

Membership as from May 2021

Councillor Appleby
Councillor Berry
Councillor Clover
Councillor Crissall
Councillor Drummond
Councillor Hall
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor O'Neill
Cllr Yarrow
Quorum = 3



Newmarket
T O W N C O U N C I L

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
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 7th June 2021 at 6pm

Agenda

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. To elect a Chairman for the Development & Planning Committee for the municipal year 2021/2022
2. To elect a Vice Chairman for the Development & Planning Committee for the municipal year 2021/2022
3. Chair to read fire safety notice and announce that proceedings may be filmed or recorded.
4. **Apologies** - To receive and accept apologies for absence
5. **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
6. **Minutes of previous meetings held 4th & 17th May 2021**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
7. **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
8. **To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
9. **Planning applications** – West Suffolk Council, weeks commencing 10/05/2021, 17/05/2021 and 24/05/2021
10. **Planning applications** – Amended and Deferred Plans
11. **Planning applications** – East Cambs
12. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 10/05/2021, 17/05/2021 and 24/05/2021
13. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
14. **Licensing** - To discuss any Licensing Applications
15. **Newmarket Cumulative Impact Assessment** – To consider and approve a response to the consultation
16. **Correspondence**
17. **Date of next meeting** – Monday 21st June 2021
18. **Items for consideration at the next meeting**

Signed: *C. Whitaker*

Cathy Whitaker, Acting Town Clerk

DATE: 01/06/2021

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 neighbours
Impact of construction work	



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 17th May 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, C Whitaker - RFO, J Ashton – Minute Assistant, 1 Member of the Press and 2 Members of the Public.

Minute

D/21/05/16 Chairman to Read the Fire Safety Notice and Announce that Proceedings may be filmed or Recorded.

The Chairman opened the meeting and read out the Fire Safety Notice and confirmed that proceedings may be filmed or recorded.

D/21/05/17 Apologies

None noted.

D/21/05/18 Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider Any Requests Received for Member's Dispensation

Cllrs Appleby and Hood declared a non-pecuniary interest in application DC/21/0966/TCA. A Group dispensation was requested for application DC/21/0967/TCA.

D/21/05/19 To Confirm the Minutes of the Meeting Held on Monday 4th May 2021 and Matters Arising

Members received the minutes of the Development & Planning Committee held on 4th May 2021 and the following was agreed:

D/21/05/19.01 Resolved

That the minutes of the Development & Planning Committee held on 4th May 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/05/20 Public Open Session

A resident spoke to application DC/21/0842/FUL and raised concerns regarding overdevelopment and pedestrian safety along Woodditon Road.

A proposal was made to bring application DC/21/0842/FUL forward and the following was agreed:

D/21/05/20.01 Resolved

That application DC/21/0842/FUL be brought forward.

DC/21/0842/FUL – Planning application – Cross boundary application (East Cambridgeshire District Council) - eight dwellings and associated external works Plot 1 Land West Of 104 Crockford Road Woodditon Road Newmarket Suffolk.

D/21/05/20.02 Resolved

The Committee objected on the grounds of overdevelopment of the site and highway safety for pedestrians that have not been addressed. The Committee requests that the development does not go ahead until Section 106 money is used to install a foot bridge over the railway line and safety improvements are made to the footpath along Woodditon Road.

A member of the public left the meeting.

D/21/05/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications.

D/21/05/22 Planning Applications

Week commencing 26/04/2021

D/21/05/22/1 DC/21/0956/TCA - Trees in a conservation area notification - one Maple (on plan) fell - Clifton House 41 Old Station Road Newmarket.

D/21/05/22.01 Resolved

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

D/21/05/22/2 DC/21/0941/TCA – Trees in a conservation area notification - one Horse chestnut (T1 on plan) – crown lift to 7 metres above ground level on north side only; one Sycamore (T2 on plan) - crown lift to 7 metres above ground level on north side; reduce remaining lower lateral limbs on the north side only by up to 1 metre to clear the boundary fence - 14 Malcolm Way Newmarket.

D/21/05/22.02 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 non-pecuniary interest in the following application and did not vote.

D/21/05/22/3 DC/21/0896/TCA – Trees in a conservation area notification - one Horse Chestnut (T1 on plan) reduce south west lowest limb up to two metres, one Walnut (T2 on plan) overall crown reduce by two metres, one Sycamore (T3 on plan) overall crown reduce by two metres, one Cypress (T4 on plan) fell, one Walnut (T5 on plan) overall crown reduce by two metres, four Sycamore (T6, T7, T8, T9 on plan) pollard to eight metres above ground level - The Belt 56 And 58 Bury Road Newmarket Suffolk.

D/21/05/22.03 Resolved

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

- D/21/05/22/4** DC/21/0897/TCA – Trees in a conservation area notification - three cypresses (grp 1 on plan) reduce height by 4.5 metres and cut back overhang over neighbours garden by two metres - 20 Mill Hill Newmarket Suffolk.

D/21/05/11.04 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/21/05/22/5** DC/21/0845/TPO - TPO 01 (1990) tree preservation order – one Beech (T1 on plan within A1 on order) thin canopy by up to 15%, reduce one limb growing towards house and one limb growing towards the right of the garden by two metres, and reduce limb growing to left of garden by one metre - 6 Churchill Avenue Newmarket.

D/21/05/22.05 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 Appleby declared a non-pecuniary in the following application and did not vote.

- D/21/05/22/6** DC/21/0803/TPO – TPO 13 (2005) tree preservation order – one Horse chestnut (T1 on plan and order) re-pollard overall crown by up to three metres to previous pollard points 8 Saint Albans Newmarket.

D/21/0/22.06 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/21/05/22/7** DC/21/0767/VAR – Planning application - variation of condition 2 of DC/20/0729/FUL to allow use of revised plans for seven commercial use units (use class B1) and associated works (demolition of existing commercial unit) - 7 Laureate Paddocks Newmarket.

D/21/05/22.07 Resolved

The Committee voiced no objections.

Week commencing 03/05/2021

A Group dispensation was requested for the following application.

- D/21/05/22/8** DC/21/0967/TCA – Trees in a conservation area notification - two Cherry (T1 and T2 on plan) overall crown reduction by up to two metres - Memorial Hall 144 High Street Newmarket.

Book Number 16 2021 - 2022

D/21/05/22.08 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.

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

D/21/05/22/9 DC/21/0966/TCA – Trees in a conservation area notification - one Sycamore (T1 on plan) fell 5A Stanley House Bungalows Bury Road Newmarket.

D/21/05/22.09 Resolved

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

D/21/05/22/10 DC/21/0899/TPO – TPO 02 (1980) tree preservation order - a. one Sycamore (T86 on plan) reduce height and spread above stables by up to three metres b. one Horse chestnut (T83 on plan) overall crown reduction by up to four metres - 8 Cecil Lodge Close Falmouth Avenue Newmarket.

D/21/05/22.10 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/21/05/22/11 DC/21/0883/TPO – TPO/1990/03 – Tree preservation order – one Beech (T1 on plan, G2 on order) remove unfused crossing branches; reduce mid and lower crown by 1.5-2 meters from the north easterly crown through to the south westerly crown; remove hanging branches and tidy sprags - 57 Drinkwater Close Newmarket.

D/21/05/22.11 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/21/05/22/12 DC/21/0872/HH – Householder planning application - a. two storey extension to side b. porch to side elevation c. detached cart lodge to front d. roof window to rear roof e. render to front, side and rear elevations - Willoughby Cottage Fordham Road Newmarket.

D/21/05/22.12 Resolved

The Committee voiced no objections.

D/21/05/22/13 DC/21/0783/HH – Householder planning application - front porch - 23 Drinkwater Close Newmarket.

D/21/05/22.13 Resolved

The Committee voiced no objections.

D/21/05/23 Amended and Deferred Planning Applications

None noted.

D/21/05/24 East Cambs Planning Applications

A request was made for a copy of the Committee's objection to application DC/21/0842/FUL be sent to East Cambs District Council.

D/21/05/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 26/04/2021 & 03/05/2021.

Applications	Description	Address	WS Decision	NTC Decision
DC/21/0779/TE1	Determination in respect of Development by Telecommunications Code systems operators - proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works	Street Record George Lambton Avenue Newmarket Suffolk	Withdrawn	Not considered
DC/21/0457/HH	Householder planning application - conversion of outbuilding to ancillary annexe	Rosebank 4 Rayes Lane Newmarket	Approved	No objections
DC/21/0261/TPO	TPO 032 (1960) tree preservation order - one Beech (T1 on plan within A1 on order) - crown raising to 6 metres above ground level	17 Wyndham Way Newmarket	Approved	No objections
DC/20/2047/ADV	Application for advertisement consent – two internally illuminated digital totem signs with static BID map to replace existing signage	98 High Street Newmarket Suffolk	Approved	No objections
DC/20/1968/FUL	Planning application - 1. Conversion of stables at first floor level, and associated alterations, to provide ancillary accommodation for two members of staff and two guest bedrooms 2. Walkway to connect the dwelling and first floor ancillary accommodation 3. Re-tile roof stables 4. Demolition of flint walls at entranceway to stable yard	Hurworth House Fordham Road Newmarket	Approved	No objections
DC/20/1889/FUL	Planning application - installation of extraction unit and flue pipe	4-5 Crown Walk Newmarket	Approved	No objections
DCON(C)/17/2676	Application to Discharge Conditions 17 (External Lighting Strategy), 18 (Obscured Window Details) and 19 (Plant or Machinery Details) of DC/17/2676/FUL	Kininvie Fordham Road Newmarket	Approved	Not considered
DCON(D)/17/1881	Application to discharge conditions nine (materials) and 30 (energy strategy) of DC/17/1881/FUL	Development Site Aldi South Drive Exning Road Newmarket Suffolk	Approved	Not considered
DC/21/0680/TCA	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	Mesnil Warren 40 Bury Road Newmarket	Approved	Objected
DC/21/0424/HH	Householder planning application - single storey side extension	5 Wragg Drive Newmarket	Approved	No objections
DCON(B)/17/1881	Application to discharge conditions 6 (construction management plan), 7 (deliveries management plan), 13 (cycle storage and changing facilities), 18 (surface water SCC Floods), 19 (surface water management), 20 (surface water EA), 21 (contamination EA) 22 (contamination) and 24 (window glazing and ventilation) of DC/17/1881/FUL	Development Site Aldi South Drive Exning Road Newmarket Suffolk	Approved	Not considered

D/21/05/26 Delegation Panel Decisions

DC/21/0424/HH – Householder planning application – single storey side extension - 5 Wragg Drive Newmarket.

The option to grant approval was noted.

D/21/05/27 To Discuss any Licensing Applications
None noted.

D/21/05/28 Correspondence
None noted.

D/21/05/29 Date of Next Meeting
Monday 7th June 2021 at 6.00pm at the Memorial Hall.

D/21/05/30 To Note any Items for Next Meeting
None noted.

Meeting closed at 6:29pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/05/20.02 Resolved</u>	The Committee objected on the grounds of overdevelopment of the site and highway safety for pedestrians that have not been addressed. The Committee requests that the development does not go ahead until Section 106 money is used to install a foot bridge over the railway line and safety improvements are made to the footpath along Woodditon Road.
<u>D/21/05/22.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/21/05/22.02 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/21/05/22.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

Book Number 19 2021 - 2022

<u>D/21/05/22.04 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/21/05/22.05 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/21/05/22.06 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/21/05/22.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/05/22.08 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/21/05/22.09 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/21/05/22.10 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/21/05/22.11 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/21/05/22.12 Resolved</u>	The Committee voiced no objections.
<u>D/21/05/22.13 Resolved</u>	The Committee voiced no objections.

Item 9 WSC applications wc 10 May May 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - one Pine (T1 on plan) - fell</u>  3 Falmouth Gardens Newmarket CB8 7DL Ref. No: DC/21/1055/TCA Received: Tue 11 May 2021 Validated: Tue 11 May 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mrs Samantha Murphy - Anglia Tree Contractors	Councillor Michael Anderson Councillor Karen Soons	Thu 03 Jun 2021
<u>Trees in a conservation area notification - one Yew (T004 on plan) lateral crown reduction by 2 metres from corner of building</u>  Bassett House 29 Bury Road Newmarket Suffolk CB8 7BY Ref. No: DC/21/1010/TCA Received: Wed 05 May 2021 Validated: Wed 05 May 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Godolphin Management Co Ltd	Councillor Rachel Hood Councillor Robert Nobbs	Tue 01 Jun 2021

Item 9 WSC applications wc 10 May May 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Application for advertisement consent - internally illuminated double sided advertising panel forming one end to an existing bus shelter</u>  Footpath Outside Mce House 351 Exning Road Newmarket Suffolk CB8 0AU Ref. No: DC/21/0943/ADV Received: Tue 27 Apr 2021 Validated: Thu 13 May 2021 Status: Pending Decision		Alice Maguire	Mr Graham Rankin	Councillor Andy Drummond Councillor James Lay	Thu 03 Jun 2021
<u>Planning application - one dwelling</u>  Land Rear Of 2 Park Avenue Newmarket Suffolk Ref. No: DC/21/0913/FUL Received: Mon 26 Apr 2021 Validated: Wed 12 May 2021 Status: Pending Decision		Amy Murray	Edward Babbington	Councillor Rachel Hood Councillor Robert Nobbs	Tue 08 Jun 2021

Item 9 WSC applications wc 10 May May 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Planning application - one dwelling  257 Hethersett Close Newmarket CB8 7AT Ref. No: DC/21/0863/FUL Received: Mon 19 Apr 2021 Validated: Tue 11 May 2021 Status: Pending Decision		Amy Murray	Edward Babbington	Councillor Rachel Hood Councillor Robert Nobbs	Tue 08 Jun 2021
Householder planning application - 1. single storey side extension 2. fibre cement cladding to south-west elevation  2 Andrew Road Newmarket CB8 0DG Ref. No: DC/21/0787/HH Received: Mon 12 Apr 2021 Validated: Mon 12 Apr 2021 Status: Pending Decision		Amy Murray	Mr Tim Moll	Councillor Andy Drummond Councillor James Lay	Fri 04 Jun 2021

Item 9 WSC applications wc 17 May 17th May 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Householder planning applicaiton - single storey extension to side and rear elevations</u>  60 Weston Way Newmarket CB8 7SB Ref. No: DC/21/0978/HH Received: Mon 03 May 2021 Validated: Mon 03 May 2021 Status: Pending Consideration		Adam Yancy	Ms Lucy Russell	Councillor Michael Anderson Councillor Karen Soons	Mon 07 Jun 2021
<u>Householder planning application - dropped kerb and graveled parking area</u>  302 Exning Road Newmarket CB8 0AN Ref. No: DC/21/0970/HH Received: Fri 30 Apr 2021 Validated: Mon 17 May 2021 Status: Pending Decision		Amy Murray	Mr Gerald Blankley	Councillor Michael Anderson Councillor Karen Soons	Mon 07 Jun 2021

Item 9 WSC applications wc 17 May 17th May 2021

<u>Householder planning application - provision of dropped kerb</u>  300 Exning Road Newmarket CB8 0AN Ref. No: DC/21/0945/HH Received: Wed 28 Apr 2021 Validated: Mon 17 May 2021 Status: Pending Consideration		Adam Yancy	Mrs Polly Fellows	Councillor Michael Anderson Councillor Karen Soons	Mon 07 Jun 2021
<u>Householder planning application - dropped kerb</u>  304 Exning Road Newmarket CB8 0AN Ref. No: DC/21/0940/HH Received: Tue 27 Apr 2021 Validated: Mon 17 May 2021 Status: Pending Consideration		Adam Yancy	Mr Adrian Watts	Councillor Michael Anderson Councillor Karen Soons	Mon 07 Jun 2021

Item 9 WSC applications wc 17 May 17th May 2021

<u>Planning application - a. construction of one dwelling</u> <u>b. conversion of existing detached garage to dwelling</u> <u>c. associated car port, outbuildings, parking, garden and associated infrastructure</u>  Nowell Lodge Fordham Road Newmarket CB8 7AQ Ref. No: DC/21/0604/FUL Received: Thu 18 Mar 2021 Validated: Thu 20 May 2021 Status: Pending Consideration	Conservation Area	Kerri Cooper	Rogerson	Councillor Michael Anderson Councillor Karen Soons	Thu 10 Jun 2021
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Item 9 WSC applications wc 24 May 24th May 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - a. two Sycamore (T1 and T3 on plan) fell b. two Sycamore (T2 and T4 on plan) overall crown reduction by three metres</u>  Maids Head 9 Kingsway Mildenhall IP28 7HN Ref. No: DC/21/1118/TCA Received: Wed 19 May 2021 Validated: Wed 19 May 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mr Ron Pammenter	Mr Luke Hamill Councillor Ian Shipp	Mon 14 Jun 2021
<u>Application for listed building consent - a. remove existing concrete roof tiles and repair exposed timbers; b. fix permeable membrane and fix new clay plain tiles; c. replacement dormer roofs</u>  Clinton House 22 Mill Street Mildenhall IP28 7DP Ref. No: DC/21/1047/LB Received: Tue 11 May 2021 Validated: Tue 11 May 2021 Status: Pending Consideration	Conservation Area	Debbie Cooper	Mr Robert Palmer	Councillor Andy Neal	Thu 17 Jun 2021

Consultee Comments for Planning Application

DC/21/0597/FUL

Application Summary

Application Number: DC/21/0597/FUL

Address: 83 High Street Newmarket CB8 8JH

Proposal: Planning application - conversion of first floor storage area into two flats

Case Officer: Lindsey Wright

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

Thank you for re-consulting Public Health and Housing with regard to the above planning application for the conversion of first floor storage areas at 83, High Street, Newmarket into two flats.

Further to our comments of the 15 April 2021, I have reviewed the Amended Proposed Floor Plan, Drawing No: 2142/02 Rev. B, submitted on 13 May 2021 and note that the internal layout of the proposed flats have been revised.

The bedroom in Flat 1 has been reduced from 10.4 sqm to 8.75 sqm, whilst the living room has been increased from 11.6 sqm to 13.1 sqm. The bedroom in Flat 2 has also been reduced in size from 10.6 sqm to 9.8 sqm whilst the floor area of the combined kitchen/dining/living area has been increased from 17.65 sqm to 18.7 sqm. Both units of accommodation would therefore now meet the recommended minimum floor areas for a single occupier.

Amended application

DC/21/0597/FUL

83 High Street Newmarket CB8 8JH

Conversion of first floor storage area into two flats

NTC objected on the grounds that the living spaces are below the permitted minimum size and that it is an overdevelopment of the site.

Revised plans submitted to WSC amend the internal arrangement of the 2no flats to address concerns raised by the Public Health and Housing Officer. The development now complies with National Space Standards.

Does the council wish to maintain its' objection on the grounds of over development?

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/21/0681/TPO

Consultation Period 14 June 2021

Expires:

24 May 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL TPO 12 (2005) tree preservation order - one Silver birch (T1 on plan and order) fell b. one Walnut (T2 on plan and order) reduce lateral limbs by up to one metre back to previous reduction points

LOCATION 6 Balaton Place , Snailwell Road, Newmarket, CB8 7YP

APPLICANT Mr Mark Payne

AGENT Mr Ian Clarke

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:

Change of description to reflect felling of one Silver birch (T1 on plan and order)

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=QQKNGGPDINCO0>

Would you please let me know in writing by 14 June 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

Savannah Cobbold

Savannah Cobbold
Trainee Planning Officer

PARISH COUNCIL RESPONSE FORM

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

Case Officer: Savannah Cobbold
Direct Line: 07971 534117
Application No: DC/21/0681/TPO
Consultation Period
Expires: 14 June 2021

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL TPO 12 (2005) tree preservation order - one Silver birch (T1 on plan and order) fell b. one Walnut (T2 on plan and order) reduce lateral limbs by up to one metre back to previous reduction points

LOCATION 6 Balaton Place , Snailwell Road, Newmarket, CB8 7YP

APPLICANT Mr Mark Payne

AGENT Mr Ian Clarke

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 10th May 2021

Trees in a conservation area notification - five Conifer (marked green on plan) fell

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: Decided



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

St Louis Catholic Academy Fordham Road Newmarket Suffolk CB8 7AA

Ref. No: DC/21/0665/TCA | Received: Wed 24 Mar 2021 | Validated: Wed 24 Mar 2021 | Status: Decided



Application for advertisement consent - various site signage including - a. 27 non illuminated directional signs, b. four internally illuminated digital screen signs, c. one internally illuminated playland sign.

Land At Willie Snaith Road Newmarket Suffolk

Ref. No: DC/21/0393/ADV | Received: Wed 24 Feb 2021 | Validated: Wed 24 Feb 2021 | Status: Decided



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

Ref. No: DC/21/0391/ADV | Received: Tue 23 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Decided



Application for advertisement consent - one internally illuminated freestanding totem sign

Land At Willie Snaith Road Newmarket Suffolk
Ref. No: DC/21/0394/ADV | Received: Tue 23 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Decided



Planning application - a. freestanding restaurant with drive-thru facility, car parking, landscaping and associated works b. including customer order displays (COD), goal post height restrictor and play frame

Land At Willie Snaith Road Newmarket Suffolk
Ref. No: DC/21/0335/FUL | Received: Wed 17 Feb 2021 | Validated: Wed 17 Feb 2021 | Status: Decided



Newmarket
TOWN COUNCIL

West Suffolk
Council

Decision List

Week commencing 17th May 2021

Discharge of conditions for DC/18/2495/FUL - condition 3 - remediation strategy

Garage Site Between Windsor Road And Valley Way Windsor Road Newmarket Suffolk
Ref. No: DCON(D)/18/2495 | Received: Wed 12 May 2021 | Validated: Wed 12 May 2021 | Status: Decided



Application to discharge conditions 1 (noise) and 3 (verification report) of DC/21/0055/VAR

Land At Brickfield Stud Cemetery Hill Newmarket Suffolk
Ref. No: DCON(A)/21/0055 | Received: Fri 16 Apr 2021 | Validated: Fri 16 Apr 2021 | Status: Decided



TPO 026 (1958) tree preservation order - one Pine (T1 on plan within A1 on order) fell

12 Stirling Gardens Newmarket CB8 0ER
Ref. No: DC/21/0654/TPO | Received: Thu 25 Mar 2021 | Validated: Thu 25 Mar 2021 | Status: Withdrawn



Householder planning application - a. two storey side extension b. single storey rear extension

13 Adastral Close Newmarket CB8 0PX
Ref. No: DC/21/0650/HH | Received: Wed 24 Mar 2021 | Validated: Wed 24 Mar 2021 | Status: Decided



Householder planning application - single storey rear extension

41 Norfolk Avenue Newmarket Suffolk CB8 0DE
Ref. No: DC/21/0636/HH | Received: Tue 23 Mar 2021 | Validated: Tue 23 Mar 2021 | Status: Decided



Householder planning application - a. two storey front extension (following demolition of existing single and two storey extension) b. raising of existing roof c. two dormers to front elevation

10 Birdcage Walk Newmarket CB8 0NE
Ref. No: DC/21/0613/HH | Received: Mon 22 Mar 2021 | Validated: Mon 22 Mar 2021 | Status: Decided



Application for lawful development certificate for proposed use or development - rear single storey extension

21 Valley Way Newmarket CB8 0QH
Ref. No: DC/21/0626/CLP | Received: Mon 22 Mar 2021 | Validated: Mon 22 Mar 2021 | Status: Decided



Householder planning application - single storey front extension

7 Leaders Way Newmarket CB8 0DP
Ref. No: DC/21/0565/HH | Received: Tue 16 Mar 2021 | Validated: Tue 30 Mar 2021 | Status: Decided



Householder planning application - a. front porch b. parking area to front of property

27 Greville Starkey Avenue Newmarket CB8 0BX
Ref. No: DC/21/0258/HH | Received: Wed 10 Feb 2021 | Validated: Wed 10 Feb 2021 | Status: Decided



Householder planning application - a. removal of render from front elevation and replace with brick b. first floor side extension c. single storey rear extension (following demolition of existing conservatory) c. replace flat roof of porch and front of garage with lean-to roof d. cladding to part of ground and first floor e. replacement windows

31 Norfolk Avenue Newmarket CB8 0DE
Ref. No: DC/21/0159/HH | Received: Thu 28 Jan 2021 | Validated: Thu 28 Jan 2021 | Status: Decided



Planning application - one dwelling (following demolition of existing dwelling)

Tanglewood Fordham Road Newmarket Suffolk CB8 7AQ
Ref. No: DC/20/2237/FUL | Received: Mon 21 Dec 2020 | Validated: Thu 14 Jan 2021 | Status: Decided



Decision List

Week commencing 24 th May 2021

Trees in a conservation area notification - one Horse chestnut (T1 on plan) - crown lift to 7 metres above ground level on north side only; one Sycamore (T2 on plan) - crown lift to 7 metres above ground level on north side; reduce remaining lower lateral limbs on the north side only by up to 1 metre to clear the boundary fence

14 Malcolm Way Newmarket CB8 7DX
Ref. No: DC/21/0941/TCA | Received: Tue 27 Apr 2021 | Validated: Tue 27 Apr 2021 | Status: Withdrawn

WITHDRAWN

Trees in a conservation area notification - one Horse chestnut (marked yellow on plan) crown reduction in height by 2 metres, lateral crown reduction by 3 metres and remove lowest branches above footpath and garden

31 Old Station Road Newmarket CB8 8DT
Ref. No: DC/21/0898/TCA | Received: Wed 21 Apr 2021 | Validated: Wed 21 Apr 2021 | Status: Decided

APPROVED

Trees in a conservation area notification - three cypresses (grp 1 on plan) reduce height by 4.5 metres and cut back overhang over neighbours garden by two metres

20 Mill Hill Newmarket Suffolk CB8 0JB
Ref. No: DC/21/0897/TCA | Received: Wed 21 Apr 2021 | Validated: Wed 21 Apr 2021 | Status: Decided

APPROVED

Trees in a conservation area notification - one Horse Chestnut (T1 on plan) reduce south west lowest limb up to two metres, one Walnut (T2 on plan) overall crown reduce by two metres, one Sycamore (T3 on plan) lateral reduction to clear building by two metres, one Cypress (T4 on plan) fell, one Walnut (T5 on plan) overall crown reduce by two metres, four Sycamore (T6, T7, T8, T9 on plan) pollard to eight metres above ground level

The Belt 56 And 58 Bury Road Newmarket
Suffolk CB8 7BT

Ref. No: DC/21/0896/TCA | Received: Wed 21 Apr 2021 | Validated: Wed 21 Apr 2021 | Status: Decided



Trees in a conservation area notification - one Lime (L1 on plan) - Fell

The Lodge 23 Bury Road Newmarket CB8 7BY

Ref. No: DC/21/0861/TCA | Received: Fri 16 Apr 2021 | Validated: Fri 16 Apr 2021 | Status: Decided



Trees in a conservation area notification - five Sycamore (T1, T2, T3, T4 and T5 on plan) crown lift to five metres above ground level

Fitzroy Stables Black Bear Lane Newmarket
CB8 0JT

Ref. No: DC/21/0865/TCA | Received: Fri 16 Apr 2021 | Validated: Fri 16 Apr 2021 | Status: Decided



Trees in a conservation area notification - one Robinia (T3 on plan) overall crown reduction by up to 50cm to compact crown

6 Balaton Place Snailwell Road Newmarket CB8
7YP

Ref. No: DC/21/0820/TCA | Received: Tue 13 Apr 2021 | Validated: Fri 23 Apr 2021 | Status: Decided



Trees in a conservation area notification - a. 10 Ash

(T012,T013,T025,T026,T029,T030,T033,T036,T043 on plan) fell; b. one Elm (T035 on plan) fell; c. three Horse chestnut (T007,T040,A002 on plan) fell; d. four Maple (T011,T047,A001 on plan) fell; e. four Sycamore (T005,T031,T032,T034 on plan) fell; f. one Lime (T027 on plan) prune branches from cables by 1.5 metres, g. one Beech (T001 on plan) remove epicormic growth; f. group of one Lime, one Whitebeam, one Leylandi (A002 on plan) fell

Tree Belt Godolphin Stud Snailwell Road
Newmarket Suffolk

Ref. No: DC/21/0809/TCA | Received: Mon 12 Apr 2021 | Validated: Fri 23 Apr 2021 | Status: Decided



Householder application - drop kerb to create access and paved driveway

Pernataen Snailwell Road Newmarket CB8 7DP

Ref. No: DC/21/0660/HH | Received: Thu 25 Mar 2021 | Validated: Mon 12 Apr 2021 | Status: Decided



Application for lawful development certificate for proposed use or development - loft conversion to habitable space

2 Cecil Lodge Close Falmouth Avenue
Newmarket CB8 0ND

Ref. No: DC/21/0617/CLP | Received: Fri 19 Mar 2021 | Validated: Wed 24 Mar 2021 | Status: Decided



Application to discharge conditions 5 (submission of arboricultural method statement) and 6 (foundation type) of application DC/20/1921/FUL

Annexe Paddock View 6 Exning Road
Newmarket Suffolk

Ref. No: DCON(A)/20/1921 | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: Decided



TPO 026 (1958) tree preservation order - one Pine (T1 on plan within A1 on order) crown thin by 15%

18 Stirling Gardens Newmarket CB8 0ER

Ref. No: DC/21/0520/TPO | Received: Tue 09 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: Withdrawn

WITHDRAWN

Application for advertisement consent - Replacement of one non-illuminated fascia sign

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: Decided

APPROVED

To: **Recipients of Delegation Panel papers**

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

19 May 2021

Dear all

Delegation Panel - Tuesday 18 May 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



Delegation Panel list

Date: 18 May 2021
 Time: 1.00pm
 Location: Via MS Teams
 Attended by: Councillor Andrew Smith, Mike Chester, Jim Thorndyke, Carol Bull (item 3), Terry Clements (item 1) and Brian Harvey (item 8)
 Together with Sarah Drane, Dave Beighton, Adam Yancy, Savannah Cobbold, Nick Yager, Amy Murray and Lindsey Wright

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

1.	Application number	DC/20/2237/FUL
	Proposal:	Planning application - one dwelling (following demolition of existing dwelling)
	Location:	Tanglewood, Fordham Road, Newmarket
	Case officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision
	Director decision:	Delegated Decision
2.	Application number	DC/21/0449/FUL (<i>joint report with LB below</i>)
	Proposal:	Planning application - change of use from office (class E) to residential (class C3) to create 2 flats
	Location:	Godolphin House, 2 The Avenue, Newmarket, CB8 9AA
	Case officer:	Alice Maguire
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision
	Director decision:	Delegated Decision

3.	Application number	DC/21/0450/LB (<i>joint report with FUL above</i>)
	Proposal:	Application for listed building consent - conversion of first floor to two flats
	Location:	Godolphin House, 2 The Avenue, Newmarket, CB8 9AA
	Case officer:	Alice Maguire
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision
	Director decision:	Delegated Decision

[\(2\)](#)[Resident \(/2aud=resident\)](#)[Business \(/2aud=business\)](#)[Visitor \(/2aud=visitor\)](#)[Council \(/2aud=council\)](#)[A-Z \(/atoz/\)](#)[Home \(/\)](#) [Business \(/business/\)](#) [Licensing and regulation \(/business/regulation_and_licensing/\)](#)[Licensing \(/business/regulation_and_licensing/licensing/\)](#)[Alcohol and entertainment \(/business/regulation_and_licensing/licensing/alcohol_and_entertainment/\)](#)[Alcohol and entertainment licensing: Newmarket Cumulative Impact Assessment](#)

Alcohol and entertainment licensing: Newmarket Cumulative Impact Assessment

The Newmarket Cumulative Impact Assessment renewal consultation

(/Council/Consultations/alcoholandentertainmentlicensingmewmarketciaconsultation.cfm) will run until 11.59pm, 228 June2021.

What is a Cumulative Impact Assessment (CIA) area?

Cumulative impact assessment areas are areas of town centres where the combined effects of a significant number of licensed premises concentrated in one area is likely to undermine the licensing objectives of:

- reducing crime and disorder
- the prevention of public nuisance
- the protection of children from harm, and/or
- promoting public safety

What does a Cumulative Impact Assessment do?

A Cumulative Impact Assessment (CIA) allows for a 'rebuttable presumption'. In other words, applications for the grant or variation of premises licenses or club premises certificates that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations.

However, if the applicant can demonstrate in the operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives, then the licence or variation sought is likely to be granted.

Newmarket Cumulative Impact Assessment

The current Cumulative Impact Assessment (CIA) covering key areas of Newmarket town centre was designated in 2008 and re-adopted in 2011, 2016 and 2018. Please note: the three-year statutory requirement to review a CIA came into effect from 2018 it was previously five years.

The area covered by the CIA is shown below.

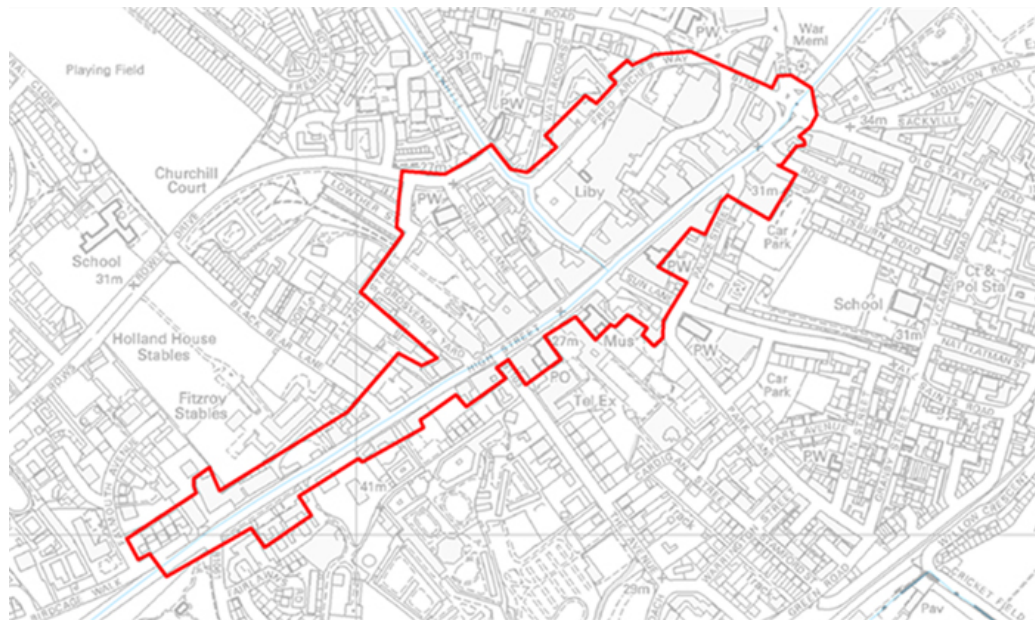
Why we are consulting

Cumulative impact policies were introduced as a tool for licensing authorities to manage the growth of licensed premises in an area where the number, type and density of premises selling alcohol could lead to nuisance and disorder.

On 6 April 2018 section 5A of the Licensing Act 2003 came into force. This permits a licensing authority to publish a 'Cumulative Impact Assessment' stating that the authority considers that granting more premises licenses and club premises certificates in one or more areas would have a negative impact on the area.

The major legislative change is the need for not only a full consultation to implement the CIA, but a new requirement to review it every three years (commencing with its publication or revision), including a full consultation.

Adopted Newmarket Cumulative Impact Assessment (expires December 2021)



- Have your say in the Newmarket Cumulative Impact Assessment renewal consultation (<https://www.smartsurvey.co.uk/s/45SRGI/>) (closes 11.59pm 28 June).

In this section

Busking (/Business/Regulation and Licensing/Licensing/Alcohol and entertainment/busking.cfm)

West Suffolk Council Briefing – Newmarket Cumulative Impact Assessment

Consultation end date – 28th June 2021

WSC contact – Jack Eddy

Policy Background

Local Authorities are required to produce a Statement of Licensing Policy under Section 5 of the Licensing Act 2003. The aim of West Suffolk's licensing policy is to ensure that the four licensing objectives are met:

- Preventing crime and disorder
- The prevention of public nuisance
- The protection of children from harm
- Promoting public safety

Cumulative impact policies were introduced as a tool for licensing authorities to manage the growth of licensed premises in an area where the number, type and density of premises selling alcohol could lead to nuisance and disorder

On 6 April 2018 section 5A of the Licensing Act 2003 came into force. This section permits a Licensing Authority to publish a "Cumulative Impact Assessment" stating that the Licensing Authority considers that granting more premises licenses and club premises certificates in one or more areas would have a negative impact on the area, and conflict with the local licensing objectives.

The major legislative change is the need for not only a full consultation to implement the CIA, but a new requirement to review the CIA every three years (commencing with its publication or revision), including a full consultation. This change followed calls for local authorities to be more open and transparent about why a CIA was introduced and whether it should be renewed upon future reviews. This also forms part of the government Modern Crime Prevention Strategy 2016 and fulfils the following commitment to put CIAs "on a statutory footing, to strengthen the ability of authorities to control the availability of alcohol and reduce alcohol-related crime and disorder, as well as providing industry with greater clarity about how they can be used".

The council must review the Newmarket CIA by the end of 2020 in consultation with stakeholders and residents. If the decision is not taken to renew, the CIA will be automatically removed.

The current Cumulative Impact Assessment applying to the centre of Newmarket was designated in 2008 and re-adopted in 2011, 2016 and 2018.¹

The licensing objectives support important strategies and corporate priorities for the council such as:

- Resilient families and communities that are healthy and active – helping support local neighbourhoods and communities and protect vulnerable people.

¹ Please note: the three-year statutory requirement to review a CIA came into effect from 2018. It was previously 5 years.

- Increased opportunities for economic growth – making the borough more attractive for people living and visiting by ensuring a mix of well-managed and licensed leisure activities, while keeping the risk of anti-social behaviour low.

Since 2008, when the CIA was first set up, Newmarket town centre has changed considerably. The number and character of late-night opening establishments, which were frequently the focal point of a large amount of crime and anti-social behaviour, have changed – there are currently three late night establishments in the CIA area. It should also be noted that crime in the town centre is on a downward trajectory, with the bulk of crime occurring during daylight hours between 7am and 5pm. Anti-social behaviour is now the least frequently occurring form of crime in Newmarket centre.

The area covered by the CIA is shown below.

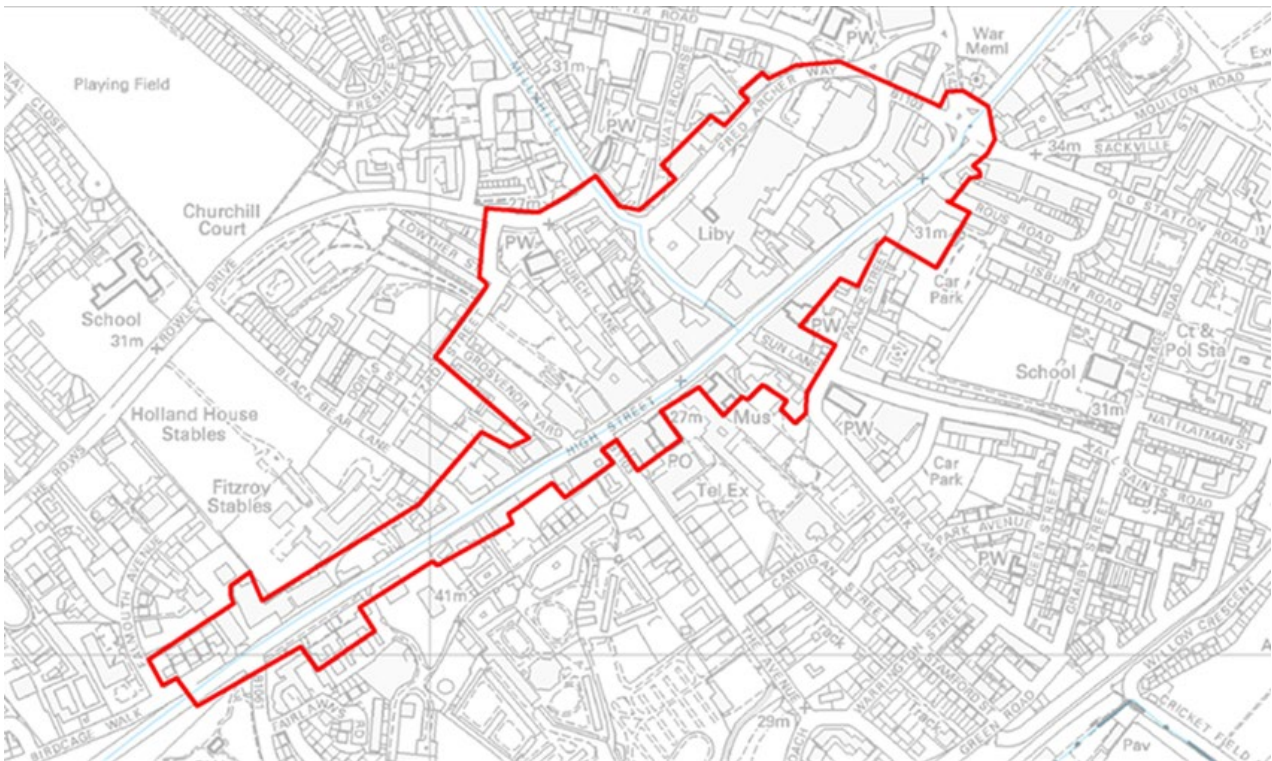


Figure 1 – Current Cumulative Impact Assessment for Newmarket town centre

Why must we hold a public consultation now?

West Suffolk Council has responsibility for reviewing the Cumulative Impact Assessment in Newmarket, which was last reviewed in 2018. We are consulting on its effectiveness so that we can take an informed decision on whether to renew the CIA.

If a CIA is granted, the evidence must show that the cumulative impact of the number and concentration of licensed premises in the area continue to adversely impact residence and businesses in Newmarket town centre – undermining the licensing objectives to prevent crime and disorder and prevent public nuisance.

The decision to renew must be made by Cabinet before the end of 2021. If no decision is made, the CIA will automatically be removed.

What is a Cumulative Impact Assessment?

Cumulative impact assessments are where the combined effects of a significant number of licenced premises concentrated in one area is likely to undermine the licensing objectives of:

- a. Preventing crime and disorder
- b. The prevention of public nuisance
- c. The protection of children from harm
- d. Promoting public safety

What does a Cumulative Impact Assessment do?

A Cumulative Impact Assessment area allows for a "rebuttable presumption".

In other words, applications for the grant or variation of premises licenses or club premises certificates that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations.

However, if the applicant can demonstrate in the operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives, then the licence or variation sought is likely to be granted.

Who is being consulted?

The licensing authority must consult the persons listed in section 5(3) of the 2003 Act. These are:

- the chief officer of police for the area
- the fire and rescue authority for the area
- persons/bodies representative of local premises licence holders
- persons/bodies representative of local club premises certificate holders
- persons/bodies representative of local personal licence holders, and
- persons/bodies representative of businesses and residents in its area.

What are we asking?

West Suffolk Council has responsibility for reviewing the Cumulative Impact Assessment in Newmarket, which was last reviewed in 2018. We are consulting on its effectiveness so that we can take an informed decision on whether to renew the Newmarket CIA.

Please feed back to us from 17th May [here](#).

Appendix I: Newmarket Cumulative Impact Assessment – Public Health Data: Summary

Alcohol related accident and emergency department attendance rates

Public Health Suffolk have supplied data for alcohol-related accident and emergency attendance rates for the area in which the majority of the Newmarket CIA is located. When compared to data from the rest of West Suffolk district, Suffolk County, and England, it is shown that there is no statistically significant difference between the CIA area and West Suffolk, Suffolk County or England.²

Alcohol related hospital admission rates

Public Health have also supplied data on alcohol related hospital admission rates for the area in which the majority of the Newmarket CIA is located. Again, this has been compared to data from West Suffolk district, Suffolk County, and England and found that there is no statistically significant difference between the CIA area and West Suffolk, Suffolk County or England.

Appendix II: Newmarket Cumulative Impact Assessment – Police Data: Summary

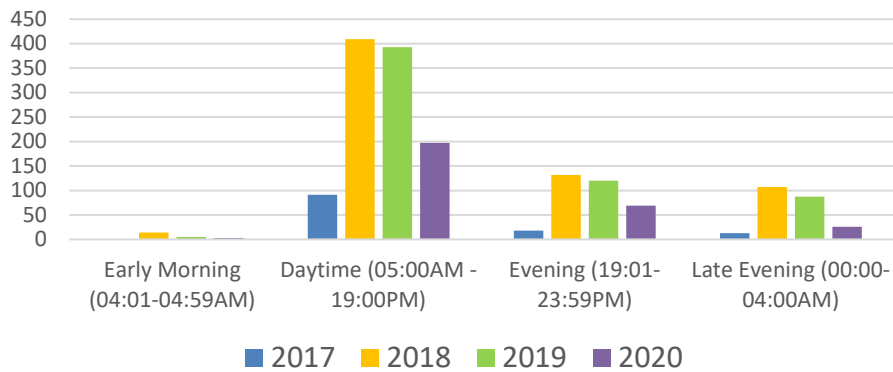
In total, 1684 incidents were recorded within the CIA area between November 2017 and November 2020. Crime (mostly daytime thefts) was the most common incident type recorded – accounting for over 51 per cent of incidents each year. Anti-social Behaviour (ASB) accounted for the fewest number of incidents each year.

However, the number of ASB incidents have remained at similar levels during 2018 and 2019 (70 and 63 respectively) with a reduction in 2020 (probably due to Covid lockdown). Public Safety incidents remain at similar levels in 2018 and 2019 (249 vs 236), but are significantly higher than those recorded in 2016, 2017 and 2018 (63, 75 and 80).

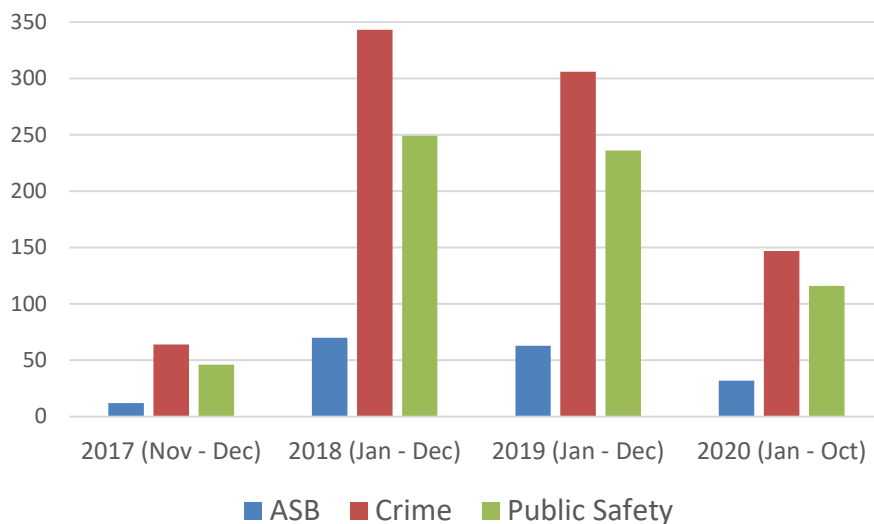
65 per cent (1090) incidents occurred during the daytime between, between 5am – 7pm. In the evening between 7pm – 12am, 20 per cent (339) of incidents occurred, and 14 per cent (233) took place during late evening (12am – 5am).

² Statistical significance means the difference we see is real, and not due to chance.

Incidents by time categories per year (November 2017 – October 2020)



Incidents by event type per year (November 2017 - October 2020)



Between the years 2018 to 2019, the total number of incidents recorded decreased by 57 (662 to 605). From 2019 to 2020 the total number of incidents recorded show a reduction of 310 (probably due to Covid lockdown).

Item 15c

CIA Consultation Plan

Q1. Background: In which capacity are you responding

- Member of the public – move to Q6
- Rep. of resident association – move to Q6
- Rep. of community group – move to Q6
- Rep. of local school, church – move to Q6
- Business within the CIA – move to Q2
- Business outside the CIA – move to Q2

Q2. Does your business hold a licence or club premises certificate?

- Yes
- No

Q3. What kind of licence or club premises certificate do you hold?

- Free text

Q4. Has the CIA had a generally positive or negative impact on your business?

- Positive
- Negative
- DK

Q5. Please explain your answer

- Free text

Commented [EJ1]: Only asked of businesses

Q6. Do you agree or disagree with continuing to designate the area specified in Newmarket as a CIA?

- Agree – move to Q7
- Disagree – move to Q10
- DK – move to Q7

Any further evidence?

Q7. Do you have any further evidence to support this view, in addition to that presented by the council?

- Free text

Q8. Do you think any area should be added to or removed from the Newmarket CIA?

- Yes – move to Q9
- No – move to Q11

Q9. Please explain which additional area(s) should be included/removed in the CIA – providing their boundaries (street names) and evidence to support your view.

- Free text – move to Q11

Q10. Please explain why you disagree, providing any evidence you may have to explain your answer.

- Free text

Q11. Please provide any additional comments on the CIA.

- Free text

Equalities Legislation

Q12. Do you think that any of the CIA has a disproportionate impact on any individual or group who has protected characteristics under the equalities legislation (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex and sexual orientation).

- Yes
- No
- Don't Know

Please Comment:

- Free text

Q13. Please tell us your postcode leaving out the last 2 digits. This will help ensure we understand the geographical spread of responses to the survey. Individual properties cannot be identified by this information.

- Free text

Q14. Gender

- Male
- Female
- Prefer not to say
- Other (please specify)

Q15. Your age category:

- Under 18
- 18-24
- 25-34
- 35-44
- 45-59
- 60-69
- 70+

Q16. Do you have any longstanding disability, illness or infirmity?

- Yes
- No

End

May 2021 Parish Council Newsletter

Welcome to the May 2021 edition of West Suffolk Planning Department newsletter. As lockdown starts to ease, we hope you have been able to meet up with family and friends and maybe go back to some of your previous ways of working.

Contents	page
Staff changes	1
Development Control Committee	1
Great Crested Newt District Level Licensing Scheme	1
Farmland Bird Habitat Mitigation Delivery	2
GPDO changes	3
Space standards now apply on PD changes to residential	4
Local Plan update	4
West Suffolk and the Planning Portal	4

Staff changes

Lindsey Wright is shortly due to finish her maternity cover contract in the planning team. This will coincide with the return of both Charlotte Waugh and Jo-Anne Rasmussen in June.

Assistant Director of Planning and Regulatory Services David Collinson left the Authority at the end of March. Planning has now moved to the Growth Directorate under Director Julie Baird. Rachel Almond remains the service manager and the teams are unaltered meaning this change should not affect the processing of planning applications or daily running of the department.

Development Control Committee

The High Court has dismissed a legal bid by local government bodies and backed by the Secretary of State to enable virtual council meetings, including planning committees, to continue beyond 6 May. It is likely therefore, providing that the Government's roadmap proceeds as planned, that the next Development Control Committee will take place in person on 23 June. All necessary precautions will be in place and the meeting will continue to be live streamed for members of the public who would prefer to not attend in person.

Great Crested Newt District Level Licensing Scheme

Great crested newts (GCN) are protected under both UK and EU law. It is illegal to capture kill, injure or disturb GCN or damage its habitat, without a licence. Whilst GCN are relatively common and widespread in the UK, this population is

internationally important. There has been a dramatic decline in their population over the last 60 years as a result of habitat loss, in particular loss of ponds.

In the past Natural England has issued an individual mitigation license to a developer where GCN are affected based on site-specific details.

District level licensing (DLL) is a strategic approach to compensate for the loss of great crested newt habitat at a landscape scale through the delivery of high numbers of good quality ponds. The intention is to concentrate resources, which might otherwise be spent on the survey, trapping and exclusion of GCN on individual development sites, to instead provide habitat which is strategically located and subsequently managed to maximise benefit for GCN and improve connectivity.

The GCN DLL scheme has been set up and is run by Natural England. NE will assess the impact of a development on GCN and agree the level of compensation required. An **Impact Assessment Conservation Payment Certificate** (IACPC) certificate will be issued to the developer. The IACPC is then submitted with the planning application and demonstrates that the impacts of the development on GCN are capable of being fully addressed in a manner which complies with the requirements of the Habitats Regulations.

Once planning permission has been granted, the developer applies to NE for their license. NE will then collect the agreed contribution from the developer and arrange for the compensation to be implemented and managed for a minimum of 25 years.

More information about the process is available at <https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes>

Farmland Bird Habitat Mitigation Delivery

Suffolk Wildlife Trust and Whirledge and Nott have been working in partnership to deliver farmland bird habitat mitigation on third-party land within Suffolk.

Mitigation is delivered as suitable nesting and provisioning habitat on land that is as close as practicable to the development. Mitigation is delivered at a two times loss rate to give confidence in delivery of suitable levels of habitat.

Mitigation schemes are agreed in writing between the developer and third-party landowner, administered by Whirledge and Nott and audited regularly by Suffolk Wildlife Trust Trading Ltd. Schemes attract an upfront payment of fees and are administered and audited for a period of 10 years.

There is no formal requirement to use these organisations to deliver your mitigation and either or both can decline to provide the services outlined here. However, should you wish to make contact with either organisation to discuss your requirements please use the following details:

Sam Hanks – Suffolk Wildlife Trust sam.hanks@suffolkwildlifetrust.org

Michael Hughes – Whirledge and Nott m.hughes@whirledgeandnott.co.uk

GPDO (Permitted Development) changes

Changes to the GPDO will introduce a new permitted development right to allow for the change of use from the Commercial, Business and Service use (Class E) to residential use (Class C3). This Class MA right will allow the change providing the following criteria are met:

- The building has been in commercial, business and service use for 2 years prior and this can include time served in former use classes which are now in the Class E use such as shops (Class A1) and non-residential institutions – creche, day nursery or day centre (Class D1 b).
- The building will need to be vacant for three continuous months immediately before application. This will not include time closed due to Covid-19 if it was still occupied by the owner or tenant.
- No more than 1,500sq m of floor space in any building may change use, although part of buildings can change use.
- The homes delivered must meet the nationally described space standards

A Prior Notification application will need to be submitted and the Local Authority will consider:

- Flooding,
- Transport impacts of the development (particularly safe site access),
- Contamination,
- Impacts of noise from existing commercial premises,
- Adequate natural light in all habitable rooms,
- The impact of the loss of ground floor commercial, business and service use on the character and sustainability of a Conservation Area,
- The impact on future residents from the introduction of a residential use in an area the authority considers is important for heavy industry, waste management, storage and distribution, or a mix of such uses
- The impact of the loss of health centres and registered children's nurseries on the provision of local services

Separate legislation later in the year will amend the right, introducing an additional prior approval in relation to fire safety of the building changing use.

Transitional arrangements have been provided so existing rights for the change of use from offices and retail to residential will continue to apply until 31 July 2021. Applications for prior approval under Class MA will therefore only apply from 1 August 2021.

This legislation prevents applications for prior approval for the existing right for change of use from office to residential (Class O) and in respect of (A1) shops, and (A2) financial and professional services under Class M (retail, takeaways and specified sui generis uses to dwelling houses) being made after 31 July 2021.

This application will carry a fee of £100 per dwelling house up to a maximum of £5,000.

Additional changes in the GPDO expand the existing development rights for schools, colleges, universities, hospitals and for the first time prisons.

Space standards now apply on PD changes to residential

In March 2015, the Government introduced a 'Nationally Described Space Standard' This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

The Secretary of State's announcement of 30 September 2020 under Article 3 (9a) of the GPDO states that the nationally described space standards apply to all schemes which are the subject of a prior approval application from 6 April 2021.

A summary of these standards and how they apply within West Suffolk can be found on our website. [Space Standards](#)

West Suffolk Local Plan update

The Great Barton Neighbourhood Development Plan proceeded to a successful public referendum on Thursday 6 May 2021. More than half of those voting for the Great Barton Neighbourhood Plan (88%) voted in favour of the Neighbourhood Plan. The plan will be made at the Council meeting on 15 June 2021 at which point it will become part of the West Suffolk Local Plan.

The Local Plan Issues and Options consultation closed on 22 December and received a high number of comments, with over 3000 individual representations received. All of these responses are now viewable online at [West Suffolk Local Plan \(Regulation 18\) Issues and Options October 2020 - West Suffolk Planning Policy Consultations \(inconsult.uk\)](#)

Council responses to the representations received are also available at the link above along with those site submissions received during the consultation.

Officers are currently preparing evidence and background information to help inform the next draft of the plan which will establish the council's preferred housing requirement, settlement hierarchy, distribution strategy and site allocations.

The preferred options draft plan is scheduled for consultation in January 2022, and it is anticipated that the document will be presented to councillors for approval to consult towards the end of 2021.

West Suffolk and the Planning Portal: Working to improve planning application submissions

*The following article has been written by The Planning Portal for inclusion in this newsletter.

The Planning Portal is far more than just a planning application service. Our mission is to transform planning and building regulations and we work closely with Local Authorities throughout England and Wales to provide the most efficient service, guidance, up to date legislation and insight to support all our customers, from homeowners developing an extension to larger developers.

The difference we have seen to working practices over the last year has been dramatic. "In the first 90 days of the epidemic, the world moved forwards ten years in terms of the predicted shift to remote working, learning and medical consultation" according to an article in The Economist Magazine. They have predicted that by 2021 we would effectively be working in 2030.

What is the Planning Portal?

The Planning Portal is the home of planning and building regulations information and the national planning application service for England and Wales. Since it was established in 2002 the Planning Portal has safely processed more than five and half million planning applications and over 90 per cent of all planning applications are now submitted through our site.

What are the benefits of using the Planning Portal for application submission?

- Online submission saves you time and money. The average cost of submitting a paper planning application is £120. When a Local Authority receives a paper application, they must sift through the documents, index them, scan them onto their systems and shred the original documents. An application submitted online is automatically indexed and processed on receipt at the Local Authority thus speeding up processing times.
- Applications submitted online provide you with a secure, online record and audit trail of all your applications. The data recorded is given accurate and to the minute time and date stamps. Automatically saved on the system, there is no fear of loss of work and a permanent record of the application.
- Online applications provide you with the ability to save your application in draft and return to it at a later date providing efficient flexibility to match the ways you work. Post submission you are able to archive all associated documentation or download the applications to your own system to keep a permanent record.
- Online applications are supported by the Planning Portal Payment Service which allows you to not only pay direct, but to nominate your client to pay fees quickly and securely. The nominate service transfers accountability to the applicant to make a prompt payment. This service ensures the correct payment is associated with submitted applications helping to reduce the risk of invalidation and speed up the process.

More than just an application service

Planning Portal are a joint venture between the Ministry of Housing, Communities and Local Government (MHCLG) and TerraQuest. We have a vast number of strategic partners, including CIAT, FMB, LABC, RIBA and the RTPI, whom we work closely with to further support us in our mission, providing us

with market insight, driving initiatives and gaining support for digital change and innovation from their members.

Working closely with Local Authorities, we are working to increase rates of validation across all users. Research carried out by the Planning Portal highlighted some of the reasons for high invalidation rates. Mandatory location plans are often submitted that do not correctly provide the required detail (i.e. accurate red lines showing site boundaries, road names, North arrow and map licence), whilst site/block plans can also lack sufficient detail and measurements. Planning Portal's '[Buy a Planning Map](#)' page will allow you to easily create digital plans that can be easily attached to your application.

Industry leading market insight

Planning Portal have launched their Planning Market Insight Report. Obtaining market data to inform business planning has never been more critical than it is today. Our reports analyse five-years of national application submission data, provides a visual summary of the applications and trends, assesses application performance on a regional basis and includes contributions from leading industry organisations such as OpenReach, Jewsons and The Arboricultural Association.

In the next addition we will be focusing on advertising application types. Our data shows there has been a dramatic change in the advertising industry over the last year, forcing marketers to consider new ways of working and reaching the population. You can download your free copy of the report by subscribing to the [dedicated mailing list here](#).

Planning Portal: Past, Present and Future webinar series

We are continuously developing the Planning Portal application service, delivering a better user experience, new functionality and clearer guidance to help you in your application process. As part of this, we have developed our webinar series 'Planning Portal: Past, Present and Future' to help keep our clients and strategic partners up to date on our development road map and changes. You can register for these free, half-hour sessions held on the second Tuesday of every month [here](#). If you would like to catch up on previous episodes, they are all on our [YouTube channel here](#).

If you have any questions, or would like to discuss anything mentioned above further, please email Business Development Manager Ian Foster at Ian.Foster@planningportal.co.uk.

If there are any topics you would like us to cover in future newsletters please let us know at planning.help@westsuffolk.gov.uk

If you no longer wish to receive our newsletters please email prs.systems@westsuffolk.gov.uk