

Membership as from May 2021

Councillor Appleby
Councillor Berry
Councillor Clover
Councillor Drummond
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 18th October @ 6.15pm

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 4th October 2021**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak 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 27/09/2021, 4/10/2021
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 27/09/2021, 4/10/2021
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Proposed 5G Telecommunications Installation for H3G UK** – to receive information regarding an impending planning application for a mast installation at George Lambton Avenue
- 14. Correspondence**
- 15. Date of next meeting** – Monday 1st November 2021
- 16. Items for consideration at the next meeting**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 12/10/2021

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	



Item 4

Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 4th October 2021 at 6.15pm

Attendance:

Councillor M Jefferys (Chairman)
Councillor A Appleby
Councillor A Drummond
Councillor J Ferries (non-voting)

Councillor D Hall
Councillor R Hood
Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant and 1 Member of the Press.

Minute

D/21/10/1 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/21/10/2 Apologies

Apologies were received from Cllrs Berry, O'Neill and Clover.

D/21/10/3 Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation

None noted.

D/21/10/4 To Confirm the Minutes of the Meeting Held on 20th September 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 20th September 2021 and the following was agreed:

D/21/10/4.01 Resolved

That the minutes of the Development & Planning Committee held on 20th September 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/10/5 Public Open Session

No members of the public were present

D/21/10/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policy 14 and Policy 11 relating to sporting facilities in Newmarket.

D/21/10/7 Planning Applications

Week Commencing 13/09/2021

D/21/10/7/1 DC/21/1677/TPO - TPO (1960) 032 -Tree preservation order - a. one Elm (T1 on

plan, within A1 on order) - fell, b. one silver birch (T2 on plan, within A1 on order) - reduce by up to 3 metres to previous points, c. one yew (T3 on plan, within A1 on order)- overall reduction to 1.5 metres to create bush - The Garden Cottage 6 Argent Place Newmarket.

D/21/10/7.01 Resolved

The Committee actively encourages responsible tree management and objects 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.

A member of the press joined the meeting

Week Commencing 20/09/2021 – There were no applications to be considered.

D/21/10/8 Amended and Deferred Planning Applications

None noted.

D/21/10/9 East Cambs Planning Applications

None noted.

D/21/09/8 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/09/2021 & 20/09/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1389/FUL	Planning application - a. sub-division of existing residential site to create one additional semi-detached dwelling b. vehicular access and on-site parking	326 Exning Road Newmarket	Rejected	Objected
DC/21/1371/HH	Householder planning application - timber storage shed	Southview Cottage 28 Bury Road Newmarket	Approved	No objections
DC/21/1310/HH	Householder planning application - a. single storey front extension b. two storey rear and side extension	80 Weston Way Newmarket	Approved	No objections
DC/21/1425/HH	Householder planning application - single story rear extension (following demolition of part of utility room)	6 Valley Way Newmarket	Approved	No objections
DC/21/1400/TPO	TPIO 04 (1994) tree preservation order - one Copper beech (T1 on plan and T4 on order) Crown reduce by up to 1.5 metres all round, to appropriate pruning points, in line with BS3998:20	10 Heasman Close Newmarket Suffolk	Approved	No objections

D/21/10/10 Delegation Panel Decisions

None noted.

D/21/10/11 Licensing

None noted.

D/21/10/12 Former St Felix Middle School site

The draft Development Brief was discussed; in particular the proposal for up to 50 houses that is included in the West Suffolk Local Plan allocations. After further discussion the following was agreed:

Cllr Winter joined the meeting

D/21/10/12.01 Recommendation

That NTC considers the following two alternatives:

- 1. To select an option in the Development Brief presented at the last full Council meeting.**
- 2. That the whole of the St Felix site and George Lambton Playing Fields are retained solely for sports use.**

D/21/10/13 Correspondence

None noted.

D/21/10/14 Date of Next Meeting

Monday 18th October 2021 at 6.15pm at the Memorial Hall.

D/21/10/15 To Note any Items for Next Meeting

None noted.

Meeting closed at 6:42pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

<u>Resolution/Recommendation</u>	<u>Resolution/Recommendation Wording</u>
<u>D/21/10/7.01 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.
<u>D/21/10/12.01 Recommendation</u>	That NTC considers the following two alternatives: 1. To select an option in the Development Brief presented at the last full Council meeting. 2. That the whole of the St Felix site and George Lambton Playing Fields are retained solely for sports use

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Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications 27 09 2021 27 September 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - one Yew (Y1 on plan) remove branches by one metre clearance to roof of neighbour property</u>  Ref. No: DC/21/1945/TCA Received: Mon 27 Sep 2021 Validated: Fri 01 Oct 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Rev John Hardy	Councillor Andy Drummond Councillor James Lay	Fri 22 Oct 2021
<u>Trees in a conservation area notification - one London plain (marked with black x and one on plan) crown reduction in height by 1.5 metres and crown lift to 3.5 metres above ground level</u>  Planting Beds Adjacent Clocktower Roundabout High Street Newmarket Suffolk Ref. No: DC/21/1917/TCA Received: Thu 23 Sep 2021 Validated: Thu 23 Sep 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Tracey Symonds	Councillor Rachel Hood Councillor Robert Nobbs	Wed 20 Oct 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications 27 09 2021 27 September 2021

<u>Trees in a conservation area notification - group of mixed species (G1 on plan) crown lift to 2.5 metres above ground level on The Maltings side and crown reduction to previous pruning points or two metres clear of building</u> 🗨️ The Maltings Fordham Road Newmarket CB8 7AA Ref. No: DC/21/1925/TCA Received: Thu 23 Sep 2021 Validated: Thu 23 Sep 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Goldsmith	Councillor Rachel Hood Councillor Robert Nobbs	Thu 21 Oct 2021
<u>Householder planning application - single storey side extension (following demolition of Woodland House)</u> 🗨️ Woodland The Severals Newmarket CB8 7BS Ref. No: DC/21/1852/HH Received: Wed 15 Sep 2021 Validated: Thu 30 Sep 2021 Status: Pending Consideration	Conservation Area	Alice Maguire	Mr & Mrs William Haggas	Councillor Rachel Hood Councillor Robert Nobbs	Fri 22 Oct 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications 27 09 2021 27 September 2021

<u>TPO/1992/04 - Tree preservation order - pollard one Lime (T10 on plan and T10 order) pollard tree back to previous points</u>  25 Exeter Road Newmarket CB8 8AR Ref. No: DC/21/1834/TPO Received: Thu 09 Sep 2021 Validated: Thu 09 Sep 2021 Status: Pending Consideration	Conservation Area	Adam Yancy	Edmondson Hall Solicitors	Councillor Rachel Hood Councillor Robert Nobbs	Mon 18 Oct 2021 (extension accepted until 19 October)
<u>Advertisement application - new shop front with new signage and retractable canopy</u>  128 High Street Newmarket CB8 8JP Ref. No: DC/21/1749/ADV Received: Tue 24 Aug 2021 Validated: Mon 27 Sep 2021 Status: Pending Consideration	Conservation Area	Alice Maguire	Mr Murat Yeter	Councillor Andy Drummond Councillor James Lay	Tue 19 Oct 2021

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Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7b planning applications 04 10 2021 04 October 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Planning application - a. replacement existing windows and doors with alterations as per design and access document b. automatic smoke vent at roof level</u>  The Coach House 168 High Street Newmarket CB8 9AJ Ref. No: DC/21/1877/FUL Received: Mon 20 Sep 2021 Validated: Fri 08 Oct 2021 Status: Pending Consideration	Conservation Area	Alice Maguire	Mr Jason Ursher	Councillor Andy Drummond Councillor James Lay	Fri 29 Oct 2021
<u>Planning application - proposed first first floor extension to form additional office accomodation</u>  Varian Stable Bury Road Newmarket Suffolk CB8 7BY Ref. No: DC/21/1895/FUL Received: Mon 20 Sep 2021 Validated: Mon 20 Sep 2021 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Not Available	Councillor Rachel Hood Councillor Robert Nobbs	Thu 28 Oct 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7b planning applications 04 10 2021 04 October 2021

<u>Planning application - install two rapid electric vehicle charging stations within the car park of McDonalds with associated equipment</u>  McDonalds Willie Snaith Road Newmarket Suffolk CB8 7SU Ref. No: DC/21/1862/FUL Received: Wed 15 Sep 2021 Validated: Wed 15 Sep 2021 Status: Pending Consideration		Amy Murray	Miss Rachael Kendrew	Councillor Michael Anderson Councillor Karen Soons	Fri 29 Oct 2021
<u>Householder planning application - a. single storey front extension with two roof lights b. two storey side extension (following demolition of existing garage) c single storey rear extension d. install gated entrance</u>  Meynell House Snailwell Road Newmarket CB8 7DP Ref. No: DC/21/1813/HH Received: Tue 07 Sep 2021 Validated: Thu 30 Sep 2021 Status: Pending Consideration	Tree Preservation Order TPO: TPO/1960/032	Adam Yancy	Mr Susan Judge	Councillor Michael Anderson Councillor Karen Soons	Tue 26 Oct 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7b planning applications 04 10 202104 October 2021

<u>Planning application - one dwelling and vehicular access</u>  Land Adjacent To 26 Paget Place Newmarket Suffolk Ref. No: DC/21/1753/FUL Received: Wed 25 Aug 2021 Validated: Thu 07 Oct 2021 Status: Pending Consideration		Alice Maguire	Mr And Mrs Michael Waters	Councillor Michael Anderson Councillor Karen Soons	Thu 28 Oct 2021
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Parish Consultation
Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Ed Fosker
Direct Line: 07971 534107
Email: planning.help@westsuffolk.gov.uk

Application no: DC/20/0624/FUL
Consultation Expiry: 25 October 2021

Today's date: 4 October 2021

Dear Sir/Madam,

Consultation on application received by West Suffolk Council Local Planning Authority

Proposal	Planning Application - four flats to rear of 143 All saints Road (including vehicular access)
Location	143A All Saints Road Newmarket Suffolk CB8 8HH
Applicant	Mr S. Finneran, Unique lettings and property management limited

The above application can be viewed by downloading it from the planning section of our website.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8FC5FPDL1700>

The supporting documents should be available for viewing within 2 working days of the date of this letter.

If your Council has observations to make regarding this proposal please respond online via consultee access (<https://planning.westsuffolk.gov.uk/online-applications/login.jsp>). Alternatively, please e-mail your response to planning.help@westsuffolk.gov.uk. Comments should be received in writing by 25 October 2021.

It is very important that your Council indicates very clearly whether it objects or supports the application and the reasons why. You can also indicate if the Council has no comments to make.

If the application is to be considered by the Development Control Committee, you will be notified of the meeting date where you or a nominated representative

can speak to support your comments. For advice on how to speak at committee please refer to the 'Right to Speak' information guide which may be viewed on our website www.westsuffolk.gov.uk.

Yours faithfully

Ed Fosker

Ed Fosker
Planning Officer

Parish Re-Consultation

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

Please ask for: Alice Maguire

Direct Line: 07904 389982

Application No. DC/21/1721/HH

Consultation Period 21 October 2021

Expires:

7 October 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Householder planning application - first floor front extension over existing garage

LOCATION 1 Station Approach, Newmarket, CB8 9BB

APPLICANT Mr And Mrs Venner

AGENT Mr Dennis Brocklesby - Lynwood Associates Ltd

Dear Sir/Madam,

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

Amended plans recieved dated 07.10.2021.

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QY4N3GPDL9Y00>

Would you please let me know in writing by 21 October 2021 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision electronically.

Yours faithfully

Alice Maguire

Alice Maguire
Planning Officer

Parish Re-Consultation

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

Please ask for: Kerri Cooper

Direct Line: 07971 534102

Application No. DC/21/0152/FUL

Consultation Period 19 October 2021

Expires:

Exning
4 Church Close
Exning
Newmarket
CB8 7SD

5 October 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility

LOCATION Land South Of, Burwell Road, Exning, Suffolk,

APPLICANT Ms Kerry Smith - Persimmon Homes

AGENT Mr Darren Cogman - Bidwells

Dear Sir/Madam,

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

Amended plans and additional information received on 1 October and 5 October, detailed in the letter from agent/applicant on 5 October.

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=QNJIMXPD03E00>

Would you please let me know in writing by 19 October 2021 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision electronically.

Yours faithfully

Kerri Cooper

Kerri Cooper
Senior Planning Officer

Decision List

Week commencing 27th September 2021

Householder planning application - front porch

211 Tulyar Walk Newmarket CB8 7AX

Ref. No: DC/21/1570/HH | Received: Fri 30 Jul 2021 | Validated: Fri 30 Jul 2021 | Status: Decided

APPROVED**Householder planning application - single storey rear extension
(following demolition of existing conservatory)**

10 Hill Close Newmarket CB8 0NR

Ref. No: DC/21/1563/HH | Received: Thu 29 Jul 2021 | Validated: Mon 16 Aug 2021 | Status: Decided

APPROVEDWeek Commencing 04th October 2021**Planning application - Installation of six floodlights to existing rugby pitch,
following removal of existing three floodlights on South-Eastern boundary**

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:
Decided**APPROVED****Planning application - removal of conditions five and six and
variation of condition two of DC/17/1614/FUL to allow the use of UPVC windows.**

Oakfield Surgery Vicarage Road Newmarket CB8 8HP

Ref. No: DC/21/0706/VAR | Received: Tue 30 Mar 2021 | Validated: Fri 16 Apr 2021 | Status: Decided

APPROVED

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**NOTIFICATION OF
DEVELOPMENT CONTROL COMMITTEE MEETING**



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

Case Officer: Gary Hancox
Direct Line: 07867 976817
Email: planning.help@westsuffolk.gov.uk

Application No: DC/21/0706/VAR

Date Registered: 16 April 2021

29th September 2021

Determination Date: 16 July 2021

APPLICATION NO DC/21/0706/VAR

APPLICANT Reed, Reed Design & Build Ltd

PROPOSAL Planning application - removal of conditions five and six and variation of condition two of DC/17/1614/FUL to allow the use of UPVC windows.

LOCATION Oakfield Surgery , Vicarage Road, Newmarket, CB8 8HP

Dear Sir/Madam,

The application referred to above is to be considered at the next meeting of the Development Control Committee on 6th October 2021. The meeting will start at 10 am. and will be held remotely via video conferencing facilities (Microsoft Teams Live).

The agenda and papers are published one week before the meeting. You may inspect them online via the Council's website:

<https://democracy.westsuffolk.gov.uk/ieListMeetings.aspx?CommitteeId=527>

The meeting will be live streamed and can be viewed via the link listed against the agenda papers on the website. Please be aware that if you want to view the meeting on an Apple or Android tablet device you will need to download the free Microsoft Teams app from your app store. We will provide instructions on our website on how to do this.

The Council allows public speaking at Development Control Committees; anybody wishing to address the Committee can register up to 9.00am on the working day before the Committee date by: telephoning Democratic Services – 07595 428481 /

01638 719363 or by sending an email to democratic.services@westsuffolk.gov.uk.

Please be aware that the deadline has been brought forward from our normal practices to allow us time to support speakers with how to access the meeting.

A revised public speaking protocol has been devised to support the meetings being held remotely and this can also be viewed via a link listed against the agenda papers on the website. To confirm, we will provide registered public speakers with a phone number to call when the item they are interested in is being considered, which will allow their verbal statement to be broadcast to the meeting. We would actively encourage registered speakers to provide us with a written statement by 4.00pm the day before the meeting so that if there are any technical issues on the day, this statement can be read out by a Council Officer on their behalf. Please contact Democratic Services, as above, for further details.

Any personal information processed by West Suffolk Council arising from a request to speak at a public meeting under the Localism Act 2011, will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website:

https://www.westsuffolk.gov.uk/Council/Data_and_information/howweuseinformation.cfm or call Customer Services: 01284 763233 and ask to speak to the Data Protection Officer.

Yours faithfully,

Gary Hancox

Gary Hancox
Principal Planning Officer



WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

Our Ref: FOH16438

27TH September 2021

Dear West Suffolk Council, Newmarket North Ward Councillors and
Newmarket Town Council Members,

Subject: Proposed 5G Telecommunications Installation for H3G UK

The purpose of this letter and its enclosures is to inform stakeholders of our proposed installation prior to the submission of a formal planning application. The application will be in the name of CK Hutchison Networks (UK) Ltd who will be responsible for construction of the site, the Operator will be H3G better known as Three.

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

Site Name/Address: George Lambton Avenue Sw
Studlands Park
Newmarket
CB8 0HQ

NGR: E: 563994 N: 264238

Type of Installation: Proposed 18.0m Phase 8 monopole c/w
wraparound cabinet at base and associated
ancillary works.

The exact location of the site and a detailed description can be found on the enclosed drawings.

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



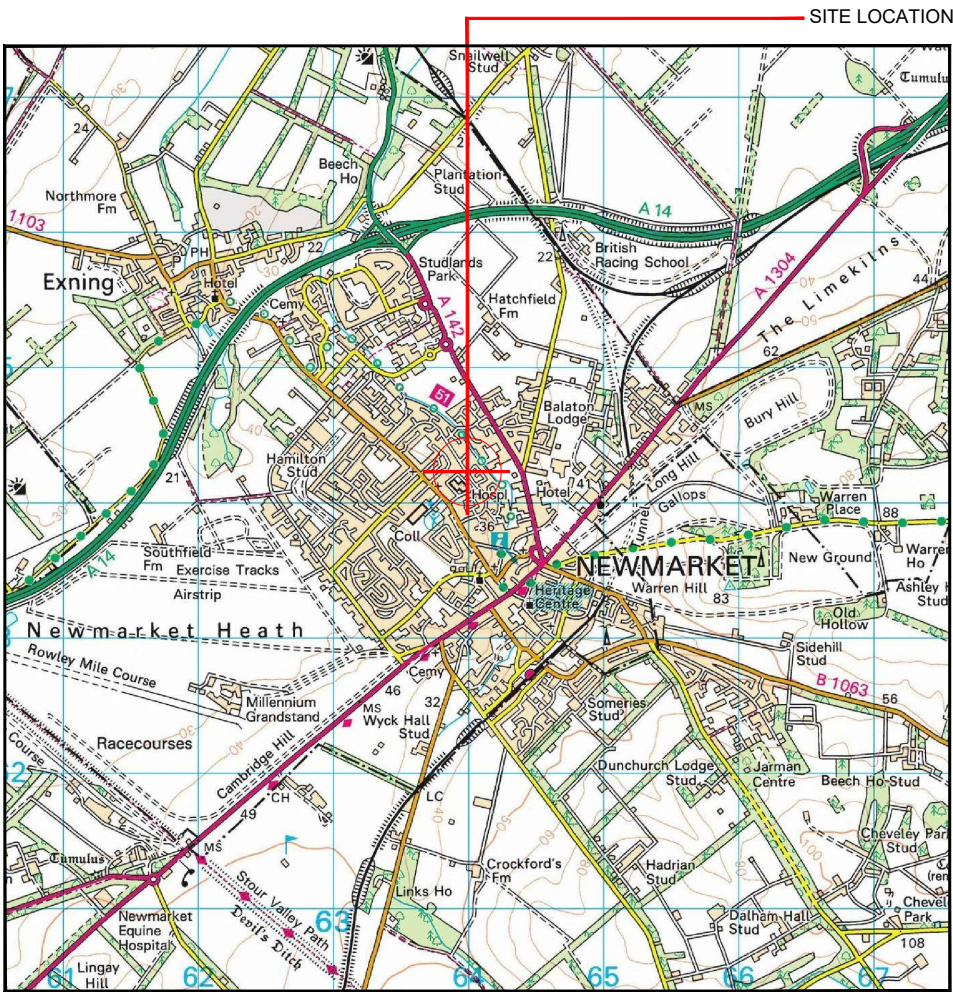
WHP Telecoms Ltd, 1a Station Court, Station Road, Guiseley, Leeds LS20 8EY

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

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

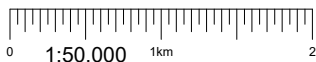
Yours faithfully,

Shell Kelly
s.kelly@whptelecoms.com

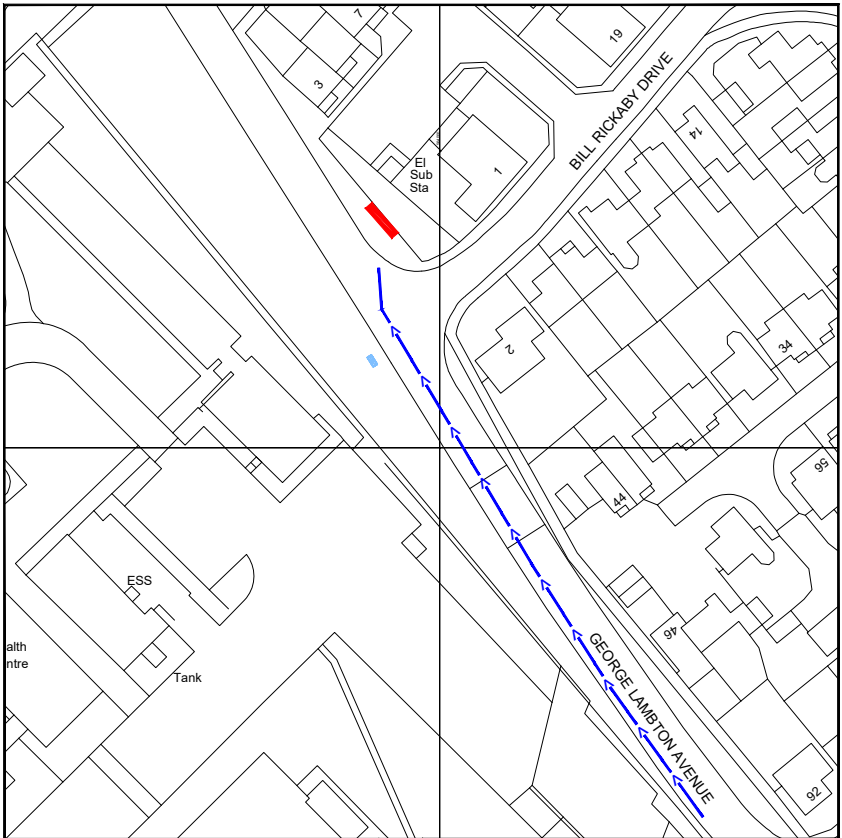


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SITE AREA PLAN



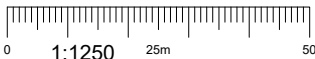
SITE PHOTOGRAPH



NGR E: 563994 N: 264238

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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS -<https://goo.gl/maps/9Jou1GQZ1MGsGeGf8>

GOOGLE STREETVIEW -<https://goo.gl/maps/Lt381K3aKFYKbESB7>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

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

Site Provider's
Property Boundary:



Access Route To Site:



Access Route:



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M002	MBNL	H3G 5G UNILATERAL	Planning	B
Date:	15/05/2021	Revision / Upgrade Description:		
Drawn:	PS	Site Relocated		
Checked:	DH			
Approved:	SD			
Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Date:	30/03/2021	Revision / Upgrade Description:		
Drawn:	PS	First Issue - Site nomination dated: 18/03/2021		
Checked:	DH			
Approved:	SD			

CK Hutchison
Networks (UK)
Limited

Great Brighams Mead,
Vastern Road, Reading,
Berkshire, England,
RG1 8DJ

Design Consultant & Principal Contractor:



WHP Telecoms

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

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

Site Name:
GEORGE LAMBTON AVENUE SW

Site ID:
FOH16438

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

Title:
002 SITE LOCATION PLAN

Project:
5G UNILATERAL

Purpose of Issue:
PLANNING

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

Master Drawing No:	Issue:
FOH16438_M002	B



100mm
50mm
10mm



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

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M002	MBNL	H3G 5G UNILATERAL	Planning	B
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M001	MBNL	H3G 5G UNILATERAL	Planning	A
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GEORGE LAMBTON AVENUE SW

Site ID:
FOH16438

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

Title:
100 EXISTING SITE PLAN

Project:
5G UNILATERAL

Purpose of Issue:
PLANNING

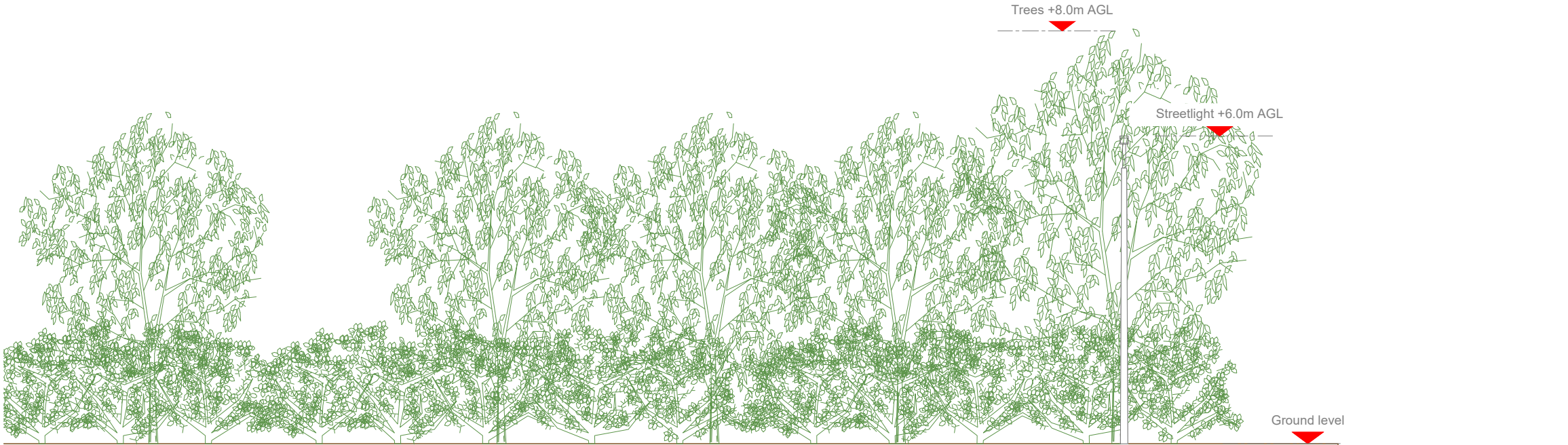
EE Cell ID:	MBNL Cell ID:	Cell ID:
N/A	N/A	N/A

Master Drawing No:	Issue:
FOH16438_M002	B

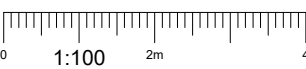
100mm

50mm

10mm



EXISTING ELEVATION A



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

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M002	MBNL	H3G 5G UNILATERAL	Planning	B
Date:	15/05/2021	Revision / Upgrade Description:		
Drawn:	PS	Site Relocated		
Checked:	DH			
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Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	MBNL	H3G 5G UNILATERAL	Planning	A
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Design Consultant & Principal Contractor:



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Tel: 01133023550
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Site Name:
GEORGE LAMBTON AVENUE SW

Site ID:
FOH16438

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

Title:
150 EXISTING ELEVATION A

Project:
5G UNILATERAL

Purpose of Issue:
PLANNING

EE Cell ID: N/A	MBNL Cell ID: N/A	Cell ID: N/A
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Master Drawing No: FOH16438_M002	Issue: B
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Existing 6m high Streetlight

George Lambton Avenue
(30mph)

George Lambton Avenue
(30mph)

Tarmac Footpath

Ground Level
0.0m GL

Existing trees up to 8 high

Proposed 1No. Commscope G100876
Cabinet (power & transmission)
Proposed 1No. Ericsson 6130 cabinet

Proposed 1No. Commscope Bowler cabinet

Proposed Phase 8 monopole
c/w wraparound cabinet at base

Existing Service Cover

Existing Service Cover

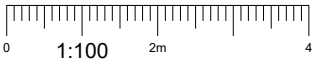
Existing 6m high Streetlight

Existing Service Cover

Existing Service markers

ELEVATION A

PROPOSED H3G CONFIGURATION SITE PLAN



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

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
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Design Consultant & Principal Contractor:



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e-mail: info@whptelecoms.com

Site Name:
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Site ID:
FOH16438

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

Title:
210 PROPOSED SITE PLAN

Project:
5G UNILATERAL

Purpose of Issue:
PLANNING

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

Master Drawing No:	Issue:
FOH16438_M002	B

[illegible]

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