

Membership as from May 2021

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 21st February at 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 meeting held 7th February 2022**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting, for members of the public to address Councillors
6. **To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
7. **Planning applications** – West Suffolk Council, weeks commencing 31/01/2022, 07/02/2022
8. **Planning applications** – Amended and Deferred Plans
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 31/01/2022, 07/02/2022
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** – To discuss any Licensing Applications
13. **Car Parking Allocations** – to receive information regarding statutory spaces for developments in a town
14. **Correspondence**
 - a) **To confirm the Town Council's statement regarding Sunnica (to follow)**
15. **Date of next meeting** – Monday 7th March 2022
16. **Items for consideration at the next meeting**

Signed:

CE Whitaker

Cathy Whitaker, Town Clerk

Date: 15th February 2022

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	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
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

Item 4

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 7th February 2022 at 6.15pm**

Attendance:

Councillor M Jefferys (Chairman)
Councillor J Clover
Councillor A Drummond

Councillor J Ferries
Councillor D Hall
Councillor R Hood
Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, A Representative for Costa Coffee, 1 Member of the Press and 1 Member of the Public.

Minute

D/22/02/1 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/22/02/2 Apologies

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

D/22/02/3 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. There were no requests for dispensations.

D/22/02/4 To Confirm the Minutes of the Meeting Held on 24th January 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 24th January 2022 and the following was agreed:

D/22/02/4.01 Resolved

That the minutes of the Development & Planning Committee held on 24th January 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/02/5 Public Open Session

No members of the public wished to speak.

The Chairman proposed that item 12 b) 1773-A12-P01-A.PDF - Studlands Retail Park, Newmarket be brought forward and the following was agreed:

D/22/2/5.01 Resolved

That item 12 b) 1773-A12-P01-A.PDF - Studlands Retail Park, Newmarket be brought forward.

Cllr Hood joined the meeting.

Book Number 105 2021 - 2022

Minutes of Development & Planning Committee held on Monday 7th February 2022

D/22/02/12/6 1773-A12-P01-A.PDF - Studlands Retail Park, Newmarket.

Charlotte Williams, Senior Planner at Quod, representing Costa Coffee, gave a presentation of their plans for a drive- thru Unit on Studlands Retail Park. The unit will enhance the retail park and create the equivalent of 15 new jobs. A full application will be submitted to West Suffolk Council in the next 1 – 2 months.

Cllr Winter joined the meeting as an observer.

The presentation on the pre-application was welcomed.

The Representative for Cost Coffee left the meeting

D/22/02/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The NNP Policy 14 - Tree Policy applied to the tree applications and Policy 32 – Entrances to the Town.

D/22/02/7 Planning Applications

Week Commencing 17/01/2022 and 24/01/2022

D/22/02/7/1 NMA(A)/21/1190 - Non material amendment to DC/21/1190/FUL - alternative cladding arrangement to the front and rear of the proposed building and reduction in warehouse doors to front elevation - Studlands Park Industrial Estate, Unit 14 Studlands Park Avenue Newmarket.

D/22/02/7.01 Resolved

The Committee made no comments.

D/22/02/7/2 DC/22/0110/TCA - Trees in a conservation area notification - a. one Robinia (T1 on plan) reduce to six metres above ground level; b. five Lime (T2,4,6,7 and 8 on plan) and three Chestnut (T3.5. and 9 on plan) crown lift to eight metres above ground level - Bedford Lodge Hotel, 11 Bury Road, Newmarket.

D/22/02/7.02 Recommendation

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

D/22/02/7/3 DC/22/0070/TPO - TPO 002 (2021) tree preservation order - a. three Horse chestnut (marked on plan) crown lift to 5.4m above ground level over the road and 3.5m over the footpath b. three Lime and one Beech (marked on plan) crown lift to 3.5m over the footpath - St Louis Catholic Academy Fordham Road Newmarket.

D/22/02/7.03 Resolved

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

Cllr Yarrow joined the meeting as an observer.

D/22/02/7/4 NMA(A)DC/21/2264 – Non material amendment to DC/21/2264/FUL - Change name, company and address of applicant to that included in this application - Unit 2 To 4 St Leger Drive Newmarket Suffolk.

D/22/02/7.04 Resolved

The Committee made no comment.

D/22/02/7/5 DCON(D)/13/408 – Application to discharge conditions one (design code) two (green spaces) and 23 (landscape and ecology management plan) of DC/13/0408/OUT - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/02/7.05 Recommendation

The Committee made no comments.

Cllr Hood declared a non-pecuniary interest in the following application.

D/22/02/7/6 DC/22/0114/FUL – Planning application - single storey extension to existing nursery building to provide new classroom and associated facilities - Laureate Community Primary Academy Exning Road Newmarket Suffolk.

D/22/02/7.06 Recommendation

The Committee voiced no objections.

D/22/02/8 Amended and Deferred Planning Applications

None noted.

Cllr Crissall joined the meeting as an observer.

D/22/02/9 East Cambs Planning Applications

D/22/02/9/1 22/00039/RMM – Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways – Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

This item was deferred to the next meeting.

D/22/02/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 17/01/2022 & 24/01/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2346/CLP	Application for lawful development certificate for proposed use or development - single storey rear extension	7 Cardigan Street Newmarket	Approved	No objections
DC/21/22647/FUL	Planning application - installation of plant	Unit 2 To 4 St Leger Drive Newmarket Suffolk	Approved	No objections
DC/21/1980/FHH	Householder planning application - part two storey part single storey side extension with associated internal alterations	2 Cardigan Street Newmarket	Approved	No objections
DC/19/2055/FUL	Planning Application - (i) 2no. dwellings (ii) vehicular access	Rear Of 51A Bury Road Newmarket Suffolk	Rejected	Objected
DC/21/2351/TPO	TPO 012 (1956) tree preservation order - T1 Horse Chestnut. Crown raise to 4 metres all round, pruning secondary branch structures only. Reduce lowest lateral scaffold limb growing to the south-east, by up to 1.5 metres	1 Halifax Way Newmarket	Approved	No objections

D/22/02/11 Delegation Panel Decisions

None noted.

Book Number 107 2021 - 2022

Minutes of Development & Planning Committee held on Monday 7th February 2022

D/22/02/12 Pre-application Consultations

D/22/02/12/1 CS 115547_21 - Pre-Application Consultation - Base Station Upgrade - Exning Road.

D/22/02/12.01 Resolved

The Committee would be minded to object on the size and height of the mast which would be detrimental to the street scene and which is contrary to the Newmarket Neighbourhood Plan.

D/22/02/13 Licensing

A licence application for a Gambling Premise at 98 High Street, Newmarket, Suffolk was discussed and the following was agreed:

Cllr Borda joined the meeting as an observer.

D/22/02/13.01 Resolved

Newmarket Town Council strongly objects to the application for a premises licence by Merkur Slots UK Limited.

Newmarket High Street already has a significant number of gambling establishments and further retail outlets being used solely for gambling will cause an imbalance to the detriment of the whole High Street (West Suffolk Joint Development management Policy DM35).

Furthermore, such an establishment is an undesirable addition to the High Street, and has the potential to harm the wellbeing of the residents of Newmarket, through unsustainable gambling with its inevitable social problems. Such an establishment is likely to have an unattractive facade, which will be contrary to the shop front policy (Neighbourhood Plan policy NKT30). It may also lead to anti-social behaviour.

If this licence is granted by WSC, Newmarket Town Council will object to the change of use application that would need to be submitted to change from Retail to Betting shop/bingo hall on the above points.

D/22/02/14 Public Rights of Way (PROW)

The reinstatement of the path between Laureate School Road and Willie Snaith Road in the context of the definitive map (DMMO) was discussed.

A member of the public joined the meeting.

It was noted that in order to get the path reinstated, evidence of the path being used in the past would need to be provided by members of the public. A proposal was made to set up a working group to co-ordinate the collection of evidence and the following was agreed:

D/22/02/14.01 Resolved

That a Working Group comprising of Cllrs Hall, Ferries and Drummond be set up with a remit of co-ordinating the application to re-instate the footpath between Laureate School Road and Willie Snaith Road.

D/22/02/15 Correspondence

Sunnica Consultation – was deferred to the next meeting.

Letter of objection from the Suffolk Preservation Society to DC/21/1242/OUT - Land At Black Bear Lane High Street Newmarket – was noted.

D/22/02/16 Date of Next Meeting

Monday 21st February 2022 at 6.15pm at the Memorial Hall.

D/22/02/17 To Note any Items for Next Meeting

- East Cambs Planning Application - 22/00039/RMM
- Sunnica Consultation

Meeting closed at 7:03pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/02/7.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/02/7.02 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/22/02/7.03 Resolved</u>	The Committee actively encourages responsible tree management. The Committee does not object to this application
<u>D/22/02/7.04 Resolved</u>	The Committee made no comment.
<u>D/22/02/7.05 Resolved</u>	The Committee made no comment.
<u>D/22/02/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/02/12.01 Resolved</u>	The Committee would be minded to object on the size and height of the mast which would be detrimental to the street scene and which is contrary to the Newmarket Neighbourhood Plan.
<u>D/22/02/13.01 Resolved</u>	Newmarket Town Council strongly objects to the application for a premises licence by Merkur Slots UK Limited. Newmarket High Street already has a significant number of gambling establishments and further retail outlets being used solely for gambling will cause an imbalance to the detriment of the whole High Street (West Suffolk Joint Development management Policy DM35). Furthermore, such an establishment is an undesirable addition to the High Street, and has the potential to harm the wellbeing of the residents of Newmarket, through unsustainable gambling with its inevitable social problems. Such an establishment is likely to have an unattractive

Book Number 109 2021 - 2022

	facade, which will be contrary to the shop front policy (Neighbourhood Plan policy NKT30). It may also lead to anti-social behaviour. If this licence is granted by WSC, Newmarket Town Council will object to the change of use application that would need to be submitted to change from Retail to Betting shop/bingo hall on the above points.
<u>D/22/02/14.01 Resolved</u>	That a Working Group comprising of Cllrs Hall, Ferries and Drummond be set up with a remit of co-ordinating the application to re-instate the footpath between Laureate School Road and Willie Snaith Road.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 31st January					
Trees in a conservation area notification - a. one Acacia (A1 on plan) pollard to previous pollarding points b. one Holly (H1 on plan) reduce height by up to three metres 45 Rous Road Newmarket Suffolk CB8 8DH DC/22/0208/TCA Received: Fri 04 Feb 2022 Validated: Fri 04 Feb 2022 Status: Pending Consideration	Conservation area	Falcon Saunders	Mrs Holland	Councillor Rachel Hood Councillor Robert Nobbs	Mon 28 Feb 2022
Application to discharge of condition 22 (Surface water drainage) of application DC/21/1612/FUL Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG DCON(A)/21/1612 Received: Wed 02 Feb 2022 Validated: Wed 02 Feb 2022 Status: Pending Consideration <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>		Ed Fosker	Mr T Floyde	Councillor Michael Anderson Councillor Karen Soons	Thu 24 Feb 2022

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Planning application - two additional flats adjoining existing apartment block 2 St Fabians Close Newmarket Suffolk DC/22/0051/FUL Received: Thu 13 Jan 2022 Validated: Tue 01 Feb 2022 Status: Pending Consideration	Conservation area	Ed Fosker	Mr David Garrad	Councillor Andy Drummond Councillor James Lay	Tues 22 Feb 2022
Householder planning application - a. single storey rear extension b. dormer to rear elevation 12 Paget Place Newmarket CB8 7DR DC/21/2436/HH Received: Wed 15 Dec 2021 Validated: Tue 01 Feb 2022 Status: Pending Consideration		Clare Oliver	Mr and Mrs Nigel and Denise Lister Mr and Mrs Nigel and Denise Lister	Councillor Michael Anderson Councillor Karen Soons	Tues 22 Feb 2022

Development and Planning Committee

Planning Applications – West Suffolk Council

Week beginning 7 th February					
Application to discharge condition 3 (pre-commencement- trees TPP and AMS) of application DC/21/0159/HH 31 Norfolk Avenue Newmarket Suffolk CB8 0DE DCON(A)/21/0159 Received: Mon 07 Feb 2022 Validated: Mon 07 Feb 2022 Status: Pending Consideration <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>		Amy Murray	Mr J Pope	Councillor Andy Drummond Councillor James Lay	Determination deadline Mon 4 April
Trees in a conservation area notification - one Cherry (T3 on plan) - crown lift low canopy to 3 metres over roadside; one Silver Birch (T6 on plan) crown reduction to top by 3 metres; one Lime (T19 on plan) re-pollard back to previous points; one Crab Apple (T21 on plan) cut away from building by 1- 1.5 metres; one Silver Birch (T23 on plan) crown reduction to top by 3 metres and sides by 1 metre; one Acacia (T24 on plan) crown reduction all round by 1 metre from top and 0.5 metre from sides; one Sycamore (NB1 on plan) lift over hanging branches off of garage block The Severals Newmarket Suffolk DC/22/0233/TCA Received: Mon 07 Feb 2022 Validated: Mon 07 Feb 2022 Status: Pending Consideration	Conservation area	Falcon Saunders	Mr Gleeson	Councillor Rachel Hood Councillor Robert Nobbs	Wed 2 Mar 2022

<u>Planning application - variation of condition (2) of DC/16/1131/FUL to enable use of amended drawings for the a. two buildings to include 11 apartments and one Office unit (following demolition of existing building) b. Freestanding bicycle/bin store</u>	Conservation area	Charlotte Waugh	Y Armoghan	Fri 4 Mar 2022
Southernwood Fordham Road Newmarket CB8 7AQ Ref. No: DC/22/0106/VAR Received: Fri 21 Jan 2022 Validated: Thu 10 Feb 2022 Status: Pending Consideration				

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Item 9

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
The King Edward VII Memorial Hall
144 High Street
Suffolk
CB8 8JP

This matter is being dealt with by:
Andrew Phillips

Telephone: 01353 616359
E-mail: plservices@eastcambs.gov.uk
My Ref: 22/00039/RMM
Your ref

1st February 2022

Dear Sir/Madam

Proposal: Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways

Location: Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk

Reference: 22/00039/RMM

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 February 2022**, 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

The government makes it very clear that there are some things that are not planning considerations. These include:

- Loss of property value;
- Boundary disputes;
- Private matter between neighbours, such as covenants, rights of access and damage to property;
- Trade competition

You should be aware that any comments received may be viewed by the applicant and other members of the public, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, all comments will be sent to the Planning Inspectorate for consideration.

Please ensure that you only provide information, including personal information, belonging to you or with the consent of a third party and that you are happy for any information to be made available to others (your name, telephone numbers, email addresses and signatures will be removed).

Most applications will be decided by officers (delegated decision) with a minority being determined by Planning Committee. If you comment on the application, you will be notified if the application is called in to Planning Committee, of the decision made by the Council and if an appeal is lodged.

Yours faithfully

Andrew Phillips
Planning Team Leader

Planning – Application Details

[Help with this page](#)

22/00039/RMM | Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways | Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk

Save search

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Details Comments (9) Constraints (21) Related Cases (1) Map Documents (46)

Summary **Further Information** Contacts Important Dates

Application Type	Reserved Matter Major
Case Officer	Andrew Phillips
Parish	Dullingham
Ward	Woodditton
District Reference	
Applicant Name	Mr Robert Nobbs
Agent Name	Lynwood Associates Ltd
Agent Address	FAO Mr D Brocklesby Lynwood House Murray Park Newmarket Suffolk CB8 9BU

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Decision List

Week commencing 31st January 2022

Non material amendment to DC/21/2264/FUL - Change name, company and address of applicant to that included in this application

Unit 2 To 4 St Leger Drive Newmarket Suffolk CB8 7DT

NMA(A)/21/2264

APPROVED

Non-material amendment for DC/21/1612/FUL - realign road with alterations to existing site drainage

Newmarket Community Hospital 56 Exning Road Newmarket CB8 7JG

NMA(A)/21/1612

APPROVED

Application for lawful development certificate for proposed use or development - alterations to existing outbuildings

4 Bridge Cottages Snailwell Road Newmarket CB8 7LW

DC/21/2499/CLP

WITHDRAWN

Trees in a conservation area notification - One robinia (T1 on plan) reduce lateral limbs growing over property by up to 2 metres to suitable growth points

17 Wyndham Way Newmarket CB8 7DS

DC/21/2032/TCA

NO OBJECTIONS

Non material amendment to DC/19/2064/FUL - minor adjustment to the proposed position of the bridge.

Tattersalls, Solario Yard The Avenue Newmarket CB8 9AY

NMA(A)/19/2064

WITHDRAWN

Week commencing 7th February 2022

Application for advertisement consent - a. one non-illuminated fascia b. replacement panels to existing pole mounted sign

Hermes 7 Victoria Way Newmarket Suffolk CB8 7SH

DC/21/2483/ADV

APPROVED

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

4 Bridge Cottages Snailwell Road Newmarket CB8 7LW

DC/21/2474/HH

APPROVED



Decision List

Planning application - a. conversion of existing dwelling to two flats; and b. conversion of existing double garage to one flat and associated external works

Fern Villa 126 Exning Road Newmarket Suffolk CB8 0AF

DC/21/2347/FUL

WITHDRAWN

Planning application - a. automatic smoke vent at roof level on north elevation of main building b. infill ground floor window on north elevation of coach house

The Coach House High Street Newmarket CB8 9AJ

DC/21/2317/FUL

APPROVED

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 CB8 0HZ

DC/21/1994/TPO

REJECTED

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Delegation Panel list

Date: 8 February 2022
 Time: 1.00pm
 Location: MS Teams
 Attended by: Councillors Andrew Smith, Mike Chester, Jim Thorndyke, Stephen Frost and Robert Nobbs
 Together with Sarah Drane, Dave Beighton, Gerald Chibumu, Britta Heidecke, Savannah Cobbold, Ed Fosker, Tamara Benford-Brown and James Morriss

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

1.	Application number	DC/20/0624/FUL
	Proposal:	Planning Application - four flats to rear of 143 All Saints Road (including vehicular access)
	Location:	143A All Saints Road, Newmarket, CB8 8HH
	Case officer:	Ed Fosker
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	<u>Councillor Robert Nobbs (Ward Member):</u> <i>I confirm that I am fully supportive of the revised application.</i>
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated

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Parking Guidance for Use Classes C3 and C4:

Dwelling houses and houses in multiple occupation

Family houses, or house occupied by up to six residents living together as a single household, or Houses in Multiple Occupation (HMO)¹³, including a household where care is provided for residents.

Trip Origin

Dwellings are predominantly travel origins as opposed to destinations. Previously parking standards have attempted to reduce car use by restricting parking spaces at origin and destinations. It is now recognised that providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes are available. Therefore, parking guidance for origins should be used as a minimum advisory standard.

Standard:

Flats and Houses are to be treated the same.

Use	Vehicle Minimum*	Cycle Minimum	PTW Minimum	Disabled Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated
2 bedrooms	2 spaces per Dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g. warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is	1 space + 1 per 20 car spaces (for 1 st 100 car	

¹³ Houses in multiple occupation (Class C4) are defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

Suffolk Guidance for Parking 2019

		provided within curtilage of dwelling then 2 covered and secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	spaces), then 1 space per car 30 spaces (over 100 car spaces).	
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Informative notes:

*Standards exclude garages under 6m x 3m (internal dimension) as a parking space but can include undercroft parking and car ports providing, they have no other current or potential use.

**Reduction in this figure may be considered with robust and degraded highway mitigation

^

Mobility vehicle spaces should be secure and covered with charging facilities.

Visitor/unallocated vehicle parking can, subject to appropriate design, be located on street.

Unallocated cycle parking for residents to be secure and covered, located in easily accessible locations throughout the development.

These guidelines will be applied to all development (including infill developments, extension applications and change of use).

Where grouped, unassigned parking is proposed, more flexible and efficient use of the parking may be achieved than with allocated parking. Subject to discussion with the Highway Authority this may potentially reduce the nominal on-street parking provision standards required by up to 25%.

Where an individual dwelling may require more than two spaces these additional spaces may be provided as part of unallocated on street parking, providing this is designed in.

An allowance will be required for visitor cycle and car parking, refer para 3.2 and 4.5.

Car clubs should be promoted in low provision/car free residential developments and car club spaces provided. Electric vehicle charging infrastructure should also be provided in new developments.

Research was undertaken to derive the residential parking guidance for Suffolk. The research included a questionnaire survey to approximately 9000 dwellings. The results of the survey and the 2001 and 2011 Census data for Suffolk car ownership can be found in Appendix 1.

Electric Vehicle recharging points to be provided to support the use of low emission vehicles. See EV Parking Guidance table within this document for further guidance.

Reductions to the minimum parking guidance

This advisory residential parking guidance is the minimum required; however a range of factors will be taken into account. For main urban areas a reduction to the parking guidance may be considered where a proposal has been designed to be exceptionally sustainable in transport terms and which effectively promotes an overall reduction in the use of high emission vehicles and avoids the provision of car parking adjacent or close to dwellings within the main layout.

Main urban areas are defined as those having frequent and extensive opportunities for public transport and cycling and walking links; close proximity to local services (including accessing education, healthcare, food shopping and employment); and on street parking controls at all times e.g. double yellow lines. Where there is evidence that these factors are in place, local planning authorities may, after consultation with the Highway Authority, bring forward local parking policies to limit the scale of parking in specific areas.

When making their recommendation to local planning authorities considering reduced parking proposals for residential development, the Highway Authority must be:

- able to recommend a condition for suitable cycle storage and secure parking facilities;
- satisfied that servicing vehicles would be able to operate efficiently i.e. not restricted by loading restrictions or road layout;
- able to determine how highly sustainable the location is in terms of proximity to services, shops etc. and public transport (high frequency and wide ranging) and suitable cycling and walking routes;
- made aware of the likelihood of a viable Car Club (the provision of a car club would need to be secured through a Planning Obligation on Condition);
- able to determine the possible impact that a single application may have in setting a precedent in an area;
- satisfied by the availability of visitor parking (off street public car parks may be acceptable for visitor use); and

- satisfied that the likely impact of additional road parking in the vicinity would not cause inconsiderate and unsafe obstructions to the surrounding road or footpath network or add pressure onto an already densely utilised parking network.

If all the above criteria are satisfied on a site by site basis then the Highways Authority would be more likely to approve of reduced parking proposals.

However, it is not possible to make the assumption that occupiers will be car free; although it may be possible to accept this to some degree where the units are single bed. Furthermore, if the neighbouring streets are controlled by Residents Parking then any new development is prohibited from joining the scheme.

The presumption that occupiers are required to use off road public car parks for parking of their vehicles is not generally supported. The Highways Authority will only consider any identified use of off-road public car parks as a means of resident parking in exceptionally sustainable developments that are located in main urban areas (as defined above). In such cases, the Highway Authority must first be satisfied that the car park/s in question are viable long-term parking options for affected residents and that the development has been designed to be extremely sustainable in transport terms.

To summarise, the key questions the Highways Authority will seek to address when considering proposals for reduced parking are:

- Where might residents park?
- What real harm would these vehicles cause?
- Are the roads heavily regulated in terms of prohibition of parking?
- Are the streets already under significant pressure?