

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
T O W N C O U N C I L

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting of the
Development and Planning committee
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 6th December @ 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 15th 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 15/11/2021, 22/11/2021
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 15/11/2021, 22/11/2021
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Correspondence**
- 14. Date of next meeting** – Monday 20th December 2021
- 15. Items for consideration at the next meeting**

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

Date: 30th November 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 15th November 2021 at 6.15pm**

Attendance:

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

Councillor J Ferries
 Councillor D Hall
 Councillor P Hulbert
 Councillor M Jefferys

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

Minute

D/21/11/18 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/21/11/19 Apologies

Apologies were received from Cllrs Clover and Hood.

D/21/11/20 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/21/11/21 To Confirm the Minutes of the Meeting Held on 1st November 2021 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 1st November 2021 and the following was agreed:

D/21/11/21.01 Resolved

That the minutes of the Development & Planning Committee held on 1st November 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/21/11/22 Public Open Session

None noted.

D/21/11/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

NNP Tree Policy 14 applied to the tree applications and Policy 30 Shopfronts.

D/21/11/24 Planning Applications

Week Commencing 25/10/2021

D/21/11/24/1 DC/21/2119/TCA - Trees in a conservation area notification - four Sycamore (T1-T4 on plan) fell - Godolphin Stables Snailwell Road Newmarket.

D/21/11/24.01 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that suitable replacements be planted.

D/21/11/24/2 DC/21/2112/CLE - Application for lawful development certificate for existing use or development - domestic ancillary buildings - 4 Bridge Cottages Snailwell Road Newmarket.

D/21/11/24.02 Resolved

The Committee voiced no objections.

D/21/11/24/3 DC/21/2009/FUL - Planning application – retail unit with two floors above to create six flats (following demolition of existing shop unit) and associated works Replacement -Unit 2 - 3 Crown Walk Newmarket Suffolk.

D/21/11/24.03 Resolved

The Committee voiced no objections.

The Committee noted that there are more Town centre accommodation developments without parking provision.

D/21/11/24/4 DC/21/2014/TPO – TPO 234(1972) tree preservation order – one Beech overall crown reduction of 1.5 metres - 12 Elliott Close Newmarket.

D/21/11/24.04 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/11/24/5 DC/21/1994/TPO – 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 - St Marys Church St Marys Square Newmarket.

D/21/11/24.05 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/11/24/6 DC/21/1980/HH – Householder planning application - two storey side extension with associated internal alterations - 2 Cardigan Street Newmarket.

Cllr Winter joined the meeting as an observer.

D/21/11/24.06 Resolved

The Committee objected on the grounds of it being an overdevelopment of the site, layout and density and loss of light to neighbouring properties.

D/21/11/24/7 DC/21/1960/TCA – 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 - 1 Somerville Lodge Fordham Road Newmarket.

D/21/11/24.07 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that a suitable replacement be planted.

Week Commencing 01/11/2021

D/21/11/24/8 DC/21/2089/HH – Householder planning application - single storey side and rear extension (following demolition of existing garage) - Instow 32 Green Road Newmarket.

D/21/11/24.08 Resolved

The Committee voiced no objections.

D/21/11/24/9 DC/21/2064/HH – Householder planning application – garage conversion to habitable space, with single storey side and rear extensions - 43 Leaders Way Newmarket.

D/21/11/24.09 Resolved

The Committee voiced no objections.

D/21/11/24/10 DC/21/2063/HH – Householder planning application - a. front porch b. two storey side extension - 59 Beaverbrook Road Newmarket.

D/21/11/24.10 Resolved

The Committee voiced no objections.

D/21/11/24/11 DC/21/2060/VAR – 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 - Studlands Park Industrial Estate, Caps Cases Studlands Park Avenue Newmarket.

D/21/11/24.11 Resolved

The Committee voiced no objections.

D/21/11/24/12 DC/21/2122/TCA – 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 - Adjacent to Flint Cottage Stables Rayes Lane Newmarket Suffolk.

D/21/11/24.12 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/11/24/13 DC/21/1924/FUL – Planning application - a. change of use of retail shop to restaurant/cafe on ground floor b. installation of ducting system - Alma House 10A Market Street Newmarket Suffolk.

D/21/11/24.13 Resolved

The Committee voiced no objections.

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Week Commencing 08/11/2021

D/21/11/24/14 DC/21/2206/TCA – 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 - Piers House Rayes Lane Newmarket.

D/21/11/24.14 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application and were pleased to see that a suitable replacement will be planted.

D/21/11/24/15 DC/21/2144/FUL – Planning application - entrance lobby - 3 High Street Newmarket.

D/21/11/24.15 Resolved

The Committee voiced no objections subject to complying with the West Suffolk Council Shopfront Policy.

D/21/11/24/16 DC/21/2135/FUL – Planning application - roof extension with five dormer windows to second floor - Flat 2 Sun Lane Newmarket.

D/21/11/24.16 Resolved

The Committee deferred this application to the next meeting.

D/21/11/24/17 DC/21/2104/FUL – Planning application - installation of external wall insulation system and render to all external elevations of seven properties on Exning Road Newmarket 278, 286, 298, 310, 312, 316, 318 - Exning Road Newmarket Suffolk.

D/21/11/24.17 Resolved

The Committee supported the initiative and recognise the importance of this work.

D/21/11/24/18 DC/21/2103/FUL – Planning application - installation of external wall insulation system and render to all external elevations of 11 properties on Exning Road Newmarket 283, 287, 289, 291, 293, 295, 297, 307, 315, 327 And 337 - Exning Road Newmarket Suffolk.

D/21/11/24.18 Resolved

The Committee supported the initiative and recognise the importance of this work.

D/21/11/24/19 DC/21/2102/FUL – Planning application - installation of external wall insulation system and render to all external elevations of 11 properties on Exning Road Newmarket 222, 224, 226, 230, 234, 236, 240, 242, 244, 248, 250, 254, 260, 264, 266, 268, 272 - Exning Road Newmarket Suffolk.

D/21/11/24.19 Resolved

The Committee supported the initiative and recognise the importance of this work.

D/21/11/24/20 DC/21/2090/TPO – 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 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 - Amenity Land To The Rear Of 9 To 41 Norfolk Avenue Churchill Avenue Collings Place Newmarket Suffolk.

D/21/11/24.20 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/11/24/21 DC/21/2070/FUL – Planning application - external covered seating area within existing garden - The Yard Grosvenor Yard Newmarket.

D/21/11/24.21 Resolved

The Committee voiced no objections.

A member of the public joined the meeting

D/21/11/24/22 DC/21/2057/HH – 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 - 24 Hamilton Road Newmarket.

D/21/11/24.22 Resolved

The Committee voiced no objections.

D/21/11/24/23 DC/21/2032/TPO – TPO 032 (1960) - one robinia (T1 on plan, within A1 on order) reduce lateral limbs growing over property back to suitable growth points - 17 Wyndham Way Newmarket.

D/21/11/24.23 Resolved

The Committee actively encourages responsible tree management. The Committee does not object to this application.

D/21/11/25 Amended and Deferred Planning Applications

D/21/11/25/01 DC/21/1162/LB - 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 - St Aubyns, Wellington Street, Newmarket.

D/21/11/25.01 Resolved

The Committee objected to the application and supports the findings of the Conservation Officer. The Committee will support any developments approved by the Conservation Officer.

D/21/11/25/02 DC/21/1104/HH - 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 - 10 Doris Street, Newmarket.

D/21/11/25.02 Resolved

The Committee were unable to make a judgement as the changes were not clear on plans.

D/21/11/26 East Cambs Planning Applications

21/01557/FUL – New football club car park and development of 6 single storey dwellings with associated off-road parking – Newmarket Football Club Cricket Field Road Newmarket Suffolk.

D/21/11/26.01 Resolved

The Committee voiced no objections.

D/21/11/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 25/10/2021, 01/11/2021 & 08/11/2021

Applications	Description	Address	WS Decision	NTC Decision
DC/21/1721/HH	Householder planning application - first floor front extension over existing garage	1 Station Approach Newmarket	Approved	No objections
NMA(A)21/0683	Non material amendment to DC/21/0683/HH to move the double garage 600mm from the installed fence	1 Seymour Close Newmarket Suffolk	Approved	No objections
DC/21/1925/TCA	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	Approved	No objections
DC/21/1917/TCA	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	Approved	No objections
DC/21/1814/CLP	Application for lawful development certificate for proposed use or development - detached workshop/garage	Meynell House Snailwell Road Newmarket	Approved	No objections
DC/21/1693/HH	Householder planning application - single storey rear extension following demolition of existing conservatory	49 Heasman Close Newmarket	Approved	No objections
DC/21/1945/TCA	Trees in a conservation area notification - one Yew (Y1 on plan) remove branches by one metre clearance to roof of neighbour property	St Marys Church St Marys Square Newmarket	Approved	No objections
DC/21/1877/FUL	Planning application - a. replacement existing windows and doors with alterations as per design and access document b. automatic smoke vent at roof level	The Coach House 168 High Street Newmarket	Withdrawn	
DC/21/1862/FUL	Planning application - install two rapid electric vehicle charging stations within the car park of McDonalds with associated equipment	McDonalds Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/21/1834/TPO	TPO/1992/04 - Tree preservation order - pollard one Lime (T10 on plan and T10 order) reduce to previous reduction points (approximate crown height reduction of 6 metres)	25 Exeter Road Newmarket	Approved	No objections
DC/21/0604/FUL	Planning application - construction of one dwelling, as amended by plans received 21 October 2021	Nowell Lodge Fordham Road Newmarket	Refused	

D/21/11/28 Delegation Panel Decisions

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None noted.

D/21/11/29 Licensing
None noted.

D/21/11/30 Rutland Arms Development
A verbal update was given on the delays to the development and the current issues are with West Suffolk Council Legal department to resolve.

D/21/11/31 Correspondence
None noted.

D/21/11/32 Date of Next Meeting
Monday 6th December 2021 at 6.15pm at the Memorial Hall.

D/21/11/33 To Note any Items for Next Meeting
• DC/21/2135/FUL - 2 Sun Lane

Meeting closed at 7:03pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/21/11/24.01 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that suitable replacements be planted.
<u>D/21/11/24.02 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.04 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.05 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.06 Resolved</u>	The Committee objected on the grounds of it being an overdevelopment of the site, layout and density and loss of light to neighbouring properties
<u>D/21/11/24.07 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and requests that a suitable replacement be planted.
<u>D/21/11/24.08 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.09 Resolved</u>	The Committee voiced no objections.

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<u>D/21/11/24.10 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.11 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.12 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.13 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.14 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application and were pleased to see that a suitable replacement will be planted.
<u>D/21/11/24.15 Resolved</u>	The Committee voiced no objections subject to complying with the West Suffolk Council Shopfront Policy.
<u>D/21/11/24.16 Resolved</u>	The Committee deferred this application to the next meeting.
<u>D/21/11/24.17 Resolved</u>	The Committee supported the initiative and recognise the importance of this work.
<u>D/21/11/24.18 Resolved</u>	The Committee supported the initiative and recognise the importance of this work.
<u>D/21/11/24.19 Resolved</u>	The Committee supported the initiative and recognise the importance of this work.
<u>D/21/11/24.20 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/24.21 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.22 Resolved</u>	The Committee voiced no objections.
<u>D/21/11/24.23 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application.
<u>D/21/11/25.01 Resolved</u>	The Committee objected to the application and supports the findings of the Conservation Officer. The Committee will support any developments approved by the Conservation Officer.
<u>D/21/11/25.02 Resolved</u>	The Committee were unable to make a judgement as the changes were not clear on plans.
<u>D/21/11/26.01 Resolved</u>	The Committee voiced no objections.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Deferred from previous meeting: Planning application - roof extension with five dormer windows to second floor  Flat 2 Sun Lane Newmarket CB8 8EW DC/21/2135/FUL Received: Tue 26 Oct 2021 Validated: Thu 11 Nov 2021 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Mr Dennis Brocklesby	Councillor Rachel Hood Councillor Robert Nobbs	Thu 02 Dec 2021 (extension to 7 th agreed)
Week beginning 15th November					
TPO 13 (1991) tree preservation order - one Beech (marked in blue on plan, within A4 on order) fell  Godolphin Stables Snailwell Road Newmarket CB8 7YE DC/21/2214/TPO Received: Mon 08 Nov 2021 Validated: Wed 10 Nov 2021 Status: Pending Consideration	TPO: TPO/1991/13	Isabella Taylor	Godolphin Management Co Ltd	Councillor Michael Anderson Councillor Karen Soons	Mon 06 Dec 2021 (24 hr extension granted)
Householder planning application - five bay car port  Rathmoy Stables, Rathmoy House Hamilton Road Newmarket CB8 0GU DC/21/2201/HH Received: Fri 05 Nov 2021 Validated: Fri 05 Nov 2021 Status: Pending Consideration		Isabella Taylor	Rathmoy Stables Ltd	Councillor Andy Drummond Councillor James Lay	Fri 10 Dec 2021

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 22nd November <u>TPO/1972/234 tree preservation order - one Sycamore (T1 on order) crown lift to five metres above ground level</u>  1 Weston Way Newmarket CB8 7SB DC/21/2247/TPO Received: Thu 11 Nov 2021 Validated: Thu 11 Nov 2021 Status: Pending Consideration	TPO: TPO/1972/234	Adam Yancy	Mrs Lesley Brook	Councillor Michael Anderson Councillor Karen Soons	Thu 16 Dec 2021
<u>TPO 05 (2000) tree preservation order - a. one Prunus and one Willow (T1 and T2 on plan within A1 on order) fell b. one Cypress (T3 on plan within A1 on order) remove limb obstructing driveway and reduce height by two metres c. one Holly and one Apple (G1 on plan within A1 on order) reduce away from building leaving one metre clearance</u>  Paddock View 6 Exning Road Newmarket CB8 0AB Ref. No: DC/21/2224/TPO Received: Tue 09 Nov 2021 Validated: Tue 09 Nov 2021 Status: Pending Consideration	TPO: TPO/2000/05	Adam Yancy	Mrs Diane McCusker	Councillor Rachel Hood Councillor Robert Nobbs	Tue 14 Dec 2021

Development and Planning Committee

Planning Applications – West Suffolk Council

<u>Planning application - Conversion and extension of existing garage to form residential dwelling</u>  107 Exning Road Newmarket CB8 0EL Ref. No: DC/21/2170/FUL Received: Tue 02 Nov 2021 Validated: Tue 23 Nov 2021 Status: Pending Consideration		Savannah Cobbold	Mr Brian Scally	Councillor Andy Drummond Councillor James Lay	Mon 13 Dec 2021
<u>Householder planning application - a. first floor rear extension b. single storey rear extension</u>  107 Exning Road Newmarket CB8 0EL Ref. No: DC/21/2169/HH Received: Tue 02 Nov 2021 Validated: Mon 22 Nov 2021 Status: Pending Consideration		Savannah Cobbold	Mr James Mortier	Councillor Andy Drummond Councillor James Lay	Mon 13 Dec 2021

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Item 8

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/20/0624/FUL Planning Application - four flats to rear of 143 All saints Road (including vehicular access) 143A All Saints Road Newmarket Suffolk CB8 8HH (westsuffolk.gov.uk)		Ed Fosker	Mr S. Finneran	Councillor Rachel Hood Councillor Robert Nobbs	Wed 08 Dec 2021
DC/21/1242/OUT Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a decated horse walk Land At Black Bear Lane High Street Newmarket Suffolk (westsuffolk.gov.uk) i) Amended Transport information (including change to the access strategy) ii) New bat survey information iii) Rebuttal statement (in response to comments received from West Suffolk Councils Ecology and Landscape Officer) The changes are available to view in the planning section of our website for your consideration.	Conservation area	Gareth Durrant	Unex	Councillor Andy Drummond Councillor James Lay	Mon 06 Dec 2021 (24 hr extension agreed)
DC/21/1748/FUL Planning application - a. new shop front and canopy b. rear ventilation/extraction system 128 High Street Newmarket CB8 8JP (westsuffolk.gov.uk)	Conservation area	Mr Murat Yeter	Alice Maguire	Councillor Andy Drummond Councillor James Lay	Wed 08 Dec 2021
DC/21/1749/ADV Advertisement application - new signage 128 High Street Newmarket CB8 8JP (westsuffolk.gov.uk)	Conservation area	Mr Murat Yeter	Alice Maguire	Councillor Andy Drummond Councillor James Lay	Wed 08 Dec 2021

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Decision List

Week commencing 15th November 2021

Trees in a conservation area notification - four Sycamore (T1-T4 on plan) fell

Godolphin Stables Snailwell Road Newmarket CB8 7YE

DC/21/2119/TCA

APPROVED

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 CB8 8JP

DC/21/2019/P3CMA

WITHDRAWN

Trees in a conservation area notification - a. one Lime (red star on plan) fell

1 Somerville Lodge Fordham Road Newmarket CB8 7AA

DC/21/1960/TCA

APPROVED

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

Amherst House 14 The Avenue Newmarket CB8 9AA

DC/21/1903/CLP

APPROVED

Planning application - proposed first floor extension to form additional office accommodation

Varian Stable Bury Road Newmarket Suffolk CB8 7BY

DC/21/1895/FUL

APPROVED

Application for advertisement consent - four internally illuminated gantry signs

Unit 1, 2, 3A And 3B Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX

DC/21/1431/ADV

WITHDRAWN

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 CB8 0NY

DC/21/1026/FUL

WITHDRAWN

Hybrid planning application: Full planning permission - 62 no. dwellings and a wardened 20 unit young persons' residence with associated access, landscaping and car parking. Outline planning permission (Means of Appearance/Landscaping/Layout and Scale to be considered) - up to 83 no. dwellings with all matters reserved apart from access.

Land To The South Of Churchill Avenue Churchill Avenue Newmarket Suffolk

DC/17/1896/HYB

WITHDRAWN

Decision List

Week commencing 22nd November 2021

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 CB8 9AA
DC/21/2051/TCA

APPROVED

Householder planning application - single storey side extension (following partial demolition of Woodland House)

Woodland The Severals Newmarket CB8 7BS
DC/21/1852/HH

APPROVED

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

Meynell House Snailwell Road Newmarket CB8 7DP
DC/21/1813/HH

APPROVED

Planning application - storage warehouse (class B8 - storage and distribution)

Unit 4 Albion Court 9 Studlands Park Avenue Newmarket Suffolk CB8 7XA
DC/21/1580/FUL

APPROVED

Non material amendment to DC/13/0408/OUT for re-wording of conditions 1, 2, 3, 16, 22, 24, 25, 26 and 33 to allow the approved access works to commence on site, as amended by agents letter dated 28 October 2021

Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL
NMA(A)/13/0408

APPROVED

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

10 Doris Street Newmarket CB8 0LD
DC/21/0114/HH

APPROVED

Determination in respect of Development by Telecommunications Code systems operators - proposed 16.0 metre phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works.

George Lambton Avenue Studlands Park CB8 0HQ
DC/21/2020/TE1

PRE-APPROVAL GRANTED