 3



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

Tuesday 6th April 2021 at 6pm on Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/81047519219?pwd=d3JmM3dxdnh0cmphZmo1YjJQMWhpUT09>

Meeting ID: 810 4751 9219 & password: 911755 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**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 15th March 2021**
 - To consider and adopt the minutes, as a true record of the proceedings
 - 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 08/03/2021, 15/03/2021 and 22/03/2021 (Herewith)
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 08/03/2021, 15/03/2021 and 22/03/2021 (Herewith)
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing Applications
- 13. Correspondence**
- 14. Date of next meeting** – Monday 19th April 2021
- 15. Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 29/03/2020

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 March 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 K Yarrow

Also Present: D Baines – Town Clerk, G.Colby – Minute Assistant and 5 Members of the Public, 1 member of the press.

Minute

D/21/03/17 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/21/03/18 Apologies

There were no apologies.

D/21/03/19 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

Cllrs Appleby and Hood, declared a non-pecuniary interest in application DC/21/0215/HH, St Marina, Snailwell Road, Newmarket. Cllr Hood declared a non-pecuniary interest in DC/21/0262/HH Householder planning application Southgate Stables Hamilton Road Newmarket

D/21/03/20 To Confirm the Minutes of the Meeting Held on Monday 1st March 2021 and Matters Arising

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

D/21/03/20.01 Resolved

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

There were no matters arising.

D/21/03/21 Public Open Session

A member of the public spoke briefly to item DC/21/0335/FUL McDonalds, welcoming its inclusion on the agenda.

D/21/03/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being

Considered

The NNP Tree Policy NKT14 applied to the tree applications and NKT32 Attractive Entrances to the Town, to item DC/21/0335/FUL McDonalds.

D/21/03/23 Planning Applications

Week commencing 22/02/2021

D/21/03/23/1 DC/21/0301/HH- Householder planning application - two storey rear extension following demolition of existing single storey rear extension Shalfleet Cottage 13 Bury Road Newmarket Suffolk CBS 7BX

D/21/03/23.01 Resolved

The Committee voiced no objections.

D/21/03/23/2 **DC/21/0284/LB-** Application for listed buildings consent - internal alterations to form first floor WC Pending Consideration. I Abernant Drive Newmarket CB8 0FH

D/21/03/23.02 Resolved

The Committee voiced no objections subject to the application conforming with Listed Building regulations.

D/21/03/23/3 **DC/21/0261/TPO-** Tree preservation order - one Beech (T1 on plan within A1 on order) - crown lift to eight metres above ground level on property side only; two Holly (T2 and T3 on plan within A1 on order) crown reduction in height by up to two metres and laterally reduce Eastern aspect by up to 0.5 metres.

17 Wyndham Way Newmarket CBS 7DS

D/21/03/23.03 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application

D/21/03/23/4 **DC/21/0258/HH-** Householder planning application - a. front porch b. additional car parking space Pending Consideration. 27 Greville Starkey Avenue Newmarket CBS 0BX

D/21/03/23.04 Resolved

The Committee objected on the basis that the proposals would impact on the availability of on street parking to residents, potentially reducing this by 2 spaces

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/21/03/23/5 **DC/21/0262/HH-** Householder planning application - a. single storey side extension b. adjust existing internal site boundary fences 1

Southgate Stables Hamilton Road Newmarket CBS 0NQ

D/21/03/23.05 Resolved

The Committee voiced no objections.

D/21/03/23/6 **DC/21/0210/HH-** Householder planning application - single storey rear extension, 1 Highclere Close Newmarket Suffolk CBS 7RR

D/21/03/23.06 Resolved

The Committee voiced no objections.

D/21/03/23/7 **DC/20/2246/FUL-** Planning application - change of use from equestrian property consultancy and estate agency (class A2) to nail bar and beauty salon (Sui Generis) 1 Sun Lane Newmarket CBS SEW

D/21/03/23.07 Resolved

The Committee voiced no objections.

Week commencing 01/03/2021

D/21/03/23/8 **DC/21/0437/TCA-** Trees in a conservation area notification - one Holly (as indicated on plan) 3.5 metres trimmed off top. 1.5 metres of branches trimmed from branches facing the house and two lower branches removed; one Sycamore (as indicated on plan) - 3 metres to be trimmed off the top of the tree.

D/21/03/23.8 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/03/23/9 **DC/21/0461/P3OPA** – Development (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from Office (Class B1(a)) to Dwelling house(s) (Class C3) to create 7 flats. Landing Suite Rutland Chambers 19 High Street Newmarket Suffolk CB8 8LX

D/21/03/23.9 Resolved

The Committee voiced no objections.

D/21/03/23/10 **DC/21/0413/TCA-**Trees in a conservation area notification - two Sycamore (T22 and T25 on plan) fell. Palace House Palace Street Newmarket Suffolk CBS SEP

D/21/03/23.10 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.

D/21/03/23/11 **DC/21/0364/LB-** Application for listed building consent - a. refurbishment of ground floor retail unit b. internal alterations to upper floors to convert to residential use c. insertion of soft wood solid boarded front door to ground floor d. repairs to existing shop front

D/21/03/23.11 Resolved

The Committee voiced no objections subject to the application conforming with Listed Building regulations.

D/21/03/23/12 **DC/21/0363/FUL-** Planning application - a. refurbishment of ground floor retail unit b. change of use of first and second floors from class E (commercial, business and service) to two residential flats (class C3) **37 High Street Newmarket CB8 8NA**

D/21/03/23.12 Resolved

The Committee voiced no objections.

D/21/03/23/13 **DC/21/0335/FUL-** Planning application - a. freestanding restaurant with drive-thru facility, car parking, landscaping and associated works b. including customer order displays (COD), goal post height restrictor and play frame **Land At Willie Snaith Road Newmarket Suffolk**

D/21/03/23.13 Resolved

The committee objected on the grounds that the application does not comply with NKT Policy 32 Attractive Entrances to the Town, whereby any new development at a gateway to the town should be of high quality. In addition, councillors objected to the siting of a fast-food outlet near to sports facilities and at a location which is expected to be enhanced for future community use. Government policy prohibiting fast food outlets next to sporting facilities. In the event that WSC is minded to approve the development, NTC asks for a meeting with the applicant to discuss a more suitable design of the building in line with NKT Policy 32, as well as the design and location of the signage.

D/21/03/23/14 **DC/21/0256/ ADV-** Application for advertisement consent - a. Three internally illuminated fascia signs; b. one non- illuminated hanging sign; c. one internally illuminated hanging sign; d. 16 non-illuminated signs; e. one illuminated sign. **Waitrose Ltd Fred Archer Way Newmarket CB8 8NY**

D/21/03/23.14 Resolved

The Committee objected to this application due to the signs being in conflict with their setting in the conservation area.

D/21/03/24/1 **Amended and Deferred Planning Applications**

DC/21/0169/FUL- A proposed door to side (south-west) elevation. 7 High Street, Newmarket CB8 8LX

D/21/03/24.1 Resolved

The Committee voiced no objections.

Cllrs Appleby and Hood declared a non-pecuniary interest in the following application and did not vote

DC/21/0215/HH Householder planning application – a. single storey extension to form link between house and existing outbuilding and b. replacement windows and render to front elevation and c. dropped kerb. DC/21/0215/HH, St Marina, Snailwell Road, Newmarket.

D/21/03/24.2 Resolved

The Committee voiced no objections.

D/21/03/24 East Cambs

None noted.

D/21/03/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 22/02/2021 & 01/03/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/17/1614/FUL	Application to discharge conditions 4 (materials)	Oackfield Surgery	Approved	No objections
DC/20/1669/ FUL	Application to discharge condition eight (submission of AMS) and nine (tree protection measures)	Somerville Lodge Fordham Road	Approved	No Objections
DC/21/0057/TCA	Trees in a conservation area notification – one Purple leaf plum (T35 on plan) one Horse Chestnut (t1 on plan) an six Sycamore (T16,T18,T19,T24, T26 and T28 on plan)	Palace House Palace Street	Approved	No Objections
DC/20/2135/FUL	Planning application- detached barn	Woodlands Stables The Severals	Approved	No Objections
DC/18/1954/VAR	Application to discharge Condition 11 (highway surface water)	Aldi Stores Ltd Exning Road Newmarket	Approved	No Objections
DCON(A)/18/1954	Application to Discharge of Conditions 6 (Tree protection), 7 (Construction and site management plan) and 10 (Construction surface water management plan) of application DC/18/1954/VAR Construction Method Statement Newmarket Revision A - Please note the construction method statement includes details of surface water management (section 7.5) and tree protection (section 7.10). Appendix A- Traffic Management Drawing Newmarket - Please note appendix A shows tree protection areas.	Aldi Stores Ltd Exning Road Newmarket	Approved	No Objections

D/21/03/26 Delegation Panel Decisions

DC/21/0055/VAR Planning application – variation of condition 6 of DC/18/2477/FUL to enable amended maximum external sound levels for amenity spaces to allow for the creation of 79 dwellings, new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping.

Recommendation of the panel – that the decision be taken under delegated powers.

D/21/03/27 To Discuss any Licensing Applications

None noted.

D/21/03/28 Consultation (NPPF and National Model Design Code)

The Planning Policy working group had met and considered proposed changes to the National Policy Planning Framework. Views of group members in respect of the National Model Design Code would be submitted to the Town Clerk.

D/21/03/28.1 Recommendation

That the Working Group findings be adopted and submitted as the NTC response to the consultation

D/21/03/29 Correspondence

Cllr Kerby had resigned from Newmarket Town Council and the Development and Planning committee

D/21/03/30 Date of Next Meeting

Tuesday 6th April 2021 at 6.00pm via Zoom

D/21/03/31 To Note any Items for Next Meeting

None noted

Meeting closed at 06:53pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
D/21/03/23/1	The Committee voiced no objections.
D/21/03/23/2	The Committee voiced no objections subject to the application conforming with Listed Building regulations.
D/21/03/23/3	The Committee actively encourages responsible tree management. The Committee does not object to this application

D/21/03/23/4	The Committee objected on the basis that the proposals would impact on the availability of on street parking to residents, potentially reducing this by 2 spaces
D/21/03/23/5	The Committee voiced no objections.
D/21/03/23/6	The Committee voiced no objections.
D/21/03/23/7	The Committee voiced no objections.
D/21/03/23/8	The Committee actively encourages responsible tree management. The Committee does not object to this application.
D/21/03/23/9	The Committee voiced no objections.
D/21/03/23/10	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.
D/21/03/23/11	The Committee voiced no objections subject to the application conforming with Listed Building regulations.
D/21/03/23/12	The Committee voiced no objections.
D/21/03/23/13	The committee objected on the grounds that the application does not comply with NKT Policy 32 Attractive Entrances to the Town, whereby any new development at a gateway to the town should be of high quality. In addition, councillors objected to the siting of a fast-food outlet near to sports facilities and at a location which is expected to be enhanced for future community use. Government policy prohibiting fast food outlets next to sporting facilities. In the event that WSC is minded to approve the development, NTC asks for a meeting with the applicant to discuss a more suitable design of the building in line with NKT Policy 32, as well as the design and location of the signage.
D/21/03/23/14	The Committee objected to this application due to the signs being in conflict with their setting in the conservation area.
D/21/03/24/1	The Committee voiced no objections.
D/21/03/24/2	The Committee voiced no objections.
D/21/03/28/1	That the Working Group findings be adopted and submitted as the NTC response to the consultation

DRAFT



Summary

Week commencing 08/03/2021

Reference	DC/21/0391/ADV
Alternative Reference	PP-09532810
Application Received	Tue 23 Feb 2021
Application Validated	Tue 23 Feb 2021
Address	Land At Willie Snaith Road Newmarket Suffolk
Proposal	Application for Advertisement Consent - six illuminated fascia signs, three illuminated booth lettering signs and one illuminated digital booth screen
Status	Pending Decision
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Adverts - Application to Display
Expected Decision Level	Not Available
Case Officer	Gary Hancox
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	McDonald's Restaurants Ltd
Agent Name	Mr Ben Fox - Planware Ltd
Agent Company Name	Planware Ltd
Agent Address	The Granary 37 Walnut Tree Lane Sudbury CO10 1BD

Environmental Assessment Requested No

Contacts

Agent

Mr Ben Fox - Planware Ltd

EMAIL Ben@planware.co.uk

Phone 01787468500

Ward Councillors

Councillor Michael Anderson

Address 179 Pinza Close Studlands Park Newmarket Suffolk CB8 7AR

Councillor Karen Soons

Address (Care Of) West Suffolk Council West Suffolk House, Western Way Bury St Edmunds IP33 3YU

Important Dates

Application Received Date	Tue 23 Feb 2021
Application Validated Date	Tue 23 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Wed 31 Mar 2021
Standard Consultation Date	Wed 10 Mar 2021
Standard Consultation Expiry Date	Wed 31 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Fri 12 Mar 2021
Latest Site Notice Expiry Date	Fri 02 Apr 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Tue 20 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/03/2021

Summary

Reference	DC/21/0393/ADV
Alternative Reference	PP-09532931
Application Received	Wed 24 Feb 2021
Application Validated	Wed 24 Feb 2021
Address	Land At Willie Snaith Road Newmarket Suffolk
Proposal	Application for advertisement consent - various site signage including - a. 27 non illuminated directional signs, b. four internally illuminated digital screen signs, c. one internally illuminated playland sign, d. non illuminated two banner signs
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	Gary Hancox
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	McDonald's Restaurants Ltd
Agent Name	Mr Ben Fox - Planware Ltd
Agent Company Name	Planware Ltd
Agent Address	The Granary First Floor 37 Walnut Tree Lane Sudbury CO10 1BD

Environmental Assessment Requested No

Contacts

Agent

Mr Ben Fox - Planware Ltd

EMAIL ben@planware.co.uk

Phone 01787468500

Ward Councillors

Councillor Michael Anderson

Address 179 Pinza Close Studlands Park Newmarket Suffolk CB8 7AR

Councillor Karen Soons

Address (Care Of) West Suffolk Council West Suffolk House, Western Way Bury St Edmunds IP33 3YU

Important Dates

Application Received Date	Wed 24 Feb 2021
Application Validated Date	Wed 24 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Wed 31 Mar 2021
Standard Consultation Date	Tue 09 Mar 2021
Standard Consultation Expiry Date	Tue 30 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Fri 12 Mar 2021
Latest Site Notice Expiry Date	Fri 02 Apr 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Wed 21 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/03/2021

Summary

Reference	DC/21/0394/ADV
Alternative Reference	PP-09533311
Application Received	Tue 23 Feb 2021
Application Validated	Tue 23 Feb 2021
Address	Land At Willie Snaith Road Newmarket Suffolk
Proposal	Application for advertisement consent - one internally illuminated freestanding totem sign
Status	Pending Decision
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Adverts - Application to Display
Expected Decision Level	Not Available
Case Officer	Gary Hancox
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	McDonald's Restaurants Ltd
Agent Name	Mr Ben Fox - Planware Ltd
Agent Company Name	Planware Ltd
Agent Address	The Granary 37 Walnut Tree Lane Sudbury CO10 1BD

Environmental Assessment Requested No

Contacts

Agent

Mr Ben Fox - Planware Ltd

EMAIL Ben@planware.co.uk

Phone 01787468500

Ward Councillors

Councillor Michael Anderson

Address 179 Pinza Close Studlands Park Newmarket Suffolk CB8 7AR

Councillor Karen Soons

Address (Care Of) West Suffolk Council West Suffolk House, Western Way Bury St Edmunds IP33 3YU

Important Dates

Application Received Date	Tue 23 Feb 2021
Application Validated Date	Tue 23 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 01 Apr 2021
Standard Consultation Date	Wed 10 Mar 2021
Standard Consultation Expiry Date	Wed 31 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Fri 12 Mar 2021
Latest Site Notice Expiry Date	Fri 02 Apr 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Tue 20 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/03/2021

Summary

Reference	DC/21/0424/HH
Alternative Reference	PP-09503299
Application Received	Mon 01 Mar 2021
Application Validated	Mon 01 Mar 2021
Address	5 Wragg Drive Newmarket CB8 7SD
Proposal	Householder planning application - single storey side extension
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Adam Yancy
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	Mr Bobby Henderson
Agent Name	Mr Ashley Brown
Agent Company Name	Not Available
Agent Address	117 Killerton Lane Plymouth PL9 7FU

Environmental Assessment Requested No

Contacts

Agent

Mr Ashley Brown

EMAIL brown.ashley100@gmail.com

Phone 07866589275

Ward Councillors

Councillor Michael Anderson

Address 179 Pinza Close Studlands Park Newmarket Suffolk CB8 7AR

Councillor Karen Soons

Address (Care Of) West Suffolk Council West Suffolk House, Western Way Bury St Edmunds IP33 3YU

Important Dates

Application Received Date	Mon 01 Mar 2021
Application Validated Date	Mon 01 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 01 Apr 2021
Standard Consultation Date	Wed 10 Mar 2021
Standard Consultation Expiry Date	Wed 31 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 26 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/03/2021

Summary

Reference	DC/21/0466/TCA
Alternative Reference	PP-09582905
Application Received	Wed 03 Mar 2021
Application Validated	Wed 03 Mar 2021
Address	19-21 Bedford Lodge Hostel Bury Road Newmarket CB8 7BX
Proposal	Trees in a conservation area notification - five Conifers (T1 - T5 on plan) - fell
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 East
District Reference	Not Available
Applicant Name	Godolphin Management Co Ltd
Agent Name	Mrs Jane Parry - The Joshua Tree (Suffolk) Ltd
Agent Company Name	The Joshua Tree (Suffolk) Ltd
Agent Address	Half Acre Lodge Half Acre Drove Kenny Hill IP28 8DT

Environmental Assessment Requested No

Contacts

Agent

Mrs Jane Parry - The Joshua Tree (Suffolk) Ltd

EMAIL jane@thejoshuatree.uk

Phone 01638597711

Ward Councillors

Councillor Rachel Hood

Address

Councillor Robert Nobbs

Address Councillor Robert Nobbs (Care Of) West Suffolk Council College Heath Road Mildenhall IP28 7EY

Important Dates

Application Received Date	Wed 03 Mar 2021
Application Validated Date	Wed 03 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Wed 31 Mar 2021
Standard Consultation Date	Mon 08 Mar 2021
Standard Consultation Expiry Date	Mon 29 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	Wed 14 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 08/03/2021

Summary

Reference	DC/21/0514/TCA
Alternative Reference	PP-09604045
Application Received	Mon 08 Mar 2021
Application Validated	Mon 08 Mar 2021
Address	Derby House 27 Exeter Road Newmarket CB8 8AR
Proposal	Trees in a conservation area notification - one Leylandii (TP1 on plan) fell
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 East
District Reference	Not Available
Applicant Name	Mrs Heather Mitchell
Applicant Address	Derby House 27 Exeter Road Newmarket CB8 8AR

Environmental Assessment Requested No

Contacts

Ward Councillors

Councillor Rachel Hood

Address

Councillor Robert Nobbs

Address Councillor Robert Nobbs (Care Of) West Suffolk Council College Heath Road Mildenhall IP28 7EY

Important Dates

Application Received Date	Mon 08 Mar 2021
Application Validated Date	Mon 08 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 01 Apr 2021
Standard Consultation Date	Wed 10 Mar 2021
Standard Consultation Expiry Date	Wed 31 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 19 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 15/03/2021

Summary

Reference	DC/21/0457/HH
Alternative Reference	PP-09574640
Application Received	Wed 03 Mar 2021
Application Validated	Mon 15 Mar 2021
Address	Rosebank 4 Rayes Lane Newmarket CB8 7AB
Proposal	Householder planning application - conversion of outbuilding to ancillary annexe
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Householder Application
Expected Decision Level	Not Available
Case Officer	Ed Fosker
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mr Donald Clift
Agent Name	Mr Ian Mead
Agent Company Name	Ian Mead Consulting
Agent Address	10 Willowdene Pilgrims Hatch Brentwood CM15 9JQ Essex

Environmental Assessment Requested No

Contacts

Agent

Mr Ian Mead

EMAIL info@imeadconsulting.com

Phone 07779163127

Ward Councillors

Councillor Rachel Hood

Address

Councillor Robert Nobbs

Address Councillor Robert Nobbs (Care Of) West Suffolk Council College Heath Road Mildenhall IP28 7EY

Important Dates

Application Received Date	Wed 03 Mar 2021
Application Validated Date	Mon 15 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 05 Apr 2021
Standard Consultation Date	Mon 15 Mar 2021
Standard Consultation Expiry Date	Mon 05 Apr 2021
Last Advertised In Press Date	Fri 19 Mar 2021
Latest Advertisement Expiry Date	Fri 09 Apr 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	Mon 10 May 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/03/2021

Summary

Reference	DC/21/0520/TPO
Alternative Reference	PP-09607970
Application Received	Tue 09 Mar 2021
Application Validated	Tue 16 Mar 2021
Address	18 Stirling Gardens Newmarket CB8 0ER
Proposal	TPO 026 (1958) tree preservation order - one Pine (T1 on plan within A1 on order) crown thin by 15%
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Works to TPO's
Expected Decision Level	Not Available
Case Officer	Amy Murray
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Mrs Jane Parry
Agent Name	Jane The Joshua Tree (Suffolk) Ltd
Agent Company Name	The Joshua Tree (Suffolk) Ltd
Agent Address	Half Acre Lodge Half Acre Drove Kenny Hill IP28 8DT Suffolk

Environmental Assessment Requested No

Contacts

Agent

Jane The Joshua Tree (Suffolk) Ltd

EMAIL jane@thejoshuatree.uk

Phone 01638597711

Ward Councillors

Councillor Andy Drummond

Address Heathside Kennett Road Herringswell Bury St Edmunds, Suffolk IP28 6SS

Councillor James Lay

Address

Important Dates

Application Received Date	Tue 09 Mar 2021
Application Validated Date	Tue 16 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 15 Apr 2021
Standard Consultation Date	Thu 25 Mar 2021
Standard Consultation Expiry Date	Thu 15 Apr 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 11 May 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/03/2021

Summary

Reference	DC/21/0523/TCA
Alternative Reference	Not Available
Application Received	Tue 09 Mar 2021
Application Validated	Tue 09 Mar 2021
Address	16 Brewers Lane Newmarket Suffolk CB8 7FH
Proposal	Trees in a conservation area notification - a. two Sycamore (T1, T2 on plan) overall reduction and shape by 3 metres; b. one Birch (T3 on plan) overall reduction by 3 metres
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 East
District Reference	Not Available
Applicant Name	Mr Frederico Vidili
Agent Name	Mr Richard Marjoram
Agent Company Name	Not Available
Agent Address	103 Folly Road Mildenhall Suffolk IP28 7BT

Environmental Assessment Requested No

Contacts

Agent

Mr Richard Marjoram

EMAIL dmtrees.landscape@gmail.com

Phone 01638 717947

Mobile Phone 07740741712

Ward Councillors

Councillor Rachel Hood

Address

Councillor Robert Nobbs

Address Councillor Robert Nobbs (Care Of) West Suffolk Council College Heath Road Mildenhall IP28 7EY

Important Dates

Application Received Date	Tue 09 Mar 2021
Application Validated Date	Tue 09 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 12 Apr 2021
Standard Consultation Date	Mon 22 Mar 2021
Standard Consultation Expiry Date	Mon 12 Apr 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 20 Apr 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: Kerri Cooper

Direct Line: 07971 534102

Application No. DC/19/2055/FUL

Consultation Period 6 April 2021

Expires:

16 March 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning Application - (i) 2no. dwellings (ii) vehicular access

LOCATION Rear Of 51A, Bury Road, Newmarket, Suffolk,

APPLICANT Mr F Hensby

AGENT Mr B Reeve - Bird And Tyler Associates

Dear Sir/Madam,

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

Amended plans and additional information received in respect of trees and
access received 2 March 2021

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=PZ5RUDPD0CW00>

Would you please let me know in writing by 6 April 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

Kerri Cooper

Kerri Cooper
Senior Planning Officer

PARISH COUNCIL RESPONSE FORM

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

Case Officer: Kerri Cooper
Direct Line: 07971 534102
Application No: DC/19/2055/FUL
Consultation Period
Expires: 6 April 2021

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning Application - (i) 2no. dwellings (ii) vehicular access

LOCATION Rear Of 51A, Bury Road, Newmarket, Suffolk,

APPLICANT Mr F Hensby

AGENT Mr B Reeve - Bird And Tyler Associates

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 March 2021

Application to partially discharge condition three (remediation strategy) of DC/18/2495/FUL

Garage Site Between Windsor Road And Valley Way (Site A), And Garage Site East Of Windsor Road And Adjacent To Houldsworth Valley Primary School (Site B)
Newmarket

Ref. No: DCON(C)/18/2495 | Received: Wed 03 Feb 2021
| Validated: Wed 03 Feb 2021 | Status: Decided



Planning application - 10 stables, tack room, hay and bedding store

Varian Stables 49 Bury Road Newmarket Suffolk CB8 7BY

Ref. No: DC/21/0134/FUL | Received: Fri 22 Jan 2021 |
Validated: Mon 25 Jan 2021 | Status: Decided



Application to discharge condition 15 (ecological enhancement) of DC/18/2495/FUL

Garage Site Between Windsor Road And Valley Way
Windsor Road Newmarket Suffolk

Ref. No: DCON(B)/18/2495 | Received: Mon 18 Jan 2021 |
Validated: Mon 18 Jan 2021 | Status: Decided



Application to discharge condition 28 (fire hydrants) of application DC/18/2447/FUL

Proposed Building Site Cemetery Hill Newmarket Suffolk
Ref. No: DCON(E)/18/2447 | Received: Thu 14 Jan 2021 |
Validated: Thu 14 Jan 2021 | Status: Decided



Planning application - variation of condition 6 of DC/18/2477/FUL to enable amended maximum external sound levels for amenity spaces to allow for the creation of 79 dwellings, new vehicle access from Exning Road and public open space, together with associated external works including parking and landscaping

Proposed Building Site Cemetery Hill Newmarket Suffolk
Ref. No: DC/21/0055/VAR | Received: Thu 14 Jan 2021 |
Validated: Thu 14 Jan 2021 | Status: Decided



Application for lawful development certificate for proposed use or development - loft conversion with dormer window on rear elevation and 2 no. rooflights on front elevation

55 Bill Rickaby Drive Newmarket CB8 0HG

Ref. No: DC/21/0027/CLP | Received: Mon 11 Jan 2021 |

Validated: Mon 11 Jan 2021 | Status: Decided



Prior approval application under part 3 of the Town and Country Planning (general permitted development) (amendment and consequential provisions) (England) order 2015 - part change of use from offices (class B1) to dwellinghouse(s) (class C3) to create four dwellings

The Coach House 168 High Street Newmarket Suffolk

Ref. No: DC/21/0038/P3OPA | Received: Mon 11 Jan

2021 | Validated: Mon 11 Jan 2021 | Status: Decided



Discharge of conditions for DC/17/2676/FUL - condition 16 - landscape management plan

Kininvie Fordham Road Newmarket CB8 7AQ

Ref. No: DCON(F)/17/2676 | Received: Mon 21 Dec 2020

| Validated: Mon 21 Dec 2020 | Status: Decided



Application to discharge condition 10 (landscaping) of DC/20/1669/FUL

Somerville Lodge Fordham Road Newmarket CB8 7AA

Ref. No: DCON(A)/20/1669 | Received: Wed 16 Dec 2020

| Validated: Wed 16 Dec 2020 | Status: Decided



Planning application - detached hay barn

Somerville Lodge Fordham Road Newmarket CB8 7AA

Ref. No: DC/20/2110/FUL | Received: Wed 02 Dec 2020 |

Validated: Fri 11 Dec 2020 | Status: Decided



Application to discharge condition 24 of application DC/17/2676/FUL

Kininvie Fordham Road Newmarket CB8 7AQ

Ref. No: DCON(D)/17/2676 | Received: Fri 11 Sep 2020 |

Validated: Fri 11 Sep 2020 | Status: Decided



Decision List

Week commencing 15 March 2021

Trees in a conservation area notification - two Apple (T1 and T2 on plan) re-pollard to previous points to 2 metres above ground level

10 The Avenue Newmarket Suffolk CB8 9AA

Ref. No: DC/21/0242/TCA | Received: Mon 08 Feb 2021 |

Validated: Mon 08 Feb 2021 | Status: Decided



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. replacement windows f. new pedestrian access from highway

17 Adastral Close Newmarket CB8 0PX

Ref. No: DC/21/0100/HH | Received: Tue 19 Jan 2021 |

Validated: Tue 19 Jan 2021 | Status: Decided



TPO 181 (1972) Tree preservation order - one beech (T1 on plan withing G4 on order) reduce three over extended limbs over neighbours garden by 2 metres

1 Boleyn Walk Newmarket Suffolk CB8 8EJ

Ref. No: DC/20/2274/TPO | Received: Tue 29 Dec 2020 |

Validated: Tue 29 Dec 2020 | Status: Decided



Decision List

Week commencing 22 March 2021

Non-material amendment to F/2003/0444/RMA - car park lighting upgrade of existing fixtures and colour of existing posts

Waitrose Ltd Fred Archer Way Newmarket CB8 8N

Ref. No: NMA(A)/03/0444 | Received: Fri 05 Mar 2021 |

Validated: Fri 05 Mar 2021 | Status: Decided



TPO 181 (1972) tree preservation order - two Horse chestnut (G4.1 and G4.2 on plan within area G4 on order) overall crown reduction by three metres

2 Boleyn Walk Newmarket CB8 8EJ

Ref. No: DC/21/0043/TPO | Received: Tue 12 Jan 2021 |

Validated: Wed 20 Jan 2021 | Status: Decided



Application for listed building consent - one non-illuminated fascia; one non-illuminated hanging sign (following removal of existing signs)

89-95 High Street Newmarket CB8 8JH

Ref. No: DC/20/1930/LB | Received: Mon 09 Nov 2020 |

Validated: Mon 09 Nov 2020 | Status: Decided



Application for advertisement consent - one non-illuminated fascia; one non-illuminated hanging sign (following removal of existing signs)

89-95 High Street Newmarket CB8 8JH

Ref. No: DC/20/1928/ADV | Received: Fri 06 Nov 2020 |

Validated: Fri 06 Nov 2020 | Status: Decided



To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

25 March 2021

Dear all

Delegation Panel - Tuesday 23 March 2021

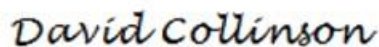
Following consultation with the members of the Delegation Panel on the above date, the Assistant Director (Planning and Regulatory Services) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely

A handwritten signature in dark ink that reads "David Collinson".

David Collinson
Assistant Director - Planning & Regulatory Services



Delegation Panel list

Date: 23 March 2021
Time: 1.00pm
Location: MS Teams
Attended by: Councillors Andrew Smith, Jim Thorndyke and Mike Chester
Together with Dave Beighton, Sarah Drane, Savannah Cobbold,
Alice Maguire and Adam Yancy

The Delegation Panel advised the Assistant Director (Planning and Regulatory Services) of their opinion as to whether these applications should be referred to the Development Control Committee for determination or whether they should otherwise be determined using delegated powers

1.	Application number	DC/20/2047/ADV
	Proposal:	Application for advertisement consent - two internally illuminated digital totem signs with static BID map to replace existing signage
	Location:	Advertising Board, 98 High Street, Newmarket
	Case officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	Councillors Rachel Hood and Robert Nobbs fully support this application. <i>Along with almost every High Street throughout the country, it is a very difficult time. The existing signage has been in place for a number of years and is often out of date, the proposed seems an ideal replacement.</i>
	Officer 'minded to' position:	REFUSE
	Recommendation of the Panel:	Refer to Development Control Committee
	Assistant Director decision:	Refer to Development Control Committee