

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
Thursday 22nd April 2021 at 6pm on Zoom

Agenda

The link to join the meeting is:

<https://us02web.zoom.us/j/87990358596?pwd=Mmo4S0FqNno5bGtPd0hpeUZ6TmJBQT09>

Meeting: 879 9035 8596 & password: 234689 Or by telephone: +441314601196

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 6 April 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 29/03/2021 and 5/04/2021 (Herewith)
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 29/03/2021 and 5/04/2021 (Herewith)
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Advertisement applications for McDonalds Newmarket (DC/21/0391/0393/0394/ADV)** – to note correspondence received and authorise any actions
- 13. Licensing** - To discuss any Licensing Applications
- 14. Correspondence**
- 15. Date of next meeting** – Tuesday 4th May 2021
- 16. Items for consideration at the next meeting**

Signed: *D. Baines*

Debbie Baines, Town Clerk

DATE: 16/04/2020

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

Material Planning Considerations

Site specific issues

- adequacy for turning, loading
- availability/capacity of local infrastructure (eg public drainage or water systems)
- car parking
- deficiencies in community/social facilities (eg spaces in schools)
- design, appearance and materials
- layout and density of building(s)
- road access
- traffic generation

Environmental effects

- effect on street scene
- hazardous materials, contaminated land
- landscaping
- light (including overshadowing)
- loss of trees
- nature conservation & biodiversity issues
- noise & disturbance resulting from use
- overlooking/loss of privacy
- smells and fumes
- visual amenity

Listed buildings/ conservation areas

- The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings
- Effect on archaeological interest

Usage

- Incompatible or unacceptable uses
- Desire to retain and promote certain uses e.g. stables in Newmarket.

Previous decisions

- Previous planning decisions, including appeal decisions

Policies

- Statutory provisions contained in planning acts, statutory regulations & planning case law
- Central Government planning policy and advice
- National Planning Policy Framework (NPPF)
- Supplementary planning guidance/documents
eg. Affordable Housing SPD, Master plans, development briefs
- WSC Local Plan policies
- Newmarket Neighbourhood Plan
- Newmarket Conservation Area Appraisal (adopted September 2009)

Key principle of the NPPF – presumption in favour of sustainable development.

For decision-taking this means granting permission unless:

- the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*

Matters which are not material planning considerations

Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

Competition (unless in relation to adverse effects on a town centre as a whole)

Moral and religious issues

Breach of private covenants or other private property or access rights, including boundary disputes

Council interests (eg land ownership or contractual matters)

Devaluation of property

Identity or motives of an applicant or occupier

Protection of a private view

Private disputes between neighbors

Impact of construction work



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Tuesday 6th April 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, J Ashton – Minute Assistant 1 Member of the Press and 4 Members of the Public.

Minute

D/21/04/1 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/21/04/2 Apologies

There were no apologies.

D/21/04/3 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

Councillor Hood declared a pecuniary interest and Cllr Appleby declared a non-pecuniary interest in application DC/19/2055/FUL.

D/21/04/4 To Confirm the Minutes of the Meeting Held on Monday 15th March 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 15th March 2021 and the following was agreed:

D/21/04/4.01 Resolved

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

There were no matters arising.

D/21/04/5 Public Open Session

No member of the public wished to speak.

D/21/04/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications. Policies relating to views

Minutes of Development & Planning Committee held on Tuesday 6th April 2021

and attractive entrances to the Town were also relevant.

D/21/04/7 Planning Applications

Week commencing 08/03/2021

- D/21/04/7/1** DC/21/0391/ADV – Application for Advertisement Consent – six illuminated fascia signs, three illuminated booth lettering signs and one illuminated digital booth screen – Land at Willie Snaith Road Newmarket Suffolk.

D/21/04/7.01 Resolved

That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.

- D/21/04/7/2** DC/21/0393/ADV - Application for Advertisement Consent – various site signage including – a. 27 non illuminated directional , b. four internally illuminated digital screen , c. one internally illuminated playland sign, d. mom illuminated two banner signs – Land at Willie Snaith Road Newmarket Suffolk.

D/21/04/7.02 Resolved

That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.

- D/21/03/7/3** DC/21/0394/ADV - Application for Advertisement Consent - one internally illuminated freestanding totem sign – Land at Willie Snaith Road Newmarket Suffolk.

D/21/04/7.03 Resolved

That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.

- D/21/04/7/4** DC/21/0424/HH – Householder planning application – single storey side extension – 5 Wragg Drive Newmarket.

D/21/04/7.04 Resolved

The Committee voiced no objections subject to the neighbours' concerns regarding any impact to their land and property, arising from the location and construction of foundations for the proposed extension being covered by planning conditions.

Cllrs Hood and Appleby declared a nonpecuniary interest in the following application and did not vote.

- D/21/04/7/5** DC/21/0466/TCA – Trees in a conservation area notification – five conifers (T1-T5 on plan) – fell – 13-21 Bedford Lodge Hostel Bury Road Newmarket.

D/21/04/7.05 Resolved

Minutes of Development & Planning Committee held on Tuesday 6th April 2021

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/21/04/7/6** DC/21/0514/TCA - Trees in a conservation area notification – one Leylandii (TP1 on plan) – fell – Derby House 27 Exeter Road Newmarket.

D/21/04/7.06 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree being felled outside of the bird nesting season.

Week commencing 15/03/2021

- D/21/04/7/7** DC/21/0457/HH - Householder planning application – conversion of outbuilding to ancillary annexe – Rosebank 4 Rayes Lane Newmarket.

D/21/04/7.07 Resolved

The Committee voiced no objections subject to the Jockey Club Estates conditions regarding working times during construction, due to the proximity of the site to the Rayes Lane horsewalk being included and adhered to.

Week commencing 22/03/2021

- D/21/04/7/8** DC/21/0520/TPO – TPO 026 (1958) tree preservation order – one Pine (T1 on plan within A1 on order) crown thin by 15% - 18 Stirling Gardens Newmarket.

D/21/04/7.08 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.

- D/21/04/7/9** DC/21/0523/TCA - Trees in a conservation area notification – a. two Sycamore (T1, T2 on plan) overall reduction and shape by 3 metres; b. on Birch (T3 on plan) overall reduction by 3 metres – 16 Brewers Lane Newmarket Suffolk.

D/21/04/7.09 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.

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

D/21/04/8 Amended and Deferred Planning Applications

DC/19/2055/FUL - Planning application – (i) 2no. dwellings (ii) vehicular access – Rear of 51A Bury Road, Newmarket, Suffolk.

D/21/04/8.01 Resolved

The Committee objected on the grounds of the original objections and the impact on the street scene in a conservation area plus the additional access

Minutes of Development & Planning Committee held on Tuesday 6th April 2021

across the horse walk.

Cllr Hood returned to the meeting

D/21/04/9 East Cambs Planning Applications

None noted.

D/21/04/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/03/2021, 15/03/2021 & 22/03/2021.

Applications	Description	Address	WS Decision	NTC Decision
DCON(C)/18/2495	Application to partially discharge condition three (remediation strategy) of DC/18/2595/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	Approved	Not considered
DC/21/0134/FUL	Planning Application – 10 stables, tack room, hay and bedding store.	Varian Stables 49 Bury Road Newmarket Suffolk	Approved	No objections
DCON(B)/18/2495	Application to partially discharge condition 15 (ecological enhancement) of DC/18/2495/FUL	Garage Site Between Windsor Road And Valley Way Windsor Road Newmarket	Approved	Not considered
DCON(E)/18/2447	Application to discharge condition 28 (fire hydrants) of application DC/18/2447/FUL	Proposed Building Site Cemetery Hill Newmarket Suffolk	Approved	Not considered
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	Proposed Building Site Cemetery Hill Newmarket Suffolk	Approved	No objections
DC/21/0027/CLP	Prior approval under part 3 of the Town and County Planning (general permitted development) (amendment and consequential provision) (England) order 2015 – part change of use from office (class B1) to dwellinghouse(s) (class C3) to create four dwellings	The Coach House 168 High Street Newmarket Suffolk	Approved	No objections
DC/ON(F)/17/2676	Discharge of conditions for DC/17/2676/FUL – condition 16 – landscape management plan	Kininvie Fordham Road Newmarket	Approved	Not considered
DC/ON(QA)/201669	Application to discharge condition 10 (landscaping) of DC/20/1669/FUL	Somerville Lodge Fordham Road Newmarket	Approved	Not considered
DC/20/2110/FUL	Planning application – detached hay barn	Somerville Lodge Fordham Road	Approved	No objections
DCON(D)/172676	Application to discharge condition 24 of application DC/17/2676/FUL	Kininvie Fordham Road Newmarket	Approved	Not considered
DC/21/0242/TCA	Trees in a conservation area notification – two Apple (T1 and T2 on plan) re-pollard to previous points 2 metres above ground level	10 The Avenue Newmarket Suffolk	Approved	No objections
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. replacement windows f. new pedestrian access from highway	17 Adastral Close Newmarket	Approved	No objections
DC/20/2274/TPO	TPO 181 (1972) Tree preservation order – one beech (T1 on plan within G4 on order) reduce three over extended limbs over neighbours garden by 2 metres	1 Boleyn Walk Newmarket Suffolk	Approved	No objections
NMA(A)/03/0444	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	Approved	Not considered
DC/21/0043/TPO	TPO 181 (1972) Tree preservation order – two Horse	2 Boleyn Walk	Approved	No objections

Minutes of Development & Planning Committee held on Tuesday 6th April 2021

	chestnut (G4. And G4.2 on plan within area G4 on order) overall crown reduction by three metres	Newmarket		
DC/20/1390/LB	Application for listed building consent – one non-illuminated fascia; one non-illuminated hanging sign (following removal of existing signs)	89-95 High Street Newmarket	Approved	No objections
DC/20/1928/ADV	Application for advertisement consent – one non-illuminated fascia; one non-illuminated hanging sign (following removal of existing signs)	89-95 High Street Newmarket	Approved	No objections

D/21/04/11 Delegation Panel Decisions

The following decisions were noted.

DC/20/2047/ADV - Application for advertisement consent - two internally illuminated digital totem signs with static BID map to replace existing signage.

The Delegation Panel were minded to refuse and referred the application to the Development Control Committee.

D/21/04/12 To Discuss any Licensing Applications

None noted.

D/21/04/13 Correspondence

None noted.

D/21/04/14 Date of Next Meeting

Monday 19th April 2021 at 6.00pm via Zoom

D/21/04/15 To Note any Items for Next Meeting

- McDonalds signage

Meeting closed at 6:27pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/04/7.01 Resolved</u>	That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.
<u>D/21/04/7.02 Resolved</u>	That this item be deferred to the next Committee meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.
<u>D/21/04/7.03 Resolved</u>	That this item be deferred to the next Committee

Minutes of Development & Planning Committee held on Tuesday 6th April 2021

	meeting, to enable a meeting to be arranged with the applicant and West Suffolk Council Planning Officer to try and identify a way forward. The meeting would be attended by Cllrs O'Neill, Hood and Jefferys.
<u>D/21/04/7.04 Resolved</u>	The Committee voiced no objections subject to the neighbours' concerns regarding any impact to their land and property, arising from the location and construction of foundations for the proposed extension being covered by planning conditions.
<u>D/21/04/7.05 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/21/04/7.06 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree being felled outside of the bird nesting season.
<u>D/21/04/7.07 Resolved</u>	The Committee voiced no objections subject to the Jockey Club Estates conditions regarding working times during construction, due to the proximity of the site to the Rayes Lane horsewalk being included and adhered to.
<u>D/21/04/7.08 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.
<u>D/21/04/7.09 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the tree work being carried out, outside of the bird nesting season.
<u>D/21/04/8.01 Resolved</u>	The Committee objected on the grounds of the original objections and the impact on the street scene in a conservation area plus the additional access across the horse walk.

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7 WSC applications wc 5 April

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - five Conifer (marked green on plan) fell</u>  7 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP Ref. No: DC/21/0735/TCA Received: Thu 01 Apr 2021 Validated: Thu 01 Apr 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	David Sparkes	Councillor Michael Anderson Councillor Karen Soons	Wed 28 Apr 2021
<u>TPO 026 (1958) tree preservation order - one Pine (T1 on plan within A1 on order) fell</u>  12 Stirling Gardens Newmarket CB8 0ER Ref. No: DC/21/0654/TPO Received: Thu 25 Mar 2021 Validated: Thu 25 Mar 2021 Status: Pending Consideration	TPO	Adam Yancy	Miss Julia	Councillor Andy Drummond Councillor James Lay	Fri 30 Apr 2021
<u>Planning application - change of use of first floor vacant beauty salon (sui generis) into two dwellings (class C3)</u>  6-7 Crown Walk Newmarket Suffolk CB8 8NG Ref. No: DC/21/0653/FUL Received: Wed 24 Mar 2021 Validated: Wed 24 Mar 2021 Status: Pending Consideration	Conservation Area	Kerri Cooper	Mrs Feride Guccuk	Councillor Rachel Hood Councillor Robert Nobbs	Mon 03 May 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7 WSC applications wc 5 April

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Householder planning application - a. two storey side extension b. single storey rear extension</u>  13 Adastral Close Newmarket CB8 0PX Ref. No: DC/21/0650/HH Received: Wed 24 Mar 2021 Validated: Wed 24 Mar 2021 Status: Pending Consideration		Adam Yancy	James Walker & Katie Shaw	Councillor Andy Drummond Councillor James Lay	Thu 29 Apr 2021
<u>Householder planning application - single storey rear extension</u>  41 Norfolk Avenue Newmarket Suffolk CB8 0DE Ref. No: DC/21/0636/HH Received: Tue 23 Mar 2021 Validated: Tue 23 Mar 2021 Status: Pending Consideration		Savannah Cobbold	Mr And Mrs L Goodchild	Councillor Andy Drummond Councillor James Lay	Fri 30 Apr 2021
<u>Householder planning application - a. two storey front extension (following demolition of existing single and two storey extension) b. two dormers to front elevation</u>  10 Birdcage Walk Newmarket CB8 0NE Ref. No: DC/21/0613/HH Received: Mon 22 Mar 2021 Validated: Mon 22 Mar 2021 Status: Pending Consideration		Adam Yancy	Mr & Mrs McCullough	Councillor Andy Drummond Councillor James Lay	Tue 27 Apr 2021

Item 7 WSC applications wc 29 March

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - a. one Horse chestnut (T1 on plan) fell. b. group of Leylandii (G1 on plan) reduce height to 3 metres above ground level</u>  Mesnil Warren 40 Bury Road Newmarket CB8 7BT Ref. No: DC/21/0680/TCA Received: Fri 26 Mar 2021 Validated: Fri 26 Mar 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mr Dave Almond	Councillor Rachel Hood Councillor Robert Nobbs	Thu 22 Apr 2021
<u>Trees in a conservation area notification - a. one Lime (T1 on plan) reduce height by six metres and lateral spread by one metre b. one Sycamore (T2 on plan) overall crown reduction by two metres and remove damaged limb back to source c. one Lime (T3 on plan) reduce height by three metres and lateral spread by 1.5 metres d. one Hornbeam (T4 on plan) overall crown reduction by two metres e. group of Limes (G1 on plan) remove epicormic growth</u>  St Louis Catholic Academy Fordham Road Newmarket Suffolk CB8 7AA	Conservation Area	Falcon Saunders	Not Available	Councillor Rachel Hood Councillor Robert Nobbs	Tue 20 Apr 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7 WSC applications wc 29 March

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Ref. No: DC/21/0665/TCA Received: Wed 24 Mar 2021 Validated: Wed 24 Mar 2021 Status: Pending Consideration					
<u>TPO 012 (1956) tree preservation order - a. one Horse chestnut (T1 on plan within A5 on order) fell b. one Lime (T2 on plan within A5 on order) pollard to a height of 14 metres.</u> 7 Halifax Way Newmarket Suffolk CB8 0DH Ref. No: DC/21/0596/TPO Received: Thu 18 Mar 2021 Validated: Thu 18 Mar 2021 Status: Pending Consideration	Tree Preservation Order	Amy Murray	Miss Amy Taylor	Councillor Andy Drummond Councillor James Lay	Wed 21 Apr 2021
<u>Planning application - conversion of first floor storage area into two flats.</u> 83 High Street Newmarket CB8 8JH Ref. No: DC/21/0597/FUL Received: Thu 18 Mar 2021 Validated: Thu 18 Mar 2021 Status: Pending Consideration	Conservation Area	Lindsey Wright	Mr T Kuganejan	Councillor Rachel Hood Councillor Robert Nobbs	Wed 21 Apr 2021

Item 7 WSC applications wc 29 March

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Householder planning application - single storey front extension</u>  7 Leaders Way Newmarket CB8 0DP Ref. No: DC/21/0565/HH Received: Tue 16 Mar 2021 Validated: Tue 30 Mar 2021 Status: Pending Consideration		Savannah Cobbold	Mr Michael Lowther	Councillor Andy Drummond Councillor James Lay	Tue 20 Apr 2021
<u>Planning application - change of use from office (class E) to residential (class C3) to create 2 flats</u>  Godolphin House 2 The Avenue Newmarket CB8 9AA Ref. No: DC/21/0449/FUL Received: Wed 03 Mar 2021 Validated: Wed 03 Mar 2021 Status: Pending Consideration	Conservation Area	Alice Maguire	Mr Andrew Irish	Councillor Andy Drummond Councillor James Lay	Mon 19 Apr 2021
<u>Application for listed building consent - conversion of first floor to two flats</u>  Godolphin House 2 The Avenue Newmarket CB8 9AA Ref. No: DC/21/0450/LB Received: Wed 03 Mar 2021 Validated: Wed 03 Mar 2021 Status: Pending Consideration	Conservation Area	Alice Maguire	Mr Andrew Irish	Councillor Andy Drummond Councillor James Lay	Mon 19 Apr 2021

Item 7 WSC applications wc 29 March

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Application for advertisement consent - Replacement of one non-illuminated fascia sign</u>  Unit 8 St Leger Drive Newmarket CB8 7DT Ref. No: DC/21/0420/ADV Received: Fri 26 Feb 2021 Validated: Wed 31 Mar 2021 Status: Pending Consideration		Amy Murray	Mr Paul Pates	Councillor Michael Anderson Councillor Karen Soons	Wed 21 Apr 2021

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/20/1889/FUL

Consultation Period 23 April 2021

Expires:

9 April 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning application - installation of extraction unit and flue pipe

LOCATION 4-5 , Crown Walk, Newmarket, CB8 8NG

APPLICANT Mrs Yasemin Gucoglu

AGENT Mr Ender Cemgil

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:

The plans have been amended to accurately reflect the location of the flue within the building and the external 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=QIX1BMPDG7500>

Would you please let me know in writing by 23 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

PARISH COUNCIL RESPONSE FORM

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

Case Officer: Amy Murray
Direct Line: 01284 757366
Application No: DC/20/1889/FUL
Consultation Period
Expires: 23 April 2021

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning application - installation of extraction unit and flue pipe

LOCATION 4-5 , Crown Walk, Newmarket, CB8 8NG

APPLICANT Mrs Yasemin Gucoglu

AGENT Mr Ender Cemgil

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

From: [Murray, Amy](#)
To: [Townclerk](#)
Subject: DC/20/1889/FUL- 4-5 Crown Walk- Flue - Re-consultation
Date: 09 April 2021 13:36:11

Good Afternoon

I have re-consulted the Town Council on this application as I have received amended plans that now accurately reflect the location of the flue within the building and external fenestration details. The Town Council has previously objected to this retrospective application requiring further information regarding noise levels. I would like to draw your attention to the response from Public Health and Housing comments dated 16th December 2021.

If you have any queries, please just let me know.

Best regards

Amy Murray
Planning Officer
Planning Development
Direct dial: 01284 757366
Email: Amy.Murray@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

West Suffolk Council supports our staff to work flexibly and we respect the fact that you may also be working at different times to suit you and your organisation's needs. Please do not action or respond to this message outside of your own working hours.

Consultee Comments for Planning Application DC/20/1889/FUL

Application Summary

Application Number: DC/20/1889/FUL

Address: 4-5 Crown Walk Newmarket CB8 8NG

Proposal: Planning application - installation of extraction unit and flue pipe

Case Officer: Amy Murray

Consultee Details

Name: Mrs Karen Cattle

Address: St Edmundsbury Borough Council St Edmundsbury House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Public Health And Housing

Comments

I refer to the above Planning Application for the installation of an extraction unit and flue pipe at 4-5 Crown Walk, Newmarket.

Further to my comments of the 26 November 2020, I understand that the proposed flue was actually installed to the flank wall of 4-5 Crown Walk, Newmarket in June 2019 by the previous lease holder of the premises.

Following a site visit and discussions with the current proprietor of the premises, I understand that the first-floor rooms above the café form part of the lease of the adjacent Beauty Salon, which has been vacant for some months.

Contrary to the amended submitted floor plans, as shown in Drawing No: A102 Rev. A, submitted on 15 December 2020, the new flue only serves a small cooking range and extract hood which has been installed within the service counter, which is now at the rear of the main seating area. There is a separate extract flue serving the main kitchen range which discharges to the rear of the building. The submitted plans are therefore not in accordance with the on-site installation and the internal layout of the premises is incorrect.

On viewing the extract flue from the flat roof, the flue has a cowl which directs the extracted air away from the adjacent residential flats at Market House and over the rear roof. The operation of the fan was also found to be very quiet. I understand that the cooker hood does contain grease and odour filters which are regularly cleaned.

Whilst access to the first-floor rooms above the café could not be obtained, no complaints have been received by Public Health and Housing with regard to noise or odour from the operation of the extract ventilation system since its installation in June 2019. It would therefore seem inappropriate and unnecessary to request a Noise Impact Assessment, following this application.

Whilst Public Health and Housing would therefore wish to withdraw our previous objection to this application, it should be noted that if complaints are received in the future with regard to noise or odour arising from the operation of the extract ventilation system, these will be investigated. If a statutory nuisance is established, in accordance with the provisions of section 79 of The Environmental Protection Act 1990, enforcement action may be required.

Parish Re-Consultation

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

Please ask for: Savannah Cobbold
Direct Line: 07971 534117
Application No. DC/20/2237/FUL
Consultation Period 27 April 2021
Expires:

6 April 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL	Planning application - one dwelling (following demolition of existing dwelling)
LOCATION	Tanglewood, Fordham Road, Newmarket, Suffolk, CB8 7AQ
APPLICANT	Mr And Mrs J Nicholson
AGENT	Mr Colin Clarke - Clay Wall Architectural

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 received 30 March 2021 revising design of dwelling

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=QLOVD8PD0C500>

Would you please let me know in writing by 27 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.

Decision List

Week commencing 29 March 2021

Application for householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height 3.2 metres and height of 2.3 metres at the eaves

39 Valley Way Newmarket Suffolk CB8 0QH

Ref. No: DC/21/0388/HPA | Received: Tue 23 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Decided



Application for advertisement consent - a. one non-illuminated hoarding sign b. one externally illuminated aluminium panel sign

Kininvie Fordham Road Newmarket CB8 7AQ

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



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: Decided



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 CB8 0EY

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



Planning application - a. two sheds b. one potting shed c. one gazebo d. one summer house

Kininvie Fordham Road Newmarket CB8 7AQ

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



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

7 High Street Newmarket Suffolk CB8 8LX

Ref. No: DC/21/0169/FUL | Received: Fri 29 Jan 2021

| Validated: Fri 29 Jan 2021 | Status: Decided



Application to discharge condition 5 (construction surface water management plan) of application DC/18/2447/FUL

Land At Brickfield Stud Exning Road Newmarket Suffolk

Ref. No: DCON(F)/18/2477 | Received: Fri 15 Jan

2021 | Validated: Fri 15 Jan 2021 | Status: Withdrawn



Week commencing 5 April 2021

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

2 Palace Street Newmarket Suffolk CB8 8EP

Ref. No: DC/21/0437/TCA | Received: Mon 01 Mar 2021 | Validated: Mon 01 Mar 2021 | Status: Decided



Trees in a conservation area notification - two Sycamore (T22 and T25 on plan) fell

Palace House Palace Street Newmarket Suffolk CB8 8EP

Ref. No: DC/21/0413/TCA | Received: Thu 25 Feb 2021 | Validated: Thu 25 Feb 2021 | Status: Decided



Householder planning application - a. single storey side extension

1 Southgate Stables Hamilton Road Newmarket CB8 0NQ

Ref. No: DC/21/0262/HH | Received: Wed 10 Feb 2021 | Validated: Wed 10 Feb 2021 | Status: Decided



Application to discharge condition 12 (screen wall and fence), 13 (landscaping) and 14 (arboriculture impact assessment) of application DC/17/1614/FUL

Oakfield Surgery Vicarage Road Newmarket CB8 8HP

Ref. No: DCON(B)/17/1614 | Received: Wed 20 Jan 2021 | Validated: Wed 20 Jan 2021 | Status: Decided



Public Document Pack

To: **Recipients of Delegation Panel papers**

Contact Planning Department

Email planning.help@westsuffolk.gov.uk

6 April 2021

Dear all

Delegation Panel - Tuesday 6 April 2021

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) 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.

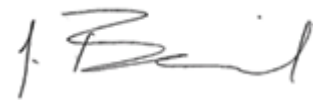
Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

5.	Application number	DC/21/0335/FUL
	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
	Location:	Land at Willie Snaith Road, Newmarket
	Case officer:	Gary Hancox
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No Ward Member comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Director decision:	Delegated



Julie Baird
Director – Planning & Growth

Our Ref: FOH16438

30th March 2021

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

Dear Sir/Madam,

Subject: Proposed 5G Telecommunications Installation for H3G UK

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to the submission of a formal planning application.

As you will see we have already undertaken several steps in the site identification process having examined the Radio Communications Agency Mast Register, our record of other operators' sites and the council's own mast register. In addition, the policies in the council's development plan have been examined and any relevant planning history of the site. This has led to us identifying the following potential site:

Site Name/Address:	George Lambton Avenue SW George Lambton Avenue Studlands Park Newmarket West Suffolk Suffolk CB8 0HQ
NGR:	E: 563990, N: 264213
Type of Installation:	Proposed 18.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawing Ref: FOH16438.

The site identified has been rated Amber under the voluntary Ten Commitments Traffic Light Rating System.

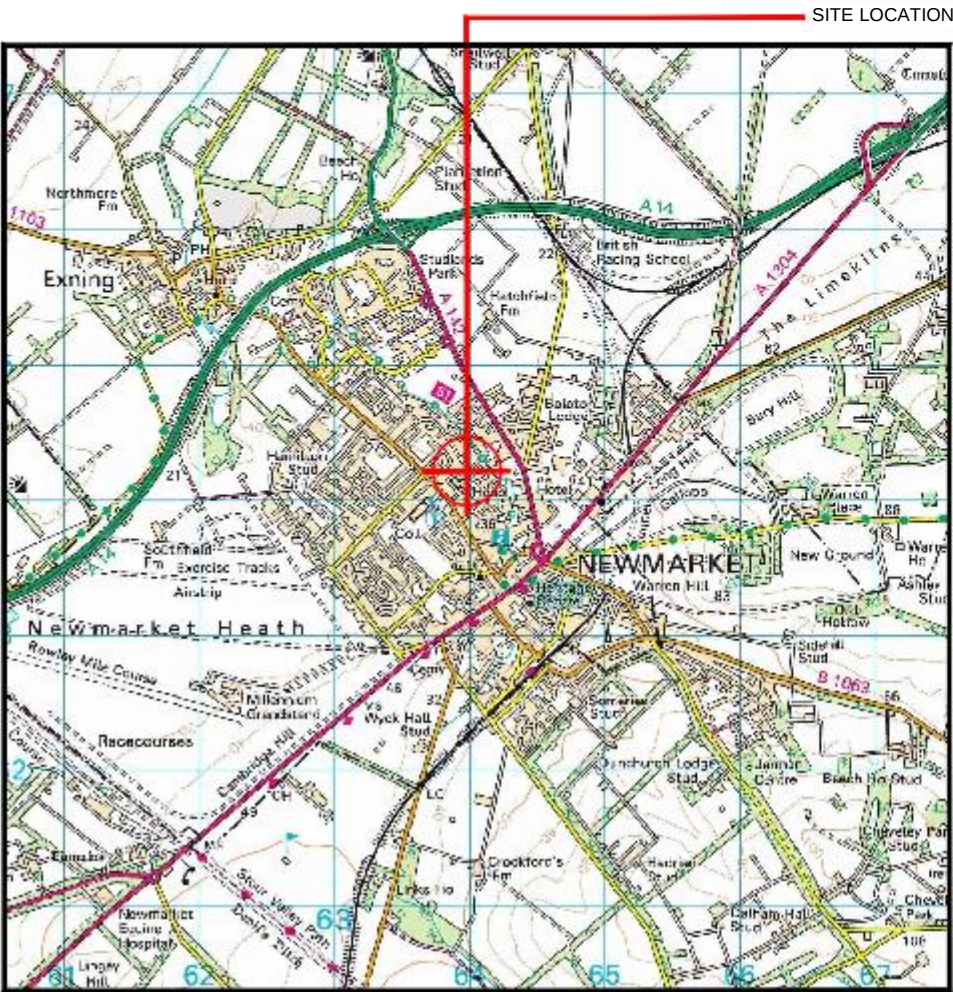
All H3G UK Ltd installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

If you have any feedback on these proposals we look forward to receiving your comments and if you are aware of any other local organisations that are not statutory consultees that you consider should be informed please let us know and we will endeavour to consult with them.

Yours faithfully,

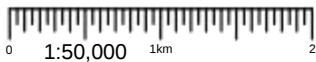
Julia Marshall
j.marshall@whptelecoms.com

Item 14b

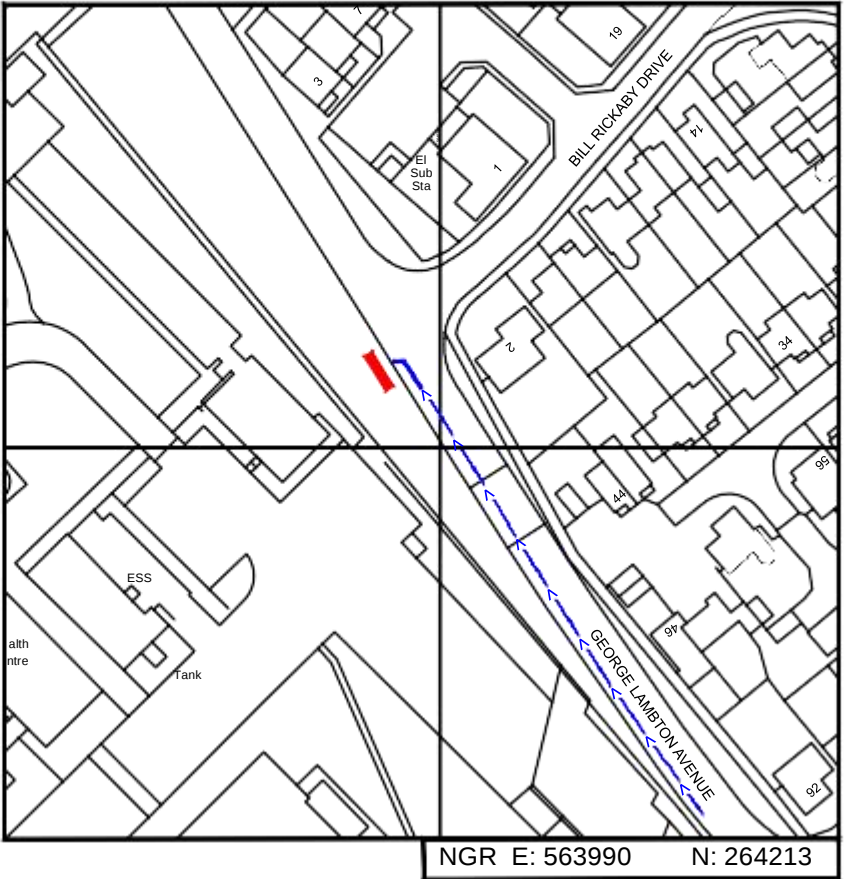


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SITE AREA PLAN

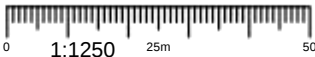


SITE PHOTOGRAPH



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS -<https://goo.gl/maps/yfQQREZ2iU7yRvc06>

GOOGLE STREETVIEW -<https://goo.gl/maps/VueNz65LYDq92qs76>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

Head north-west on M11, At junction 10, take the A505 exit to Royston/Duxford, At the roundabout, take the 3rd exit onto A505, At the roundabout, take the 1st exit and stay on A505, At the roundabout, take the 2nd exit onto Causeway/A505, Continue straight onto A11, Take the A1304 exit towards Newmarket, Continue on A1304, Drive to George Lambton Ave in Newmarket, Continue onto London Rd/A1304, At the roundabout, take the 3rd exit onto Barbara Stradbroke Ave/A1304, Turn left onto Hamilton Rd, turn right onto Rowley Dr, Continue onto St Mary's Square, Turn left onto Mill Hill/B1103, Continue to follow B1103, Turn right onto George Lambton Avenue, the site is located on the left hand side on the grass verge

Site Provider's
Property Boundary:



Access Route To Site:



Access Route:



Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Drawn:	PS	Revision / Upgrade Description:		
Checked:	DH	First Issue - Site nomination dated: 18/03/2021		
Approved:	SD			



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms

Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:

GEORGE LAMBTON AVENUE SW

Site ID:

FOH16438

Address:

GEORGE LAMBTON AVENUE,
STUDLANDS PARK,
NEWMARKET,
WEST SUFFOLK, SUFFOLK
CB8 0HQ

Title:

002 SITE LOCATION PLAN

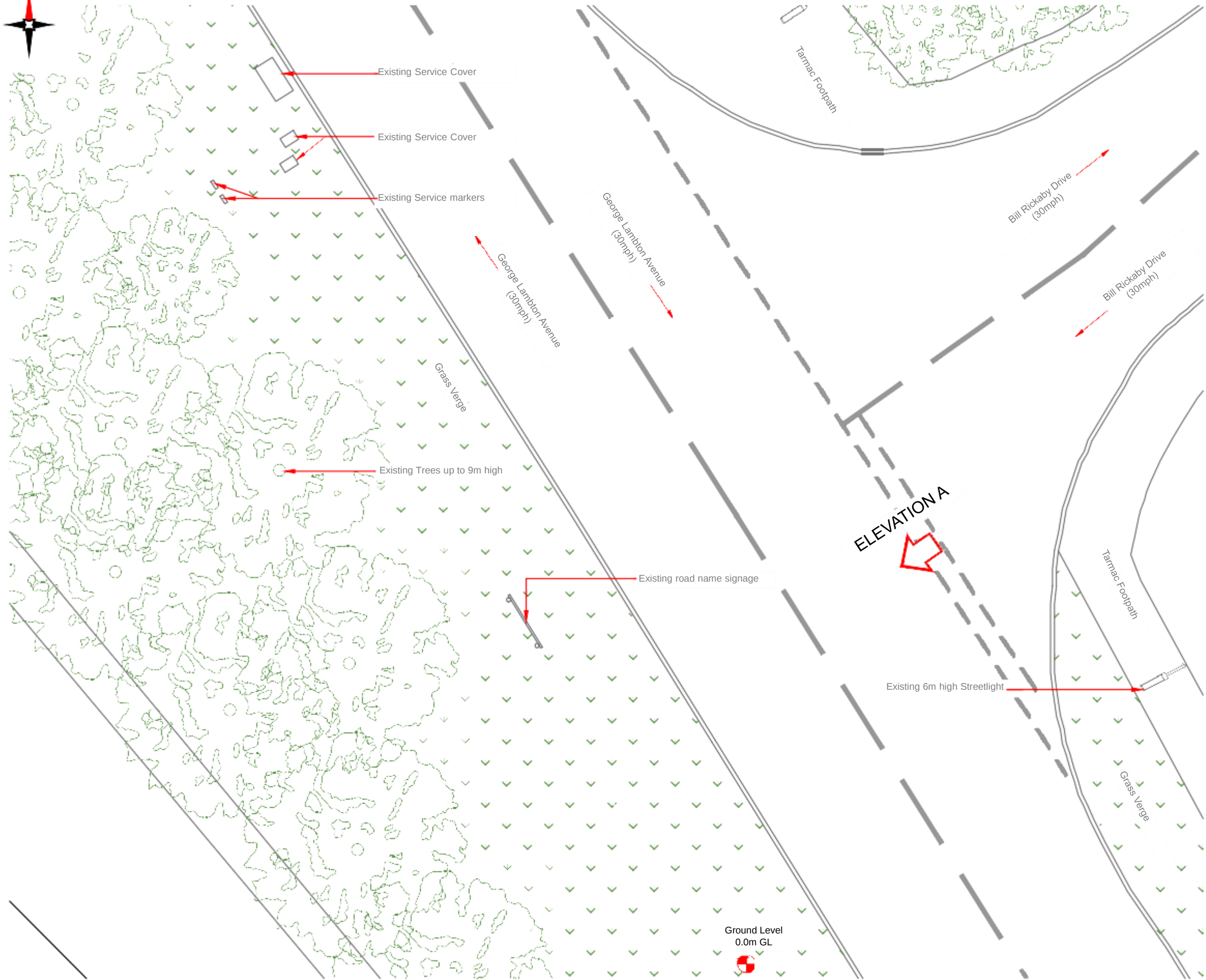
Project:

H3G 5G UNILATERAL

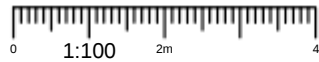
Purpose of Issue:

PLANNING

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A
Master Drawing No:		
FOH16438_M001		
Issue:		
A		



EXISTING SITE PLAN



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	30/03/2021	Revision / Upgrade Description:		
Drawn:	PS	First Issue - Site nomination dated: 18/03/2021		
Checked:	DH			
Approved:	SD			



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Fax: 01628 765 001

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Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:

GEORGE LAMBTON AVENUE SW

Site ID:

FOH16438

Address:

GEORGE LAMBTON AVENUE,
STUDLANDS PARK,
NEWMARKET,
WEST SUFFOLK, SUFFOLK
CB8 0HQ

Title:

100 EXISTING SITE PLAN

Project:

H3G 5G UNILATERAL

Purpose of Issue:

PLANNING

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

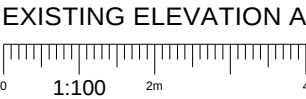
Master Drawing No:

FOH16438_M001

Issue:

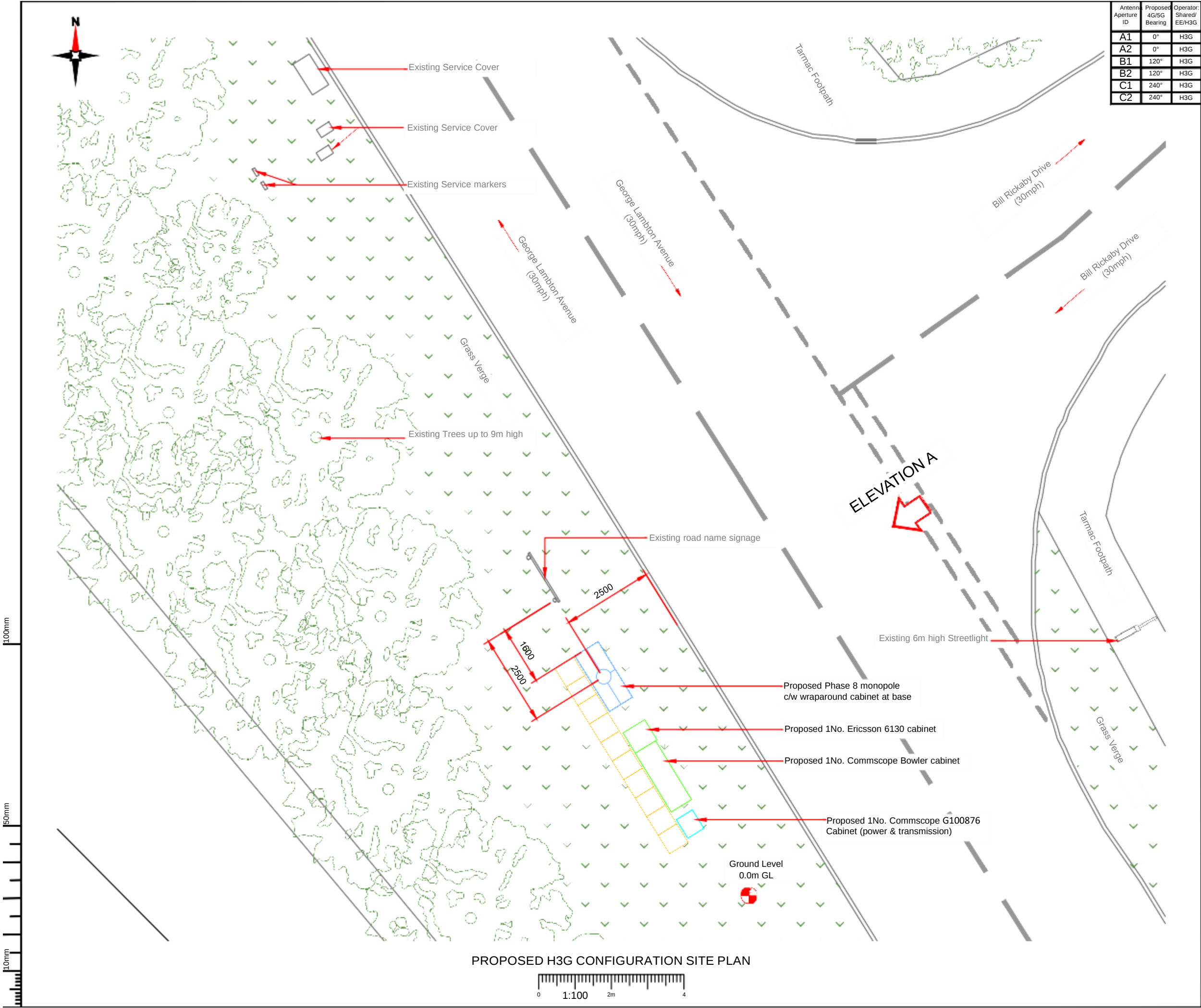
A

100mm
50mm
10mm



- NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	30/03/2021	Revision / Upgrade Description: First Issue - Site nomination dated: 18/03/2021		
Drawn:	PS			
Checked:	DH			
Approved:	SD			
		Hutchison 3G UK Limited Star House, 20 Grenfell Road Maidenhead, SL6 1EH Tel: 01628 765 000 Fax: 01628 765 001 H3G Base Station Information line: 0845 6043000 Available 8am-8pm Monday to Friday		
		Design Consultant & Principal Contractor: WHP Telecoms Unit 1 Maple Park, Low Fields Avenue, Leeds LS12 6HH Tel: 01133023550 e-mail: info@whptelecoms.com		
Site Name:		GEORGE LAMBTON AVENUE SW		
Site ID:		FOH16438		
Address:		GEORGE LAMBTON AVENUE, STUDLANDS PARK, NEWMARKET, WEST SUFFOLK, SUFFOLK CB8 0HQ		
Title:		150 EXISTING ELEVATION A		
Project:		H3G 5G UNILATERAL		
Purpose of Issue:		PLANNING		
EE Cell ID:	MBNL Cell ID:	3UK Cell ID:		
N/A	N/A	N/A		
Master Drawing No:				Issue:
FOH16438_M001				A



Antenn Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	0°	H3G
A2	0°	H3G
B1	120°	H3G
B2	120°	H3G
C1	240°	H3G
C2	240°	H3G

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	30/03/2021	Revision / Upgrade Description:		
Drawn:	PS	First Issue - Site nomination dated: 18/03/2021		
Checked:	DH			
Approved:	SD			



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Design Consultant & Principal Contractor:

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Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:
GEORGE LAMBTON AVENUE SW

Site ID:
FOH16438

Address:
**GEORGE LAMBTON AVENUE,
STUDLANDS PARK,
NEWMARKET,
WEST SUFFOLK, SUFFOLK
CB8 0HQ**

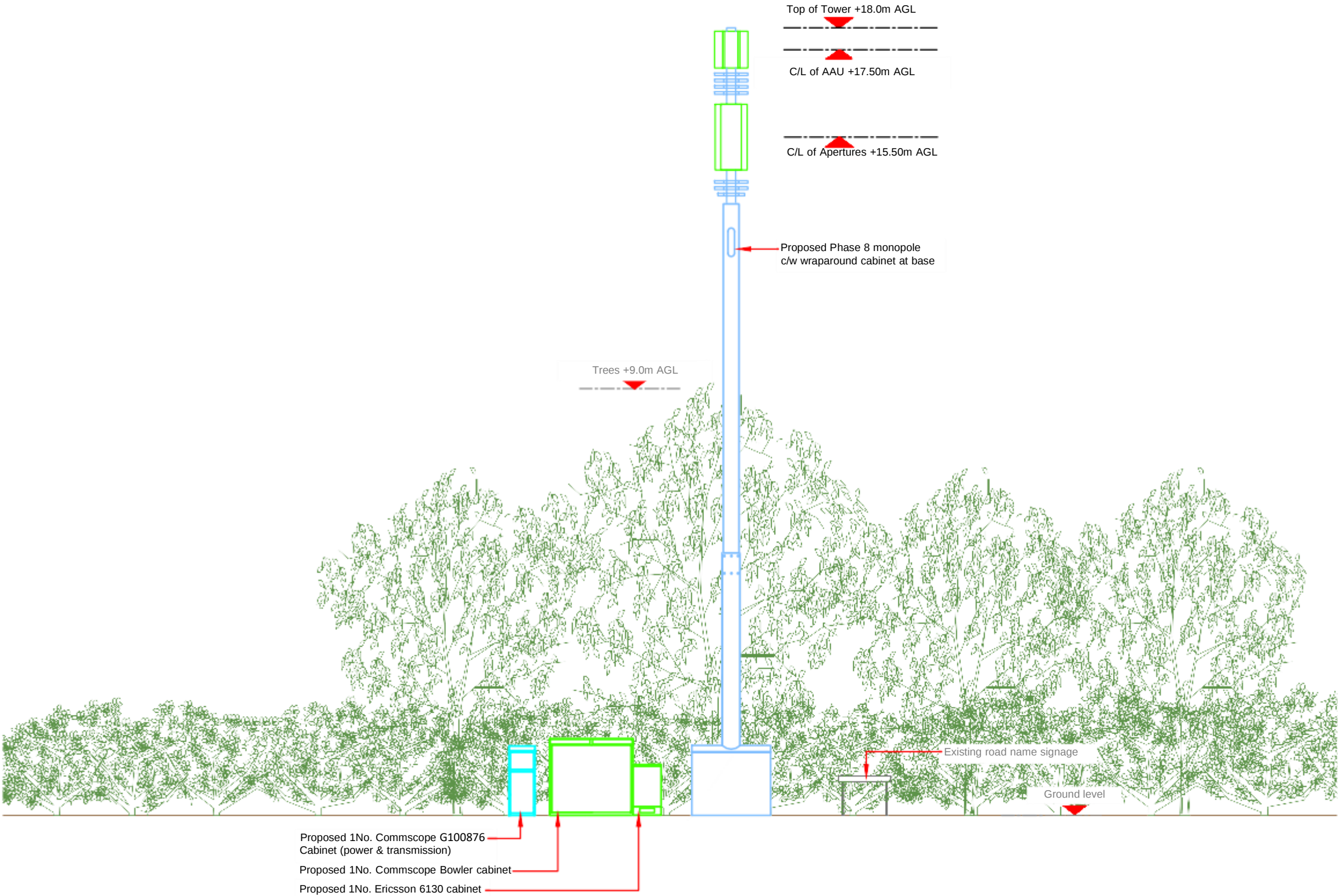
Title:
210 PROPOSED H3G SITE PLAN

Project:
H3G 5G UNILATERAL

Purpose of Issue:
PLANNING

EE Cell ID: N/A	MBNL Cell ID: N/A	3UK Cell ID: N/A
---------------------------	-----------------------------	----------------------------

Master Drawing No: FOH16438_M001	Issue: A
--	--------------------



PROPOSED H3G CONFIGURATION ELEVATION

Antenn Aperture ID	Proposed 4G/5G Bearing	Operator: Shared/ EE/H3G
A1	0°	H3G
A2	0°	H3G
B1	120°	H3G
B2	120°	H3G
C1	240°	H3G
C2	240°	H3G

NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	30/03/2021	Revision / Upgrade Description:		
Drawn:	PS	First Issue - Site nomination dated: 18/03/2021		
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Approved:	SD			



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Design Consultant & Principal Contractor:
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Unit 1 Maple Park,
Low Fields Avenue, Leeds
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Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name:
GEORGE LAMBTON AVENUE SW

Site ID:
FOH16438

Address:
**GEORGE LAMBTON AVENUE,
STUDLANDS PARK,
NEWMARKET,
WEST SUFFOLK, SUFFOLK
CB8 0HQ**

Title:
260 PROPOSED H3G ELEVATION

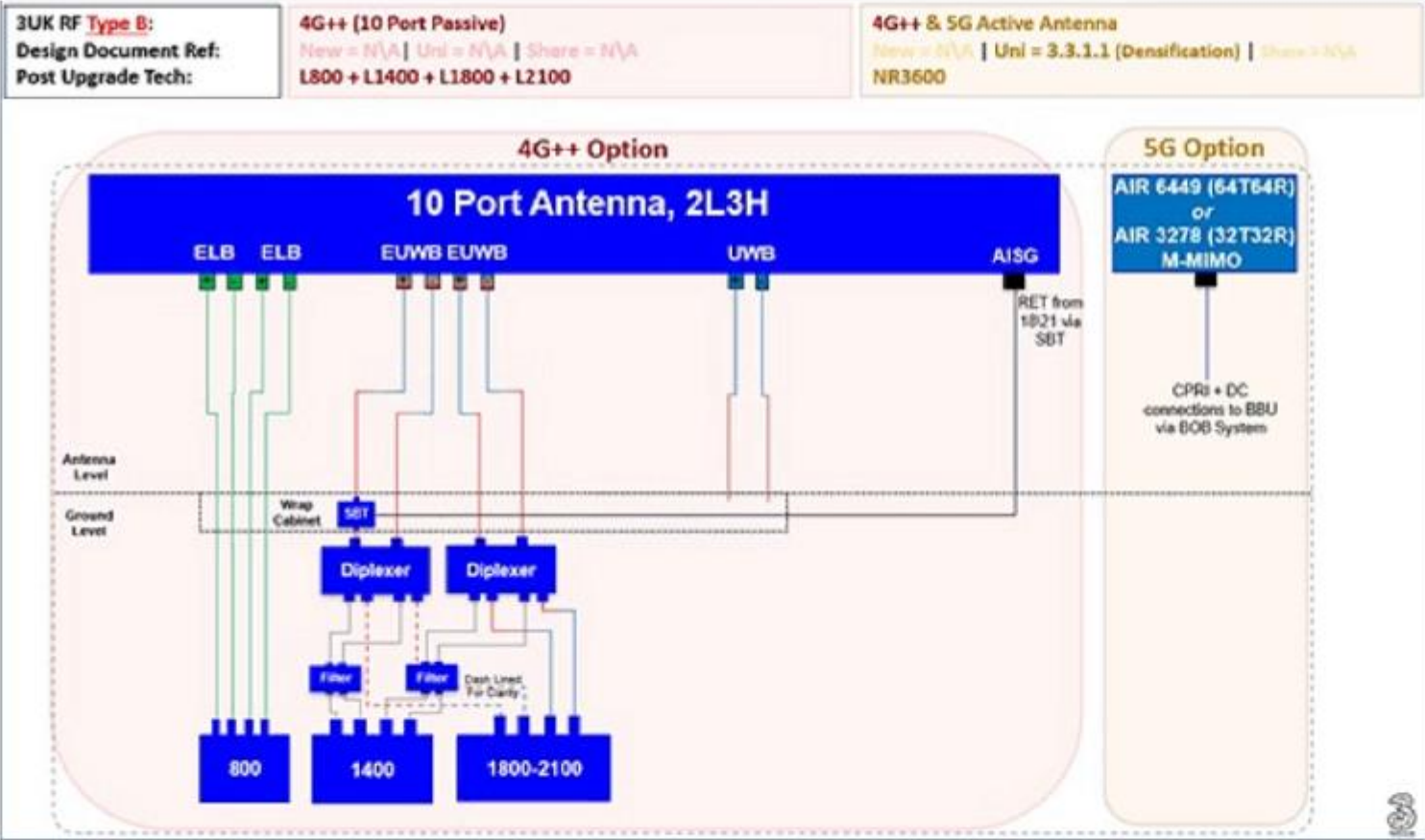
Project:
H3G 5G UNILATERAL

Purpose of Issue:
PLANNING

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
FOH16438_M001	A

Proposed H3G Antenna Aperture Schedule & RF Equipment Capacity																	
Antenna Aperture ID	Antenna Aperture Size (Length x Width x Depth)	Aperture Height C/L	Aperture Max Weight (kg)	Proposed 4G/5G Bearing	Tech: 4G/5G	Operator: Shared/ EE/H3G	Antenna Aperture Coordinates		RRU No. Max Size & Weight L=500mm W=400mm D=150mm Weight=25kg	MHA No. Max Size & Weight L=300mm W=300mm D=150mm Weight=10kg	Main Feeder			BOB Max Size & Weight (300x300x250mm & 5kg)		Active Router No. Max Size & Weight (370x260x150mm & 10kg)	Passive Router No. Max Size & Weight (350x220x150mm & 10kg)
							Eastings	Northings			Size	Length	No.	No. Top	No. Bottom		
A1	841x521x217mm	17.50m	45kg	0°	5G	H3G	-	-	0	0	TBC	TBC	4	1	1	1	1
A2	1499x448x165mm	15.50m	TBC	0°	4G	H3G	-	-	3	0	TBC	TBC	4	1	1	1	1
B1	841x521x217mm	17.50m	45kg	120°	5G	H3G	-	-	0	0	TBC	TBC	4	1	1	1	1
B2	1499x448x165mm	15.50m	TBC	120°	4G	H3G	-	-	3	0	TBC	TBC	4	1	1	1	1
C1	841x521x217mm	17.50m	45kg	240°	5G	H3G	-	-	0	0	TBC	TBC	4	1	1	1	1
C2	1499x448x165mm	15.50m	TBC	240°	4G	H3G	-	-	3	0	TBC	TBC	4	1	1	1	1



STATUS KEY:

Installed:

Existing

Retain:

Existing and to remain

Relocate:

Existing and to be relocated

Remove:

Existing to be removed from site

Proposed:

New on site

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date	30/03/2021	Revision / Upgrade Description:		
Drawn	PS	First Issue - Site nomination dated: 18/03/2021		
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Fax: 01628 765 001

H3G Base Station Information line:

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Unit 1 Maple Park,

Low Fields Avenue, Leeds

LS12 6HH

Tel: 01133023550

e-mail: info@whptelecoms.com

Site Name:

GEORGE LAMBTON AVENUE SW

Site ID:

FOH16438

Address:

GEORGE LAMBTON AVENUE,

STUDLANDS PARK,

NEWMARKET,

WEST SUFFOLK, SUFFOLK

CB8 0HQ

Title:

302 PROPOSED H3G ANTENNA

SCHEDULE & LINE CONFIGURATION

Project:

H3G 5G UNILATERAL

Purpose of Issue:

PLANNING

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
FOH16438_M001	A

Support Structure Schedule													
Structure ID	Status	Equipment Description / Type	Structure Manufacturer	Height AGL (m)	Colour (RAL Colour)	Headframe Details	Foundation / Support Grillage / Host Structure Details	Support Bolt Details	MBNL Ref:	Comments			
ST1	Proposed	Phase 8	-	18.0m	Galvanised	-	Root Foundation	-	-				
Equipment Schedule													
Equipment ID	Quantity	Status	Equipment Description / Type	Equipment Manufacturer	Dimensions (W x D x H)	Weight (kg)	Colour (RAL Colour)	Material	Location	Power	Power cable length (m)	MBNL Ref:	Comments
CAB1	1	Proposed	Commscope - Bowler	-	1900x600x1750	-	Grey	Steel	Outdoor	-	-	-	
CAB2	1	Proposed	Ericsson 6130	-	650x700x1100	-	Grey	Steel	Outdoor	-	-	-	
CAB3	1	Proposed	Diplexer Cabinet	-	1800x750x1600	-	Grey	Steel	Outdoor	-	-	-	
CAB4	1	Proposed	Commscope Kevin Cabinet	-	600x520x1585	-	Grey	Steel	Outdoor	-	-	-	

STATUS KEY:

Installed:

Retain:

Relocate:

Remove:

Proposed:

Existing

Existing and to remain

Existing and to be relocated

Existing to be removed from site

New on site

LOCATION KEY:

Outdoor:

Indoor:

Internal:

Located outside

Located within an equipment cabin or equipment room

located inside a cabinet or item of equipment

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Title		Revision / Upgrade Description		
Drawn		PS	First Issue - Site nomination dated: 18/03/2021	
Checked		DH		
Approved		SD		



Hutchison 3G UK Limited

Star House, 20 Grenfell Road

Maidenhead, SL6 1EH

Tel: 01628 765 000

Fax: 01628 765 001

H3G Base Station Information line:

0845 6043000

Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms

Unit 1 Maple Park,

Low Fields Avenue, Leeds

LS12 6HH

Tel: 01133023550

e-mail: info@whptelecoms.com

Site Name:

GEORGE LAMBTON AVENUE SW

Site ID:

FOH16438

Address:

GEORGE LAMBTON AVENUE,

STUDLANDS PARK,

NEWMARKET,

WEST SUFFOLK, SUFFOLK

CB8 0HQ

Title:

305 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAILS

Project:

H3G 5G UNILATERAL

Purpose of Issue:

PLANNING

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
FOH16438_M001	A

100mm

50mm

10mm





EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

DX41001 ELY Fax: (01353) 665240

www.eastcambs.gov.uk

By email

*This matter is being dealt with by: Richard Kay,
Strategic Planning Manager*

Telephone: 01353 616263

E-mail: richard.kay@eastcambs.gov.uk

My Ref: LP/stage1/Mar21

Your Ref:

Date: 26 March 2021

Dear Sir/Madam

RE: East Cambridgeshire Local Plan – Single Issue Review – Housing Requirements

I am writing to inform you that East Cambridgeshire District Council is consulting on a very limited partial update of its 2015 East Cambridgeshire Local Plan. As the consultation document explains in more detail, this is not a full update of the Local Plan. When only a small update is proposed in this way, it is often referred to as a 'Single Issue Review'.

The update focusses only on updating the overall housing 'target' for the area (sometimes referred to as the 'housing requirement' for the area). There is no expectation that any new land allocations will be made, for example. Please read the document carefully to understand the scope of the consultation and the proposed changes to the Local Plan.

We are currently at the first stage in the process and we would welcome any views you may have.

Consultation will take place between **26th March and 23:59 on 7th May 2021**. Full details are available on our website at: <http://www.eastcambs.gov.uk/local-development-framework/local-plan-review> where you can read the consultation document.

How to Make Comments

You can make comments:

- By emailing the council at – planningpolicy@eastcambs.gov.uk
- Or in writing, to the above address.

May I advise you that comments will not be kept confidential and will be made available to the public (including, potentially, online). However, your personal details will be kept confidential in line with the Data Protection Act.

All comments received will be taken into consideration and will help inform the next consultation stage later in 2021.

If you would like to keep up to date with the progress of the Local Plan update, please regularly check our website at <http://www.eastcambs.gov.uk/local-development-framework/local-plan-review> . We may, as appropriate, contact you again when the next stages are reached for this Plan.

If you no longer wish to be kept informed, please let us know using the contact details in this letter - we do not want to contact you unnecessarily.

Yours faithfully

Richard Kay
Strategic Planning Manager
East Cambridgeshire District Council