

Membership as from May 2021

Councillor Appleby
Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Fitzgerald
Councillor Hall
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor O'Neill
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
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 21st 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. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
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 meetings held 7th June**
 - 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 for 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 31/05/2021, 07/06/2021
8. **Planning applications** – Amended and Deferred Plans
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 31/05/2021, 07/06/2021
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing Applications
13. **AIRBnB Properties** – to discuss licensing
14. **Correspondence**
15. **Date of next meeting** – Monday 5th July 2021
16. **Items for consideration at the next meeting**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 15/6/2021

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 7th June 2021 at 6.00pm**

Attendance:

Councillor C O'Neill (Chairman)
 Councillor A Appleby
 Councillor A Drummond

Councillor D Hall
 Councillor R Hood
 Councillor P Hulbert
 Councillor M Jefferys

Also Present: C Whitaker, Acting Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 1 Member of the Public

Minute

D/21/06/1 To Elect a Chairman

Cllr Jefferys nominated Cllr O'Neill. There were no other nominations and a vote was taken. The following was agreed:

D/21/06/1.01 Resolved

That Cllr O'Neill be elected as the Chairman of the D&P Committee for 2021/2022

D/21/06/2 To Elect a Vice Chairman

Cllr Appleby nominated Cllr Jefferys. There were no other nominations and a vote was taken. The following was agreed:

D/20/06/2.01 Resolved

That Cllr Jefferys be elected as the Vice Chairman of the D&P Committee for 2021/2022.

D/21/06/3 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chairman opened the meeting read out the fire safety briefing and announced that no fire alarm was planned and that the meeting may be filmed or recorded.

D/21/06/4 Apologies

Apologies were received from Cllrs Berry, Clover and Fitzgerald. Cllrs Crissall has stepped down from the committee.

D/21/06/5 Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation

None noted.

D/21/06/6 To Confirm the Minutes of the Meeting Held on 17th May 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 17th May 2021 and the following was agreed:

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D/21/06/.01 Resolved

That the minutes of the Development & Planning Committee held on 7th May 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/06/7 Public Open Session

A member of the Press raised a concern regarding issues with an Air BnB property in Mill Hill where the owner is not in residence. Cllr Hood advised that West Suffolk Council were aware and were taking actions. This item will be added to next D&P agenda.

D/21/06/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Tree Policy applied to the tree applications along with Policies 1 & 4.

D/21/06/9 Planning Applications

Week commencing 10/05/2021

D/21/06/9/1 DC/21/1055/TCA - Trees in a conservation area notice – one Pine (T1 on plan) – fell - 3 Falmouth Gardens Newmarket.

D/21/06/9.01 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.

Councillor Hood declared a non-pecuniary interest.

D/21/06/9/2 DC/21/1010/TCA – Trees in a conservation area notification - one Yew (T004 on plan) lateral crown reduction by 2 metres from corner of building - Bassett House 29 Bury Road Newmarket Suffolk.

D/21/06/9.02 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.

A member of the public joined the meeting.

D/21/06/9/3 DC/21/0943/ADV – Application for advertisement consent - internally illuminated double sided advertising panel forming one end to an existing bus shelter - Footpath Outside Mce House 351 Exning Road Newmarket.

D/21/06/9.03 Resolved

The Committee voiced no objections.

D/21/06/9/4 DC/21/0913/FUL – Planning application – one dwelling - Land Rear of 2 Park Avenue Newmarket Suffolk.

D/21/06/9.04 Resolved

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The Committee voiced no objections subject to the Fire Service advice to install sprinklers being applied and that the start of the driveway be paved leading on to the road.

D/21/06/9/5 DC/21/0863/FUL – Planning application – one dwelling - Land 257 Hethersett Close Newmarket.

D/21/06/05 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site, lack of parking, loss of privacy to adjoining properties, impact on nature and conservation, bio diversity issues and the effect on the character of the street scene.

D/21/06/9/6 DC/21/0787/HH - Householder planning application - 1. single storey side extension 2. Fibre cement cladding to southwest elevation - 2 Andrew Road Newmarket.

D/21/06/9.06 Resolved

The Committee voiced no objections.

Week commencing 17/05/2021

D/21/06/9/7 DC/21/0978/HH – Householder planning application - single storey extension to side and rear elevations - 60 Weston Way Newmarket.

D/21/06/9.07 Resolved

The Committee voiced no objections.

D/21/06/9/8 DC/21/0970/HH – Householder planning application - dropped kerb and gravelled parking area - 302 Exning Road Newmarket.

D/21/06/9.08 Resolved

The Committee voiced no objections.

D/21/06/9/9 DC/21/0945/HH – Householder planning application - dropped kerb - 300 Exning Road Newmarket.

D/21/06/9.09 Resolved

The Committee voiced no objections.

D/21/06/9/10 DC/21/0940/HH – Householder planning application - dropped kerb - 304 Exning Road Newmarket.

D/21/06/9.10 Resolved

The Committee voiced no objections.

D/21/06/9/11 DC/21/0604/FUL – Planning application - a. construction of one dwelling b. conversion of existing detached garage to dwelling c. associated car port, outbuildings, parking, garden and associated infrastructure - Nowell Lodge Fordham Road Newmarket.

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D/21/06/9.11 Resolved

The Committee voiced no objections.

Week commencing 24/05/2021

D/21/06/9/12 DC/21/1167/TCA – Trees in a conservation area notification – one Sycamore (T1 on plan) fell - Fairstead House School Fordham Road Newmarket.

D/21/06/9.12 Resolved

The Committee voiced no objections, but requested that replanting be carried out

D/21/06/9/13 DC/21/1126/TCA – Trees in a conservation area notification – Two Silver birch (T1 and T2 on plan) and one Holly (t3 on plan) – fell – Jockey Club Chambers 11 High Street Newmarket.

D/21/06/9.13 Resolved

The Committee deferred this application to receive the documentation.

D/21/06/9/14 DC/21/1026/FUL – Planning application – a. extension and refurbishment of existing stables with two apartments at first floor; b. three detached dwellings with associated landscaping and parking - Calder Park Stables Hamilton Road Newmarket.

D/21/06/9.14 Resolved

The Committee voiced no objections subject the dwelling only being used by staff employed at the stable and on condition that the dwellings cannot be sold separately.

D/21/06/9/15 DC/21/0994/TPO – Tree protection order – one Sycamore (T016 on plan in area A4 on order) one Elm (To17 on plan in area A4) two Beeches (T020 and T015 on plan in area A4) fell – Tree Belt Godolphin Stables Snailwell Road Newmarket

D/21/06/9.15 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the trees being felled outside of the bird nesting season and that the tree belt be maintained with suitable replacement planting.

D/21/06/10 Amended and Deferred Planning Applications

DC/21/0597/FUL - conversion of first floor storage area into two flats - 83 High Street Newmarket.

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

D/21/06/10.01 Resolved**The Committee voiced no objections.**

DC/21/0681/TPO - 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 - 6 Balaton Place Snailwell Road Newmarket.

D/21/06/10.02 Resolved**The Committee voiced no objections.**

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

D/21/06/10.03 Resolved**The Committee objected to the detached cartlodge and the associated parking and dropped kerb on the grounds of parking issues and the effect to the character of the street scene.****D/21/06/11 East Cambs Planning Applications**

None noted.

D/21/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 10/05/2021, 17/05/2021 & 24/05/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/0735/TCA	Trees in a conservation area notification - five Conifer (marked green on plan) fell	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected
DC/21/0665/TCA	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	Approved	No objections
DC/21/0393/ADV	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	Approved	No objections
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	Approved	No objections
DC/21/0394/ADV	Application for advertisement consent – one internally illuminated freestanding totem sign	Land At Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/21/0335/FUL	Planning application - a. freestanding restaurant with drive-thru facility, car parking, landscaping and associated works b. including customer order displays (COD), goal post height restrictor and play frame	Land At Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/21/0654/TPO	TPO 026 (1958) tree preservation order – one Pine (T1 on plan within A1 on order) fell	12 Stirling Gardens Newmarket	Withdrawn	

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DC/21/0650/HH	Householder planning application - a. two storey side extension b. single storey rear extension	13 Adastral Close Newmarket	Approved	No objections
DC/21/0636/HH	Householder planning application – single storey rear extension	41 Norfolk Avenue Newmarket Suffolk	Approved	No objections
DC/21/0613/HH	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	Approved	No objections
DC/21/0626/CLP	Application for lawful development certificate for proposed use or development - rear single storey extension	21 Valley Way Newmarket	Approved	No objections
DC/21/0656/HH	Householder planning application – single storey front extension	7 Leaders Way Newmarket	Approved	No objections
DC/21/0258/HH	Householder planning application - a. front porch b. parking area to front of property	27 Greville Starkey Avenue Newmarket	Approved	No objections
DC/21/0159/HH	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 replacement windows	31 Norfolk Avenue Newmarket	Approved	No objections
DC/20/2237/FUL	Planning application - one dwelling (following demolition of existing dwelling)	Tanglewood Fordham Road Newmarket Suffolk	Approved	No objections
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	Withdrawn	
DC/21/0898/TCA	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	Approved	No objections
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	Approved	No objections
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) 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	Approved	Objected
DC/21/0861/TCA	Trees in a conservation area notification – one Lime (L1 on plan) – Fell	The Lodge 23 Bury Road Newmarket	Approved	Objected
DC/21/0865/TCA	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	Approved	No objections
DC/21/0820/TCA	Trees in a conservation area notification - one Robinia (T3 on plan) overall crown reduction by up to 50cm to compact crow	6 Balaton Place Snailwell Road Newmarket	Approved	No objections
DC/21/0809/TCA	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	Approved	Objected
DC/1/0660/HH	Householder application - drop kerb to create access and paved driveway	Pernataen Snailwell Road Newmarket	Approved	No objections
DC/21/0617/CLP	Application for lawful development certificate for proposed use or development - loft conversion to habitable space	2 Cecil Lodge Close Falmouth Avenue Newmarket	Approved	No objections
DC/21/0520/TPO	TPO 026 (1958) tree preservation order – one Pine	18 Stirling Gardens	Withdrawn	

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Minutes of Development & Planning Committee held on Monday 7th June 2021

	(T1 on plan within A1 on order) crown thin by 15%	Newmarket		
DC/21/0420/ADV	Application for advertisement consent - Replacement of one non-illuminated fascia sign	Unit 8 St Leger Drive Newmarket	Approved	No objections

D/21/06/13 Delegation Panel Decisions

The following applications were approved:

DC/20/2237/FUL - Planning application - one dwelling (following demolition of existing dwelling) - Tanglewood Fordham Road Newmarket.

DC/21/0449/FUL - Planning application - change of use from office (class E) to residential (class C3) to create 2 flats - Godolphin House 2 The Avenue Newmarket.

DC/21/0450/LB - Application for listed building consent - conversion of first floor to two flats - Godolphin House 2 The Avenue Newmarket.

D/21/06/14 To Discuss any Licensing Applications

None noted.

Cllr Drummond declared a non-pecuniary interest in the following item.

D/21/06/15 Newmarket Cumulative Impact Assessment Consultation

The consultation was considered and the following was agreed:

D/21/06/15.01 Recommendation

That in the absence of any recent of evidence due to the pandemic restrictions, NTC supports the renewal of the Cumulative Impact Assessment.

D/21/06/16 Correspondence

The West Suffolk Council Parish Newsletter May 2021 – was noted

D/21/06/17 Date of Next Meeting

Monday 21st June 2021 at 6.00pm at the Memorial Hall.

D/21/06/18 To Note any Items for Next Meeting

- Air BnB Properties

Meeting closed at 6:52pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/06/1.01 Resolved</u>	That Cllr O'Neill be elected as the Chairman of the D&P Committee for 2021/2022
<u>D/21/06/2.01 Resolved</u>	That Cllr Jefferys be elected as the Vice Chairman of the D&P Committee for 2021/2022.
<u>D/21/06/9.01 Resolved</u>	The Committee actively encourages responsible tree

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	management. The Committee does not object to this application subject to the tree being felled, outside of the bird nesting season.
<u>D/21/06/9.02 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/21/06/9.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.04 Resolved</u>	The Committee voiced no objections subject to the Fire Service advice to install sprinklers being applied and that the start of the driveway be paved leading on to the road.
<u>D/21/06/9.05 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site, lack of parking, loss of privacy to adjoining properties, impact on nature and conservation, bio diversity issues and the effect on the character of the street scene.
<u>D/21/06/9.06 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.07 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.09 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.10 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.11 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/9.12 Resolved</u>	The Committee voiced no objections, but requested replanting be carried out.
<u>D/21/06/9.13 Resolved</u>	The Committee deferred this applications to receive the documentation.
<u>D/21/06/9.14 Resolved</u>	The Committee voiced no objections subject the dwelling only being used by staff employed at the stable and on condition that the dwellings cannot be sold separately.
<u>D/21/06/9.15 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application subject to the trees being felled, outside of the bird nesting season and that the tree belt be maintained with suitable replacement planting.
<u>D/21/06/10.01 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/10.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/06/10.03 Resolved</u>	The Committee objected to the detached cartlodge and the associated parking and dropped kerb on the grounds of parking issues and the effect to the character of the street scene.
<u>D/21/06/15/.01 Recommendation</u>	That in the absence of any recent evidence due to the pandemic restrictions, NTC supports the renewal of the Cumulative Impact Assessment.

Item 7 planning applications 07 June 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Trees in a conservation area notification - 21 Laurel (outlined in red on plan) overall crown reduction by up to one metre  Memorial Hall 144 High Street Newmarket CB8 8JP Ref. No: DC/21/1239/TCA Received: Tue 08 Jun 2021 Validated: Tue 08 Jun 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mrs Kerry Maidwell	Councillor Andy Drummond Councillor James Lay	Wed 30 Jun 2021

Item 7 planning applications 07 June 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Trees in a conservation area notification - one Silver birch (T1 on plan) overall crown reduction by up to two metres to previous pruning points  6 Brookfields Close Newmarket CB8 7DY Ref. No: DC/21/1204/TCA Received: Tue 01 Jun 2021 Validated: Tue 01 Jun 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mrs Chapman	Councillor Michael Anderson Councillor Karen Soons	Tue 29 Jun 2021

Item 7 planning applications 07 June 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Planning application - a. outbuilding (following removal of exiting hut) b. two vehicular access gates and associated fencing 🗨️ Tattersalls The Avenue Newmarket Suffolk CB8 9AY Ref. No: DC/21/1144/FUL Received: Tue 25 May 2021 Validated: Fri 11 Jun 2021 Status: Pending Consideration		Savannah Cobbold	Mr John Morrey	Councillor Andy Drummond Councillor James Lay	Fri 02 Jul 2021

Item 7 planning applications 07 June 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Householder planning application - a. single storey front extension incorporating alterations to garage b. single storey rear extension c. replacement render d. replacement and alterations to windows e. replace chimney stack (following removal of existing) f. reduce two chimney stacks g. enlarged rear dormer  Barkway House 18 Bury Road Newmarket CB8 7BT Ref. No: DC/21/1151/HH Received: Mon 24 May 2021 Validated: Mon 24 May 2021 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Mr And Mrs Roger Cattliff	Councillor Rachel Hood Councillor Robert Nobbs	Thu 01 Jul 2021

Item 7 planning applications 07 June 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Planning application - three dwellings and associated works (following demolition of existing dwelling)  28 St Fabians Close Newmarket CB8 0EJ Ref. No: DC/21/1074/FUL Received: Thu 13 May 2021 Validated: Wed 02 Jun 2021 Status: Pending Consideration	TPO: TPO/2009/09	Savannah Cobbold	Mr Malcolm Daines-Smith	Councillor Andy Drummond Councillor James Lay	Tue 29 Jun 2021

Item 7 planning applications 31 MayMay 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Householder planning application - two storey rear extension  27 Paddocks Drive Newmarket Suffolk CB8 9BE Ref. No: DC/21/1079/HH Received: Fri 14 May 2021 Validated: Tue 01 Jun 2021 Status: Pending Consideration		Adam Yancy	Mrs Naomi Whicher	Councillor Andy Drummond Councillor James Lay	Tue 22 Jun 2021

Item 7 planning applications 31 MayMay 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
TPO 1980/02 tree preservation order - one Holly (T1 on plan and T100 on order) crown reduce height by two metres and spread by 75 centimetres, one Sycamore (T2 on plan and T101 on order) overall crown reduce by up to three metres, one Cherry (T3 on plan and T104 on order) fell 🗨️ 10 Cecil Lodge Close Falmouth Avenue Newmarket CB8 0ND Ref. No: DC/21/1081/TPO Received: Fri 14 May 2021 Validated: Fri 14 May 2021 Status: Pending Consideration	TPO: TPO/1980/02	Alice Maguire	Mr Croft	Councillor Andy Drummond Councillor James Lay	Tue 22 Jun 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7 planning applications 31 MayMay 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Planning application - Installation of six floodlights to existing rugby pitch  Scaltback Middle School, Clubhouse Elizabeth Avenue Newmarket CB8 0DJ Ref. No: DC/21/0988/FUL Received: Tue 04 May 2021 Validated: Fri 28 May 2021 Status: Pending Consideration	TPO: TPO/1956/012	Amy Murray	Newmarket Rugby Club Stephen Kelleher	Councillor Andy Drummond Councillor James Lay	Mon 28 Jun 2021
Householder planning application - dropped kerb  290 Exning Road Newmarket CB8 0AN Ref. No: DC/21/0987/HH Received: Tue 04 May 2021 Validated: Tue 01 Jun 2021 Status: Pending Consideration		Savannah Cobbold	Mrs Emily Dowman-Brown	Councillor Michael Anderson Councillor Karen Soons	Thu 24 Jun 2021

Item 7 planning applications 31 MayMay 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date

Decision List

Week commencing 31st May 2021

Application to discharge condition 11 (water on highway) of DC/21/0335/FUL

Land At Willie Snaith Road Newmarket Suffolk

Ref. No: DCON(B)/21/0335 | Received: Mon 17 May 2021 | Validated: Mon 17 May 2021 | Status: Decided

APPROVED

Application to discharge condition 20 (construction surface water management plan) of DC/21/0335/FUL

Land At Willie Snaith Road Newmarket Suffolk

Ref. No: DCON(A)/21/0335 | Received: Fri 14 May 2021 | Validated: Fri 14 May 2021 | Status: Decided

APPROVED

Discharge of conditions application for DC/20/0928/HH - condition 4 - replacement tree species

Barkway House 18 Bury Road Newmarket CB8 7BT

Ref. No: DCON(A)/20/0928 | Received: Tue 13 Apr 2021 | Validated: Tue 13 Apr 2021 | Status: Decided

APPROVED

Application to discharge condition 18 (pedestrian and cycle access) of DC/20/0947/VAR

July Court Willie Snaith Road Newmarket CB8 7RL

Ref. No: DCON(A)/20/0947 | Received: Tue 23 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: Decided

APPROVED

Decision List

Week commencing 07th June 2021

Non material amendment of DC/21/0055/VAR for addition of garden rooms to plots 35 to 42

Proposed Building Site Cemetery Hill Newmarket Suffolk

Ref. No: NMA(A)/21/0055 | Received: Fri 04 Jun 2021 | Validated: Fri 04 Jun 2021 | Status: Decided

APPROVED

Application to discharge condition 9 (signage strategy) of DC/21/0055/VAR

Proposed Building Site Cemetery Hill Newmarket Suffolk

Ref. No: DCON(C)/21/0055 | Received: Thu 20 May 2021 | Validated: Thu 20 May 2021 | Status: Decided

APPROVED

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 CB8 8JP

Ref. No: DC/21/0967/TCA | Received: Thu 29 Apr 2021 | Validated: Thu 29 Apr 2021 | Status: Decided

APPROVED

Trees in a conservation area notification - one Sycamore (T1 on plan) fell

5A Stanley House Bungalows Bury Road Newmarket CB8 7DQ

Ref. No: DC/21/0966/TCA | Received: Thu 29 Apr 2021 | Validated: Thu 29 Apr 2021 | Status: Decided

APPROVED

Trees in a conservation area notification - one Maple (on plan) fell

Clifton House 41 Old Station Road Newmarket CB8 8QE

Ref. No: DC/21/0956/TCA | Received: Wed 28 Apr 2021 | Validated: Wed 28 Apr 2021 | Status: Decided

APPROVED

TPO 012 (1956) Tree preservation order - one Scots pine (T1 on plan within A7 on order) fell

13 Collings Place Newmarket CB8 0EX

Ref. No: DC/21/0732/TPO | Received: Fri 02 Apr 2021 | Validated: Fri 02 Apr 2021 | Status: Withdrawn

WITHDRAWN

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) reduce to previous reduction points (equating to a crown reduction of up to approximately 6 metres)

7 Halifax Way Newmarket Suffolk CB8 0DH

Ref. No: DC/21/0596/TPO | Received: Thu 18 Mar 2021 | Validated: Thu 18 Mar 2021 | Status: Decided

APPROVED

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

83 High Street Newmarket CB8 8JH

Ref. No: DC/21/0597/FUL | Received: Thu 18 Mar 2021 | Validated: Thu 18 Mar 2021 | Status: Decided

APPROVED

Application to discharge condition 19 (travel plan), 24 (landscape management), 26 (plant and machinery) and 28 (lighting) of application DC/18/1954/VAR

Aldi Stores Ltd Exning Road Newmarket CB8 0AB

Ref. No: DCON(G)/18/1954 | Received: Tue 16 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: Decided

CONDITIONS (PART) DISCHARGED

Planning application - change of use from office (class E) to residential (class C3) to create 2 flats

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: Decided

APPROVED

Planning application - change of use from office (class E) to residential (class C3) to create 2 flats

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:
Decided



From: [Townclerk](#)
To: [Admin](#)
Subject: FW: REACH (EAST CAMBRIDGESHIRE) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)
Date: 15 June 2021 11:21:57

From: Nick Acklam [mailto:n.acklam@reachparishcouncil.org]
Sent: 14 June 2021 10:03
Subject: REACH (EAST CAMBRIDGESHIRE) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir / Madam

REACH (EAST CAMBRIDGESHIRE) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Reach Parish Council is undertaking a Pre-Submission Consultation on the Draft Reach Neighbourhood Plan. East Cambridgeshire District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed [neighbourhood_plan.html](#) together with information on how to send us your comments.

This Pre-Submission Consultation runs until **Friday 31 July 2021**.

We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/ReachNP/> otherwise please send them in a reply to this email.

Susan Bailey

Clerk
Reach Parish Council