

Membership as from May 2021

Councillor Appleby
Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
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 15th November @ 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 1st November 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 25/10/2021, 01/11/2021, and 08/11/2021
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 25/10/2021, 01/11/2021
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Rutland Arms development** – to receive an update (verbal)
- 14. Correspondence**
- 15. Date of next meeting** – Monday 6th December 2021
- 16. Items for consideration at the next meeting**

Signed: *Tracey Symonds* Tracey Symonds, Deputy Town Clerk

Date: 09/11/2021

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 1st November 2021 at 6.15pm

Attendance:

Councillor C O'Neill (Chairman)
Councillor J Berry

Councillor J Ferries
Councillor D Hall
Councillor P Hulbert

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Crissall, Woodditton Parish Cllr D White and 1 Member of the Press

Minute

D/21/11/1 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/21/11/2 Apologies

Apologies were received from Cllrs Appleby, Drummond, Hood and Jefferys. Cllr Clover was absent.

D/21/11/3 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/21/11/4 To Confirm the Minutes of the Meeting Held on 18th October 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 18th October 2021 and the following was agreed:

D/21/11/4.01 Resolved

That the minutes of the Development & Planning Committee held on 18th October 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

Cllr Berry joined the meeting

There were no matters arising.

D/21/11/5 Public Open Session

Woodditton Parish Councillor D White offered to answer any questions regarding item 14.

The Chairman proposed that item 14 be brought forward and the following was agreed:

D/21/11/5.01 Resolved

That item 14 Woodditton Road be brought forward.

D/21/11/6 Woodditton Road

Cllr White gave details of the incidents of speeding and that speed signs alone do not work as the evidence of SID cameras proves and other options need to be considered especially on the railway bridge.

The request from Woodditton Parish Council to support the Woodditton planning application for traffic calming along Woodditton Road from the junction with St John's Avenue was considered and the following was agreed:

D/21/11/6.01 Recommendation

That NTC fully supported and approved the proposal for traffic calming along Woodditton Road.

Deputy Town Clerk was asked to contact Woodditton Parish Council to give thanks for Cllr White's attendance tonight and for the consultation with NTC. To also offer any further support with their proposal and that the Chairman and Cllrs would be willing to attend Woodditton Parish Council meetings.

D/21/11/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policies applied to the tree applications.

D/21/11/8 Planning Applications

Week Commencing 11/10/2021 – There were no applications to consider.

Week Commencing 18/10/2021

D/21/11/7/1 DC/21/2019/P3CMA - Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to 15 dwellings (class C3) - 136 - 142 High Street Newmarket Suffolk.

Cllr Winter joined the meeting as an observer.

D/21/11/7.01 Recommendation

The Committee objected on the grounds of it being an overdevelopment of the site, the flats do not meet minimum permitted size, no provision for parking and that the ground floor should be kept for commercial use as it is located in a prime commercial area.

D/21/11/7/2 DC/21/1748/FUL - Planning application - a. Change of use from shop (class A1) to cafe (class A3) b. rear ventilation/extraction system c. external seating area - 128 High Street Newmarket.

D/21/11/7.02 Recommendation

The Committee voiced no objections subject to fire safety regulations being met.

D/21/11/7/3 DC/21/2051/TCA - Trees in a conservation area notification - a. one Mulberry (T1 on plan) overall crown reduction by two metres b. one Silver Birch (T2 on plan) reduce height by four metres and sides by two metres c. one Magnolia (T3 on plan) - overall crown reduction by up to two metres d. one Hawthorn (T4 on plan) fell - 19

The Avenue Newmarket.

D/21/11/7.03 Recommendation

The Committee actively encourages responsible tree management and does not object to this application. The Committee does not object to the felling of the dead Hawthorn tree subject to approval of Tree Officer and requested that a suitable replacement tree be planted

D/21/11/7/4 DC/21/2020/TE1 – Determination in respect of Development by Telecommunications Code systems operators - proposed 18.0 metre phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works - George Lambton Avenue Studlands Park.

D/21/11/7.04 Recommendation

The Committee voiced no objection.

D/21/11/9 Amended and Deferred Planning Applications

None noted.

D/21/11/10 East Cambs Planning Applications

None noted.

D/21/11/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 11/10/2021 & 18/10/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1074/FUL	Planning application - three dwellings and associated works (following demolition of existing dwelling)	28 St Fabians Close Newmarket	Approved	No objections
DC/21/0987/HH	Householder planning application - dropped kerb	290 Exning Road Newmarket	Approved	No objections
DC/21/1190/FUL	Planning application - storage building with ancillary offices and trade counter (following demolition of existing store)	Studlands Park Industrial Estate, Unit 14 Studlands Park Avenue Newmarket	Approved	No objections
DC/21/1190/HH	Householder planning application - dropped kerb	292 Exning Road Newmarket	Approved	No objections

D/21/11/12 Delegation Panel Decisions

None noted.

D/21/11/13 Appeals

DC/20/1661/OUT – Outline planning application (all matters reserved) - Outline planning application (all matters reserved) (i) 123no. dwellings (ii) 1no. commercial unit with public open space and landscaping (iii) land reserved and dedicated horse walk – Land at Black Bear lane, The Former Swimming Pool, Rowley Drive, Newmarket, Suffolk.

It was noted that the appeal made to the Secretary of State against the refusal of outline planning permission of DC/20/1661/OUT has now been withdrawn by the appellant.

Book Number 74 2021 - 2022

D/21/11/14 Licensing
None noted.

Cllr White left the meeting.

D/21/11/15 Correspondence
Equine World parking request – to be discussed at the C&L Committee.

D/21/11/16 Date of Next Meeting
Monday 15th November 2021 at 6.15pm at the Memorial Hall.

D/21/11/17 To Note any Items for Next Meeting

- Update on the Rutland Arms Development

Meeting closed at 6:49pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/11/5.01 Resolved</u>	That item 14 Woodditton Road be brought forward.
<u>D/21/11/6.01 Recommendation</u>	That NTC fully supported and approved the proposal for traffic calming along Woodditton Road.
<u>D/21/11/7.01 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site, the flats do not meet minimum permitted size, no provision for parking and that the ground floor should be kept for commercial use as it is located in a prime commercial area.
<u>D/21/11/7.02 Resolved</u>	The Committee voiced no objections subject to fire safety regulations being met.
<u>D/21/11/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application. The Committee does not object to the felling of the dead Hawthorn tree subject to approval of Tree Officer and requested that a suitable replacement tree be planted
<u>D/21/11/7.04 Resolved</u>	The Committee voiced no objections.

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications 25 10 2021 25 October 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - four Sycamore (T1-T4 on plan) fell</u>  Godolphin Stables Snailwell Road Newmarket CB8 7YE Ref. No: DC/21/2119/TCA Received: Thu 21 Oct 2021 Validated: Thu 21 Oct 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Godolphin Management Co Ltd	Councillor Michael Anderson Councillor Karen Soons	Tue 16 Nov 2021
<u>Application for lawful development certificate for existing use or development - domestic ancillary buildings</u>  4 Bridge Cottages Snailwell Road Newmarket CB8 7LW Ref. No: DC/21/2112/CLE Received: Wed 20 Oct 2021 Validated: Wed 20 Oct 2021 Status: Pending Consideration		Savannah Cobbold	Mrs Sally Reynolds	Councillor Michael Anderson Councillor Karen Soons	Thu 18 Nov 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications 25 10 2021 25 October 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>Planning application - retail unit with two floors above to create six flats (following demolition of existing shop unit) and associated works</u>  Replacement Unit 2 - 3 Crown Walk Newmarket Suffolk Ref. No: DC/21/2009/FUL Received: Thu 07 Oct 2021 Validated: Thu 07 Oct 2021 Status: Pending Consideration	Conservation Area	Amy Murray	Mr Murat Yeter	Councillor Rachel Hood Councillor Robert Nobbs	Thu 18 Nov 2021
<u>TPO 234(1972) tree preservation order - one Beech overall crown reduction of 1.5 metres</u>  12 Elliott Close Newmarket CB8 7SE Ref. No: DC/21/2014/TPO Received: Thu 07 Oct 2021 Validated: Thu 07 Oct 2021 Status: Pending Consideration	Tree Preservation Order	Adam Yancy	Mr Steve Taylor	Councillor Michael Anderson Councillor Karen Soons	Fri 19 Nov 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

Item 7a planning applications 25 10 202125 October 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>TPO 03 (1991) tree preservation order - two Sycamore (one and two on plan within G1 on order) crown lift over neighbouring property and car park by two metres</u>  St Marys Church St Marys Square Newmarket CB8 0HZ Ref. No: DC/21/1994/TPO Received: Mon 04 Oct 2021 Validated: Mon 04 Oct 2021 Status: Pending Consideration	Conservation Area	Adam Yancy	Rev. John Hardy	Councillor Andy Drummond Councillor James Lay	Tue 16 Nov 2021
<u>Householder planning application - two storey side extension with associated internal alterations</u>  2 Cardigan Street Newmarket CB8 8HZ Ref. No: DC/21/1980/HH Received: Mon 04 Oct 2021 Validated: Mon 04 Oct 2021 Status: Pending Consideration		Isabella Taylor	Mr C O Flynn	Councillor Rachel Hood Councillor Robert Nobbs	Mon 15 Nov 2021

Item 7a planning applications 25 10 202125 October 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>Trees in a conservation area notification - a. one Pine (blue star on plan) remove lowest south facing limb by 5 metres; b. one Lime (red star on plan) fell</u>  1 Somerville Lodge Fordham Road Newmarket CB8 7AA Ref. No: DC/21/1960/TCA Received: Tue 28 Sep 2021 Validated: Thu 07 Oct 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mr William Haggas	Councillor Rachel Hood Councillor Robert Nobbs	Mon 15 Nov 2021
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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Householder planning applicaiton - single storey side and rear extension (following demolition of existing garage)</u>  Instow 32 Green Road Newmarket CB8 9BA Ref. No: DC/21/2089/HH Received: Tue 19 Oct 2021 Validated: Thu 04 Nov 2021 Status: Pending Consideration		Isabella Taylor	Mr And Mrs Richard And Veronica Hayes	Councillor Andy Drummond Councillor James Lay	Fri 26 Nov 2021
<u>Householder planning application - garage conversion to habitable space, with single storey side and rear extensions</u>  43 Leaders Way Newmarket CB8 0DP Ref. No: DC/21/2064/HH Received: Fri 15 Oct 2021 Validated: Tue 02 Nov 2021 Status: Pending Consideration		Isabella Taylor	Mr And Mrs G Wymer	Councillor Andy Drummond Councillor James Lay	Tue 23 Nov 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>Householder planning application - a. front porch b. two storey side extension</u>  59 Beaverbrook Road Newmarket CB8 0ST Ref. No: DC/21/2063/HH Received: Fri 15 Oct 2021 Validated: Tue 02 Nov 2021 Status: Pending Consideration		Adam Yancy	Mr And Mrs Wojtkiewicz	Councillor Rachel Hood Councillor Robert Nobbs	Tue 23 Nov 2021
<u>Planning application - variation of condition 2 of application DC/21/1265/FUL to allow use of amended plans for single storey rear extension with mezzanine floor above</u>  Studlands Park Industrial Estate, Caps Cases Studlands Park Avenue Newmarket CB8 7AU Ref. No: DC/21/2060/VAR Received: Fri 15 Oct 2021 Validated: Fri 15 Oct 2021 Status: Pending Consideration		Alice Maguire	Mr Nick Dewy	Councillor Michael Anderson Councillor Karen Soons	Mon 22 Nov 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>Trees in a conservation area notification - two groups of Leylandii (red lines on plan) reduce height by one metre and trim back overgrowth by 0.5 metre</u>  Adjacent To Flint Cottage Stables Rayes Lane Newmarket Suffolk CB8 7AB Ref. No: DC/21/2122/TCA Received: Thu 07 Oct 2021 Validated: Thu 04 Nov 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mr William Haggas	Councillor Rachel Hood Councillor Robert Nobbs	Thu 25 Nov 2021
<u>Planning application - a. change of use of retail shop to restaurant/cafe on ground floor b. installation of ducting system</u>  Alma House 10A Market Street Newmarket Suffolk CB8 Ref. No: DC/21/1924/FUL Received: Thu 23 Sep 2021 Validated: Thu 21 Oct 2021 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Faisal Kabir	Councillor Rachel Hood Councillor Robert Nobbs	Fri 26 Nov 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
<u>Trees in a conservation area notification - one Sycamore (marked on plan) fell; one Lilac (marked on plan) lateral crown reduction on all aspects by up to one metre</u>  Piers House Rayes Lane Newmarket CB8 7AB Ref. No: DC/21/2206/TCA Received: Fri 05 Nov 2021 Validated: Fri 05 Nov 2021 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mr Ian Pountain	Councillor Rachel Hood Councillor Robert Nobbs	Mon 29 Nov 2021
<u>Planning application - installation of external wall insulation system and render to all external elevations of seven properties on Exning Road Newmarket</u>  278, 286, 298, 310, 312, 316, 318 Exning Road Newmarket Suffolk CB8 0AN Ref. No: DC/21/2104/FUL Received: Wed 20 Oct 2021 Validated: Wed 20 Oct 2021 Status: Pending Consideration		Savannah Cobbold	Miss Rachel Woodman	Councillor Michael Anderson Councillor Karen Soons	Mon 29 Nov 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>Planning application - installation of external wall insulation system and render to all external elevations of 11 properties on Exning Road, Newmarket</u>  283, 287, 289, 291, 293, 295, 297, 307, 315, 327 And 337 Exning Road Newmarket Suffolk CB8 0AT Ref. No: DC/21/2103/FUL Received: Wed 20 Oct 2021 Validated: Wed 20 Oct 2021 Status: Pending Consideration		Savannah Cobbold	Flagship Housing Group	Councillor Andy Drummond Councillor James Lay	Mon 29 Nov 2021
<u>Planning application - installation of external wall insulation system and render to all external elevations of 17 properties on Exning Road, Newmarket</u>  222, 224, 226, 230, 234, 236, 240, 242, 244, 248, 250, 254, 260, 264, 266, 268, 272 Exning Road Newmarket Suffolk CB8 0AN Ref. No: DC/21/2102/FUL Received: Wed 20 Oct 2021 Validated: Wed 20 Oct 2021 Status: Pending Consideration		Savannah Cobbold	Miss Rachel Woodman	Councillor Michael Anderson Councillor Karen Soons	Mon 29 Nov 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>TPO/1977/04 - Tree preservation order - one Maple (102 on plan; G2 on order) overall crown reduction by 3 metres; one Maple (104 on plan, G2 on order) remove basal epicormic growth; one Elm (118 on plan, G1 on order) crown raise by 4 metres</u> <u>TPO/1956/01 -Tree preservation order - one Horse Chestnut (0204 on plan, A3 on plan) remove basal epicormic growth; one Lime (209 on plan, A1 on order) remove basal epicormic growth</u> Amenity Land To The Rear Of 9 To 41 Norfolk Avenue Churchill Avenue Collings Place Newmarket Suffolk Ref. No: DC/21/2090/TPO Received: Mon 18 Oct 2021 Validated: Mon 18 Oct 2021 Status: Pending Consideration	Tree Preservation Order	Isabella Taylor	Matt Vernon	Councillor Andy Drummond Councillor James Lay	Mon 29 Nov 2021
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<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

<u>Householder planning application - a. raising height of existing roof b. two storey front extension c. two and half storey side extension (following demolition of existing garage/playroom and utility) d. two storey part single storey rear extension e. dormer window on rear elevation f. solar panels on front and side elevations g. new entrance gates</u> 24 Hamilton Road Newmarket CB8 0NY Ref. No: DC/21/2057/HH Received: Fri 15 Oct 2021 Validated: Fri 15 Oct 2021 Status: Pending Consideration		Adam Yancy	Mr & Mrs Champion	Councillor Andy Drummond Councillor James Lay	Tue 30 Nov 2021
<u>TPO 032 (1960) - one robinia (T1 on plan, within A1 on order) reduce lateral limbs growing over property back to suitable growth points</u> 17 Wyndham Way Newmarket CB8 7DS Ref. No: DC/21/2032/TPO Received: Tue 12 Oct 2021 Validated: Fri 29 Oct 2021 Status: Pending Consideration	Conservation Area	Adam Yancy	Mr Alan Pugsley	Councillor Michael Anderson Councillor Karen Soons	Mon 29 Nov 2021

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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/21/1162/LB

Consultation Period 15 November 2021

Expires:

1 November 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Application for listed building consent - a. internal alterations to convert floors into three separate flats b. replacement windows c. two additional windows d. re-painting of front and rear doors, high level soffit and cornice details

LOCATION St Aubyns , Wellington Street, Newmarket, CB8 0HT

APPLICANT Rebecca Hilliard

AGENT Mr Daniel Nicholls - DCN Architectural Design Services

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 01.11.2021:

447-PA-02 RevA Proposed site plan
447-PA-03 RevA Proposed basement and ground floor plan
447-PA-04 RevA Proposed 1st and 2nd floor plans
447-PA-05 RevA Proposed elevations
Design, access and heritage statement Revision A

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=QTNJ33PDJQF00>

Would you please let me know in writing by 15 November 2021 if you have any observations to make regarding this proposal. Please email your response to

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/21/0114/HH

Consultation Period 12 November 2021

Expires:

29 October 2021

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Householder planning application - a. single storey rear extension b. first floor rear extension over existing kitchen and play room c. replacement front wall d. increase in height of existing rear lodge

LOCATION 10 Doris Street, Newmarket, CB8 0LD

APPLICANT Ryan Bennett

AGENT William Kane

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

Amended description as of 29.10.2021.

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=QN8QSCPDHERO0>

Would you please let me know in writing by 12 November 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

Newmarket Neighbourhood Plan

Please ask for: Alice Maguire
Direct Line: 07904 389982
Email: planning.help@westsuffolk.gov.uk

Application no: DC/21/0114/HH
Date received: 20 January 2021
Determination date: 17 March 2021
Today's date: 29 October 2021

**RE-CONSULTATION ON APPLICATION RECEIVED BY
West Suffolk Council LOCAL PLANNING AUTHORITY**

PROPOSAL **Householder planning application - a. single storey rear extension b. first floor rear extension over existing kitchen and play room c. replacement front wall d. increase in height of existing rear lodge**

LOCATION **10 Doris Street Newmarket CB8 0LD**

APPLICANT **Ryan Bennett**

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

Amended description as of 29.10.2021.

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=QN8QSCPDHER00>

Would you please let me know in writing by 12 November 2021 if you have any observations to make regarding this proposal. You can 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.

Alice Maguire

Alice Maguire

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555

DX41001 ELY Fax: (01353) 665240

www.eastcambs.gov.uk

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

This matter is being dealt with by:

Catherine Looper

Telephone: 01353 616205

E-mail: catherine.looper@eastcambs.gov.uk

My Ref: 21/01557/FUL

Your ref

1st November 2021

Dear Sir/Madam

Proposal: New football club car park and development of 6 single storey dwellings with ass
off road parking
Location: Newmarket Town Football Club Cricket Field Road Newmarket Suffolk CB8 8BT
Reference: 21/01557/FUL

An application has been received by this Authority for the development described above.

You can view the application and supporting information on our Public Access page

([http://pa.eastcambs.gov.uk/online-](http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1JCS2GGH8C00)

[applications/applicationDetails.do?activeTab=summary&keyVal=R1JCS2GGH8C00](http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1JCS2GGH8C00)). Your comments
should be submitted by 22nd November 2021. Any observations you may make will, under the Local
Government (Access to Information) Act 1985, be available to the general public.

**Please address any written correspondence direct to the case officer Catherine Looper,
alternatively you can email to plservices@eastcambs.gov.uk. Can you also ensure that you quote
the reference for this application in your correspondence.**

If you wish to discuss this proposal further, the case officer can be contacted on 01353 616205.

Yours faithfully

**Catherine Looper
Senior Planning Officer**



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555
DX41001 ELY Fax: (01353) 665240
www.eastcambs.gov.uk

The Owner/Occupier
Memorial Hall, High Street
Newmarket
CB8 8JP

This matter is being dealt with by:
Catherine Looper

Telephone: 01353 616205
E-mail: plservices@eastcambs.gov.uk
My Ref: 21/01557/FUL
Your ref

1st November 2021

Dear Sir/Madam

Proposal: New football club car park and development of 6 single storey dwellings with associated off road parking
Location: Newmarket Town Football Club Cricket Field Road Newmarket Suffolk CB8 8BT
Reference: 21/01557/FUL

The Council is seeking your views on the above application it has received. You may view current applications at <https://eastcambs.gov.uk/planning/current-planning-applications> searching by the application reference number above.

You can comment in writing and quoting the reference number above either via email to plservices@eastcambs.gov.uk or by post using the address above, alternatively you can submit your comments online when using Public Access to view the documents. Comments should be made before **22nd November 2021**, comments received after that date, but before the decision has been made, will be considered and taken into account. Please note that if you submit your comments in an electronic format, all future correspondence in relation to this application will be via email.

A decision is made by weighing up a number of different matters. The most important will be what the policies of the development plan are for the area. Local Planning Policy shows the extent of the Green Belt, conservation areas and locations for new development as well as the policies that will be applied in relation to design, character, etc. When making comments, please note that only comments relating to planning matters can be considered by officers when determining applications. The most common types of comments that can be considered include:

- Does the development conform to the policies in the Local Plan (<http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan-2015>)
- Does the development conform to the National Planning Policy Framework (<http://planningguidance.communities.gov.uk/blog/policy/>)
- Comments about the design, scale, height, etc
- Impact on residential amenity of local residents such as loss of light or privacy, overlooking, noise and disturbance
- Impact on character of the area and whether the use is appropriate
- Impact on highways safety and parking
- Impact on nature conservation and trees
- Impact on listed buildings or conservation areas

Decision List

Week commencing 25th October 2021 [link](#)

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Week commencing 01st November 2021 [link](#)

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Week commencing 08th November 2021 [link](#)

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Week commencing 25th October 2021

Householder planning application - first floor front extension over existing garage

DC/21/1721/HH | 1 Station Approach Newmarket CB8 9BB

APPROVED

Week Commencing 01st November 2021

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Non material amendment to DC/21/0683/HH to move the double garage 600mm from the installed fence

1 Seymour Close Newmarket Suffolk CB8 8EL

Ref. No: NMA(A)/21/0683 | Received: Mon 18 Oct 2021 | Validated: Mon 18 Oct 2021 | Status: Decided

APPROVED

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

The Maltings Fordham Road Newmarket CB8 7AA

Ref. No: DC/21/1925/TCA | Received: Thu 23 Sep 2021 | Validated: Thu 23 Sep 2021 | Status: Decided

APPROVED

Trees in a conservation area notification - one London plane (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

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: Decided

APPROVED

Application for lawful development certificate for proposed use or development - detached workshop/garage

Meynell House Snailwell Road Newmarket CB8 7DP

Ref. No: DC/21/1814/CLP | Received: Mon 06 Sep 2021 | Validated: Mon 06 Sep 2021 | Status: Decided

APPROVED

Householder planning application - single storey rear extension following demolition of existing conservatory

49 Heasman Close Newmarket CB8 0GR

Ref. No: DC/21/1693/HH | Received: Tue 17 Aug 2021 | Validated: Wed 08 Sep 2021 | Status: Decided

APPROVED



Decision List

Week commencing 25th October 2021 link

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Week commencing 01st November 2021 link

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Week commencing 08th November 2021 link

<https://planning.westsuffolk.gov.uk/online-applications/weeklyListResults.do?action=firstPage>

Week Commencing 08th November 2021

[Tree preservation order - pollard one Lime \(T10 on plan and T10 order\) reduce to previous reduction points \(approximate crown height reduction of 6 metres\)](#)

DC/21/1834/TPO | TPO/1992/04 - | 25 Exeter Road Newmarket CB8 8AR

