

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 15th March 2021 at 6pm on Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/86007087507?pwd=bzZUNmhjb1ZOQk5CUzVRZEJleG9OUT09>

Meeting ID: 860 0708 7507 & password: 941760 Or by telephone: +442034815240

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

The meeting is open to the public who are encouraged to join and participate at the appropriate time. Members of the public and press may not report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- 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 1st 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 22/02/2021 and 01/03/2021 (Herewith)
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council – week commencing 22/02/2021 and 01/02/2021 – (Herewith)
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing Applications
- 13. Consultation (NPPF and National Model Design Code)** – to receive feedback from the working group and authorize any actions
- 14. Correspondence**
- 15. Date of next meeting** - Monday 5th April 2021
- 16. Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 09/03/2020

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 1st 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 T Kerby
Councillor K Yarrow

Also Present: D Baines – Town Clerk, J Ashton – Minute Assistant and 5 Members of the Public.

Minute

D/21/03/1 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/21/03/2 Apologies

There were no apologies.

D/21/03/3 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

Cllr Hood declared a non-pecuniary interest in application DC/20/1968/FUL Hurworth House , Fordham Road, Newmarket.

D/21/03/4 To Confirm the Minutes of the Meeting Held on Monday 15th February 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 15th February 2021 and the following amendment was made:

Page 3 – D/21/02/28.01 Resolved was changed to a Recommendation.

Subject to the amendment being made, the following was agreed:

D/21/03/4.01 Resolved

That the minutes of the Development & Planning Committee held on 15th February 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/03/5 Public Open Session

No member of the public wished to speak.

D/21/03/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP tree Policy applied to the tree applications.

D/21/03/7 Planning Applications

Week commencing 08/02/2021

- D/21/03/7/1** DC/21/0242/TCA - 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.

D/21/03/7.01 Resolved

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

- D/21/03/7/2** DC/21/0169/FUL - Planning application - a. partial change of use from (class Ea) newsagents to (class Eb) restaurant b. door to side elevation; c. associated internal alterations - 7 High Street Newmarket Suffolk.

D/21/03/7.02 Resolved

The Committee voiced no objections.

- D/21/03/7/3** DC/21/0159/HH - 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 - 31 Norfolk Avenue Newmarket.

D/21/03/7.03 Resolved

The Committee voiced no objections.

Week commencing 15/02/2021

- D/21/03/7/4** DC/21/0237/ADV - Application for advertisement consent - a. one non-illuminated hoarding sign b. one externally illuminated aluminium panel sign - Kininvie Fordham Road Newmarket.

D/21/03/7.04 Resolved

The Committee voiced no objections.

Cllr Kerby joined the meeting. Cllr Hood declared a nonpecuniary interest in the following application and did not vote.

- D/21/03/7/5** DC/21/0215/HH - 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.

D/21/03/7.05 Resolved

The Committee voiced no objections.

- D/21/03/7/6** DC/21/0218/HH - 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 - 1 Bartons Place Newmarket.

D/21/03/7.06 Resolved

The Committee voiced no objections.

D/21/03/7/7 DC/21/0200/FUL - Planning application - two sheds, one potting shed, one gazebo and one summer house - Kininvie Fordham Road Newmarket.

D/21/03/7.07 Resolved

The Committee voiced no objections.

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

D/21/03/8 Amended and Deferred Planning Applications

DC/20/1968/FUL - 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 - Hurworth House, Fordham Road, Newmarket.

D/21/03/8.01 Resolved

The Committee voiced no objections, subject to the accommodation being used by staff within the racing industry.

Cllr Hood returned to the meeting.

D/21/03/9 East Cambs

None noted.

A member of the public left the meeting

D/21/03/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/02/2021 & 15/02/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/20/2158/HH	Householder planning application – conversion of existing garage and garden store into games room and office	10 Cecil Lodge Close Falmouth Avenue Newmarket	Approved	No objections
DC/20/0821/FUL	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	Approved	No objections
DC/21/0010/FUL	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	Withdrawn	
DCON(A)/20/1796	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	Approved	Not considered
DC/20/2179/FUL	Planning application - partial change of use of first floor shop (Class A1) to two residential dwellings (class C3)	6-7 Crown Walk Newmarket	Withdrawn	

D/21/03/11 Delegation Panel Decisions

The following decision was noted.

TPO/010(2020) – A Tree Preservation Order (TPO) has been made on 1 individual Sycamore tree located in the grounds of Fairstead House School - Fairstead House School, Fordham Road Newmarket.

D/21/03/12 To Discuss any Licensing Applications

None noted.

D/21/03/13 Consultation

The National Planning Policy Framework and National Model Design Code consultation was discussed and the following was agreed:

D/21/03/13.01 Recommendation

That a working group comprising of Cllrs Jefferys O'Neill, Appleby Hood, and Lay be set up to with a remit of considering a response to the National Planning Policy Framework and National Model Design Code consultation and report back to the next meeting.

D/21/03/14 Correspondence

None noted.

D/21/03/15 Date of Next Meeting

Monday 15th March 2021 at 6.00pm via Zoom

D/21/03/16 To Note any Items for Next Meeting

None noted

Meeting closed at 6:26pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/03/7.01 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/03/7.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/03/7.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/03/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/21/03/7.05 Resolved</u>	The Committee voiced no objections.
<u>D/21/03/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/21/03/7.07 Resolved</u>	The Committee voiced no objections.

<u>D/21/03/7.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/03/8.01 Resolved</u>	The Committee voiced no objections, subject to the accommodation being used by staff within the racing industry.
<u>D/21/03/13.01 R</u>	That a working group comprising of Cllrs Jefferys O'Neill, Appleby, Hood and Lay be set up to with a remit of considering a response to the National Planning Policy Framework and National Model Design Code consultation.

DRAFT



Week commencing 01/03/2021

Summary

Reference	DC/21/0437/TCA
Alternative Reference	PP-09573180
Application Received	Mon 01 Mar 2021
Application Validated	Mon 01 Mar 2021
Address	2 Palace Street Newmarket Suffolk CB8 8EP
Proposal	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
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 Angela Cawkwell
Applicant Address	2 Palace Street Newmarket Suffolk CB8 8EP

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 01 Mar 2021
Application Validated Date	Mon 01 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Sun 28 Mar 2021
Standard Consultation Date	Fri 05 Mar 2021
Standard Consultation Expiry Date	Fri 26 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 12 Apr 2021
Temporary Permission Expiry Date	Not Available



Summary

Week commencing 01/03/2021

Reference	DC/21/0461/P3OPA
Alternative Reference	PP-09565702
Application Received	Mon 01 Mar 2021
Application Validated	Mon 01 Mar 2021
Address	Landing Suite Rutland Chambers 19 High Street Newmarket Suffolk CB8 8LX
Proposal	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015 - Change of use from Office (Class B1(a)) to Dwellinghouse(s) (Class C3) to create 7 flats
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Prior Approval Offices to dwellings
Expected Decision Level	Not Available
Case Officer	Lindsey Wright
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mr Tim Gredley
Agent Name	Mr Stephen Walsh - Unex Group
Agent Company Name	Not Available
Agent Address	Unex House Church Lane Stetchworth Newmarket CB8 9TN

Environmental Assessment Requested No

Contacts

Agent

Mr Stephen Walsh - Unex Group

EMAIL swalsh@unex-group.co.uk

Phone 01638 508144

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 01 Mar 2021
Application Validated Date	Mon 01 Mar 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Not Available
Standard Consultation Date	Fri 05 Mar 2021
Standard Consultation Expiry Date	Fri 26 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 01/03/2021

Summary

Reference	DC/21/0413/TCA
Alternative Reference	Not Available
Application Received	Thu 25 Feb 2021
Application Validated	Thu 25 Feb 2021
Address	Palace House Palace Street Newmarket Suffolk CB8 8EP
Proposal	Trees in a conservation area notification - two Sycamore (T22 and T25 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	Mr Mick Molloy
Agent Name	Mr Vincent Patman-Smyth
Agent Company Name	Anglia Tree Contractors Ltd
Agent Address	Anglia Tree Contractors Church Lane Westley Waterless Newmarket CB8 0RL

Environmental Assessment Requested No

Contacts

Agent

Mr Vincent Patman-Smyth

EMAIL vincent@angliatreecontractors.co.uk

Phone 01638 605274

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	Thu 25 Feb 2021
Application Validated Date	Thu 25 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 25 Mar 2021
Standard Consultation Date	Tue 02 Mar 2021
Standard Consultation Expiry Date	Tue 23 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 08 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 01/03/2021

Summary

Reference	DC/21/0364/LB
Alternative Reference	PP-09543256
Application Received	Mon 22 Feb 2021
Application Validated	Mon 22 Feb 2021
Address	37 High Street Newmarket CB8 8NA
Proposal	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
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	LB Consent to alter/extend
Expected Decision Level	Not Available
Case Officer	Kerri Cooper
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mr Manaf Assvadian - Cantab Design Ltd
Agent Name	Mr Ken Neale - Neale Associates
Agent Company Name	Neale Associates
Agent Address	The Tram Shed 184 East Road Cambridge CB1 1BG

Environmental Assessment Requested No

Contacts

Agent

Mr Ken Neale - Neale Associates

EMAIL nealeassociatesarchitects@gmail.com

Phone 01223354477

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 22 Feb 2021
Application Validated Date	Mon 22 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Sun 28 Mar 2021
Standard Consultation Date	Not Available
Standard Consultation Expiry Date	Not Available
Last Advertised In Press Date	Fri 12 Mar 2021
Latest Advertisement Expiry Date	Fri 02 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 19 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 01/03/2021

Summary

Reference	DC/21/0363/FUL
Alternative Reference	PP-09543256
Application Received	Mon 22 Feb 2021
Application Validated	Mon 22 Feb 2021
Address	37 High Street Newmarket CB8 8NA
Proposal	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)
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Full Planning Application
Expected Decision Level	Not Available
Case Officer	Kerri Cooper
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mr Manaf Assvadian
Agent Name	Mr Ken Neale - Neale Associates
Agent Company Name	Neale Associates
Agent Address	The Tram Shed 184 East Road Cambridge CB1 1BG

Environmental Assessment Requested No

Contacts

Agent

Mr Ken Neale - Neale Associates

EMAIL nealeassociatesarchitects@gmail.com

Phone 01223354477

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 22 Feb 2021
Application Validated Date	Mon 22 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Sun 28 Mar 2021
Standard Consultation Date	Fri 05 Mar 2021
Standard Consultation Expiry Date	Fri 26 Mar 2021
Last Advertised In Press Date	Fri 12 Mar 2021
Latest Advertisement Expiry Date	Fri 02 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 19 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 01/03/2021

Summary

Reference	DC/21/0335/FUL
Alternative Reference	PP-09528210
Application Received	Wed 17 Feb 2021
Application Validated	Wed 17 Feb 2021
Address	Land At Willie Snaith Road Newmarket Suffolk
Proposal	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
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Full Planning Application
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 Benjamin Fox - Planware Ltd
Agent Company Name	Planware Ltd
Agent Address	The Granary 37 Walnut Tree Lane Sudbury CO101BD

Environmental Assessment Requested No

Contacts

Agent

Mr Benjamin 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 17 Feb 2021
Application Validated Date	Wed 17 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Sun 28 Mar 2021
Standard Consultation Date	Fri 05 Mar 2021
Standard Consultation Expiry Date	Fri 26 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 01/03/2021

Summary

Reference	DC/21/0256/ADV
Alternative Reference	PP-09503561
Application Received	Tue 09 Feb 2021
Application Validated	Wed 24 Feb 2021
Address	Waitrose Ltd Fred Archer Way Newmarket CB8 8NY
Proposal	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
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	Nicholas Yager
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Waitrose Waitrose
Agent Name	Mr Chris Davies - Integrity
Agent Company Name	Integrity
Agent Address	Allingham Barn Summerhill Road MARDEN TN12 9DB

Environmental Assessment Requested No

Contacts

Agent

Mr Chris Davies - Integrity

EMAIL chris.davies@integrity.co.uk

Phone 01622831238

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 Feb 2021
Application Validated Date	Wed 24 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 22 Mar 2021
Standard Consultation Date	Mon 01 Mar 2021
Standard Consultation Expiry Date	Mon 22 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 21 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/21/0301/HH
Alternative Reference	Not Available
Application Received	Mon 15 Feb 2021
Application Validated	Thu 25 Feb 2021
Address	Shalfleet Cottage 13 Bury Road Newmarket Suffolk CB8 7BX
Proposal	Householder planning application - two storey rear extension following demolition of existing 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	Amey Yuill
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mrs Helen Snook
Agent Name	Mr Trevor Smith - Project Support Services
Agent Company Name	Project Support Services
Agent Address	Project Support Services 12 Ashley Road Cheveley Newmarket Suffolk CB8 9DP

Environmental Assessment Requested No

Contacts

Agent

Mr Trevor Smith - Project Support Services

EMAIL trevorsmith.pss@gmail.com

Phone 01638 731112

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 15 Feb 2021
Application Validated Date	Thu 25 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 22 Mar 2021
Standard Consultation Date	Fri 05 Mar 2021
Standard Consultation Expiry Date	Fri 26 Mar 2021
Last Advertised In Press Date	Fri 05 Mar 2021
Latest Advertisement Expiry Date	Fri 26 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	Thu 22 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/21/0284/LB
Alternative Reference	PP-09463873
Application Received	Fri 12 Feb 2021
Application Validated	Wed 24 Feb 2021
Address	1 Abernant Drive Newmarket CB8 0FH
Proposal	Application for listed buildings consent - internal alterations to form first floor WC
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	LB Consent to alter/extend
Expected Decision Level	Not Available
Case Officer	Adam Yancy
Parish	Newmarket Town Council
Ward	Newmarket West
District Reference	Not Available
Applicant Name	Mary Madha
Agent Name	Phil Field - ChangePlan Ltd
Agent Company Name	ChangePlan Ltd
Agent Address	99 Lovell Road Cambridge CB4 2QW

Environmental Assessment Requested No

Contacts

Agent

Phil Field - ChangePlan Ltd

EMAIL planning@changeplan.co.uk

Phone 01223394968

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	Fri 12 Feb 2021
Application Validated Date	Wed 24 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 18 Mar 2021
Standard Consultation Date	Wed 24 Feb 2021
Standard Consultation Expiry Date	Wed 17 Mar 2021
Last Advertised In Press Date	Fri 05 Mar 2021
Latest Advertisement Expiry Date	Fri 26 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	Wed 21 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/21/0261/TPO
Alternative Reference	PP-09504993
Application Received	Wed 10 Feb 2021
Application Validated	Tue 23 Feb 2021
Address	17 Wyndham Way Newmarket CB8 7DS
Proposal	TPO 032 (1960) 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
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	Adam Yancy
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	Pugsley
Agent Name	Mr Ian Clarke
Agent Company Name	SP Landscapes and Tree Contractors
Agent Address	Arbor Acre, Elms Rd, Red Lodge Bury St Edmunds IP28 8TD

Environmental Assessment Requested No

Contacts

Agent

Mr Ian Clarke

EMAIL ian@splandscapes.co.uk

Phone 01638750186

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 10 Feb 2021
Application Validated Date	Tue 23 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 18 Mar 2021
Standard Consultation Date	Wed 24 Feb 2021
Standard Consultation Expiry Date	Wed 17 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 20 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/21/0258/HH
Alternative Reference	PP-09433510
Application Received	Wed 10 Feb 2021
Application Validated	Wed 10 Feb 2021
Address	27 Greville Starkey Avenue Newmarket CB8 0BX
Proposal	Householder planning application - a. front porch b. additional car parking space
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 North
District Reference	Not Available
Applicant Name	Wojciech Muszynski
Agent Name	Adrianna Tyrek - Architect-4u Ltd
Agent Company Name	Architect-4u Ltd
Agent Address	Felaw Maltings 44 Felaw Street Ipswich IP2 8SJ

Environmental Assessment Requested No

Contacts

Agent

Adrianna Tyrek - Architect-4u Ltd

EMAIL ada@architect-4u.co.uk

Phone 07925431262

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 10 Feb 2021
Application Validated Date	Wed 10 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 18 Mar 2021
Standard Consultation Date	Fri 26 Feb 2021
Standard Consultation Expiry Date	Fri 19 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Fri 26 Feb 2021
Latest Site Notice Expiry Date	Fri 19 Mar 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Wed 07 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/21/0262/HH
Alternative Reference	PP-09503783
Application Received	Wed 10 Feb 2021
Application Validated	Wed 10 Feb 2021
Address	1 Southgate Stables Hamilton Road Newmarket CB8 0NQ
Proposal	Householder planning application - a. single storey side extension b. adjust existing internal site boundary fences
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 West
District Reference	Not Available
Applicant Name	Mr Paul Murphy
Agent Name	Mr Keith Johns
Agent Company Name	KJ Architects Ltd
Agent Address	KJ Architects Ltd Studio 2 4 The Highlands Exning Newmarket CB8 7NT

Environmental Assessment Requested No

Contacts

Agent

Mr Keith Johns

EMAIL info@kj-architects.co.uk

Phone 01638662393

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	Wed 10 Feb 2021
Application Validated Date	Wed 10 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Thu 18 Mar 2021
Standard Consultation Date	Tue 23 Feb 2021
Standard Consultation Expiry Date	Tue 16 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 07 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/21/0210/HH
Alternative Reference	PP-09479353
Application Received	Wed 03 Feb 2021
Application Validated	Fri 19 Feb 2021
Address	1 Highclere Close Newmarket Suffolk CB8 7RR
Proposal	Householder planning application - 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	Amy Murray
Parish	Newmarket Town Council
Ward	Newmarket North
District Reference	Not Available
Applicant Name	Mr Andrew Heathcote
Applicant Address	1 Highclere Close Newmarket Suffolk CB8 7RR

Environmental Assessment Requested No

Contacts

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 03 Feb 2021
Application Validated Date	Fri 19 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 15 Mar 2021
Standard Consultation Date	Mon 22 Feb 2021
Standard Consultation Expiry Date	Mon 15 Mar 2021
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Fri 26 Feb 2021
Latest Site Notice Expiry Date	Fri 19 Mar 2021
Agreed Expiry Date	Not Available
Permission Expiry Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Fri 16 Apr 2021
Temporary Permission Expiry Date	Not Available



Week commencing 22/02/2021

Summary

Reference	DC/20/2246/FUL
Alternative Reference	PP-09367846
Application Received	Tue 22 Dec 2020
Application Validated	Tue 23 Feb 2021
Address	1 Sun Lane Newmarket CB8 8EW
Proposal	Planning application - change of use from equestrian property consultancy and estate agency (class A2) to nail bar and beauty salon (Sui Generis)
Status	Pending Consideration
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	Full Planning Application
Expected Decision Level	Not Available
Case Officer	Amy Murray
Parish	Newmarket Town Council
Ward	Newmarket East
District Reference	Not Available
Applicant Name	Mrs Chi Nguyen
Applicant Address	30 Jubilee Court Bury St. Edmunds IP33 2DD

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	Tue 22 Dec 2020
Application Validated Date	Tue 23 Feb 2021
Actual Committee Date	Not Available
Neighbour Consultation Expiry Date	Mon 22 Mar 2021
Standard Consultation Date	Thu 25 Feb 2021
Standard Consultation Expiry Date	Thu 18 Mar 2021
Last Advertised In Press Date	Fri 05 Mar 2021
Latest Advertisement Expiry Date	Fri 26 Mar 2021
Last Site Notice Posted Date	Fri 05 Mar 2021
Latest Site Notice Expiry Date	Fri 26 Mar 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

Parish Re-Consultation

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

Please ask for: Alice Maguire

Direct Line: 07904 389982

Application No. DC/21/0169/FUL

Consultation Period 19 March 2021

Expires:

5 March 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning application - a. proposed door to side (south-west) elevation

LOCATION 7 High Street, Newmarket, Suffolk, CB8 8LX

APPLICANT Mr Mehmet Yamak

AGENT Mr Dennis Brocklesby

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 description (05.03.2021) to remove change of use and internal works - these elements of the application are permitted development, not requiring planning permission.

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=QNNK4TPDHJ800>

Would you please let me know in writing by 19 March 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

Alice Maguire

Alice Maguire
Planning Officer

PARISH COUNCIL RESPONSE FORM

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

Case Officer: Alice Maguire
Direct Line: 07904 389982
Application No: DC/21/0169/FUL
Consultation Period
Expires: 19 March 2021

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning application - a. proposed door to side (south-west) elevation

LOCATION 7 High Street, Newmarket, Suffolk, CB8 8LX

APPLICANT Mr Mehmet Yamak

AGENT Mr Dennis Brocklesby

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

Parish Re-Consultation

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

Please ask for: Alice Maguire

Direct Line: 07904 389982

Application No. DC/21/0215/HH

Consultation Period 17 March 2021

Expires:

24 February 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

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

LOCATION St Marina , Snailwell Road, Newmarket, CB8 7DP

APPLICANT Jane Cecil

AGENT Mr Daniel Nicholls - DCN Architectural Design Services

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 recieved 24.02.2021.

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=QNY7F5PDHMG00>

Would you please let me know in writing by 17 March 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

Alice Maguire

Alice Maguire
Planning Officer

PARISH COUNCIL RESPONSE FORM

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

Case Officer: Alice Maguire
Direct Line: 07904 389982
Application No: DC/21/0215/HH
Consultation Period
Expires: 17 March 2021

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

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

LOCATION St Marina , Snailwell Road, Newmarket, CB8 7DP

APPLICANT Jane Cecil

AGENT Mr Daniel Nicholls - DCN Architectural Design Services

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 01 March 2021

Application to discharge conditions 4 (materials), 9 (dust control) and 10 (method statement) of application DC/17/1614/FUL

Oakfield Surgery Vicarage Road Newmarket CB8 8HP

Ref. No: DCON(A)/17/1614 | Received: Tue 12 Jan 2021 |

Validated: Tue 12 Jan 2021 | Status: Decided



Application to discharge condition eight (submission of AMS) and nine (tree protection measures) of DC/20/1669/FUL

Somerville Lodge Fordham Road Newmarket CB8 7AA

Ref. No: DCON(B)/20/1669 | Received: Wed 06 Jan 2021 |

Validated: Wed 06 Jan 2021 | Status: Decided



Decision List

Week commencing 22 February 2021

Trees in a conservation area notification - one Purple leaf plum (T35 on plan) one Horse chestnut (T1 on plan) and six Sycamore (T16, T18, T19, T24, T26 and T28 on plan) - fell

Palace House Palace Street Newmarket Suffolk CB8 8EP

Ref. No: DC/21/0057/TCA | Received: Wed 13 Jan 2021 |
Validated: Wed 13 Jan 2021 | Status: Decided



Planning application - detached American barn

Woodlands Stables The Severals Newmarket Suffolk CB8 7BS

Ref. No: DC/20/2135/FUL | Received: Mon 07 Dec 2020 |
Validated: Mon 07 Dec 2020 | Status: Decided



Application to Discharge Condition 11 (highway surface water) of DC/18/1954/VAR

Aldi Stores Ltd Exning Road Newmarket CB8 0AB

Ref. No: DCON(D)/18/1954 | Received: Mon 30 Sep 2019 |
Validated: Mon 30 Sep 2019 | Status: Decided



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 CB8 0AB

Ref. No: DCON(A)/18/1954 | Received: Fri 27 Sep 2019 |
Validated: Mon 30 Sep 2019 | Status: Decided

