

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
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 7th 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 24th January 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 17/01/2022, 24/01/2022
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 17/01/2022, 24/01/2022
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Pre-application consultations**
 - a) Telefonica base station upgrade – Exning Road SW
 - b) COSTA proposed drive through unit – land at Studland Retail Park
- 13. Licensing** – To discuss any Licensing Applications
- 14. Public Rights of Way (PROW)** – to discuss the reinstatement of the path between Laureate School Road and Willie Snaith Road in the context of the definitive map (DMMO)
- 15. Correspondence**
- 16. Date of next meeting** – Monday 21st February
- 17. Items for consideration at the next meeting**

CE Whitaker

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public

Material Planning Considerations

Site specific issues	- adequacy for turning, loading - availability/capacity of local infrastructure (eg public drainage or water systems) - car parking - deficiencies in community/social facilities (eg spaces in schools) - design, appearance and materials - layout and density of building(s) - road access - traffic generation
Environmental effects	- effect on street scene - hazardous materials, contaminated land - landscaping - light (including overshadowing) - loss of trees - nature conservation & biodiversity issues - noise & disturbance resulting from use - overlooking/loss of privacy - smells and fumes - visual amenity
Listed buildings/conservation areas	- The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings - Effect on archaeological interest
Usage	- Incompatible or unacceptable uses - Desire to retain and promote certain uses e.g. stables in Newmarket.
Previous decisions	Previous planning decisions, including appeal decisions
Policies	- Statutory provisions contained in planning acts, statutory regulations & planning case law - Central Government planning policy and advice - National Planning Policy Framework (NPPF) - Supplementary planning guidance/documents eg. Affordable Housing SPD, Master plans, development briefs - WSC Local Plan policies - Newmarket Neighbourhood Plan - Newmarket Conservation Area Appraisal (adopted September 2009)

Key principle of the NPPF – presumption in favour of sustainable development.

For decision-taking this means granting permission unless:

- the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits**

Matters which are not material planning considerations

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

Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	



Item 4

Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee
Held on Monday 24th January 2022 at 6.15pm

Attendance:

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

Councillor J Ferries
Councillor D Hall
Councillor P Hulbert

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

Minute

D/22/01/18 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/22/01/19 Apologies

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

D/22/01/20 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. There were no requests for dispensations.

D/22/01/21 To Confirm the Minutes of the Meeting Held on 10th January 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 10th January 2022 and the following was agreed:

D/22/01/21.01 Resolved

That the minutes of the Development & Planning Committee held on 10th January 2021 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/01/22 Public Open Session

No members of the public were present.

D/22/01/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 19 – Housing Needs in Newmarket and Policy 32 – Attractive Entrances to the Town.

D/22/01/24 Planning Applications

Week Commencing 03/01/2022 and 10/01/2022

D/22/01/24/1 DCON(A)/21/1484 - Application to discharge conditions three (new/replacement doors) and four (minor additions) of DC/21/1484/LB - 37 High Street Newmarket.

Book Number 101 2021 - 2022

D/22/01/24.01 Resolved

The Committee made no comment.

D/22/01/24/2 DC/22/0042/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.

D/22/01/24.02 Recommendation

MAJOR DEVELOPMENT. The Committee objected on the material grounds that the ground floor should be retained for commercial purposes and that the number of flats is an overdevelopment of the site.

D/22/01/24/3 DC/21/2474/HH - Householder planning application - single storey rear extension (following demolition of existing extension) - 4 Bridge Cottages Snailwell Road Newmarket.

D/22/01/24.03 Resolved

The Committee voiced no objections.

D/22/01/24/4 DC/21/2483/ADV – Application for advertisement consent - a. one non-illuminated fascia b. replacement panels to existing pole mounted sign - Hermes 7 Victoria Way Newmarket.

D/22/01/24.04 Resolved

The Committee voiced no objections.

D/22/01/24/5 DC/21/2498/FUL – Planning application - Cross boundary application (East Cambridgeshire District Council) - six dwellings and associated external works - Land West of 104 Crockford Road Woodditton Road Newmarket.

D/22/01/24.05 Resolved

The Committee voiced no objections subject to consideration of using Section 106 money to enhance safety and improve pedestrian access over the railway bridge.

D/22/01/24/6 DC/21/2500/FUL – Planning application - a. conversion of existing former police station and magistrates court into 17 self- contained flats and one detached dwelling b. associated parking and vehicular access - Police Station Vicarage Road Newmarket.

D/22/01/8.06 Recommendation

MAJOR DEVELOPMENT. The Committee objected given the parking issues associated with the All Saints Ward and the pending outcome of the parking review, the Committee considers that the number of parking spaces allocated to be insufficient.

D/22/01/25 Amended and Deferred Planning Applications

D/22/01/25/1 DC/21/1242/OUT – 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 Book Number 102 2021 - 2022

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 dedicated horse walk - Land at Black Bear Lane, High Street, Newmarket.

D/22/01/25.01 Recommendation

MAJOR DEVELOPMENT. The Committee continued to Support the outline planning application and looked forward to seeing the detailed plans.

D/22/01/26 East Cambs Planning Applications

None noted.

D/22/01/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 03/01/2022 & 10/01/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2331/HPA	Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 4.8 metres with a maximum height of 3.5 metres and a height of 2.2 metres to the eaves	26 King Edward VII Road Newmarket Suffolk	Prior approval not required	No objections
DC/21/2247/TPO	TPO/1972/234 tree preservation order - one Sycamore (T1 on order) crown lift to five metres above ground level	1 Weston Way Newmarket	Approved	No objections
DC/21/2224/TPO	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) reduce crown height by up to 1 metre, pruning secondary branch structures only, crown raise over driveway to 3 metres, pruning secondary branch structures only c. one Holly and one Apple (G1 on plan within A1 on order) reduce away from building leaving one metre clearance	Paddock View 6 Exning Road Newmarket	Approved	No objections
DCON(F)/17/1881	Discharge of conditions for DC/17/1881/FUL - conditions 6 - construction management plan and 7 - deliveries management plan	Development Site Adj South Drive Exning Road Newmarket Suffolk	Approved	No objections

D/22/01/28 Delegation Panel Decisions

None noted.

D/22/01/29 Licensing

None noted.

D/22/01/30 Correspondence

None noted.

D/22/01/31 Date of Next Meeting

Monday 7th February 2022 at 6.15pm at the Memorial Hall.

D/22/01/32 To Note any Items for Next Meeting

- Car parking allocations for developments in a Town

Book Number 103 2021 - 2022

Meeting closed at 6:42pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/01/24.01 Resolved</u>	The Committee made no comment.
<u>D/22/01/24.02 Recommendation</u>	MAJOR DEVELOPMENT. The Committee objected on the material grounds that the ground floor should be retained for commercial use purposes and that the number of flats is an overdevelopment of the site.
<u>D/22/01/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/01/24.05 Resolved</u>	The Committee voiced no objections subject to consideration of using Section 106 money to enhance safety and improve pedestrian access over the railway bridge.
<u>D/22/01/24.06 Recommendation</u>	MAJOR DEVELOPMENT. The Committee objected given the parking issues associated with the All Saints Ward and the pending outcome of the parking review, the Committee considers that the number of parking spaces allocated to be insufficient .
<u>D/22/01/25.01 Recommendation</u>	MAJOR DEVELOPMENT. The Committee continued to Support the outline planning application and looked forward to seeing the detailed plans

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 17 th January					
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 CB8 7AU NMA(A)/21/1190 Received: Fri 21st Jan 2022 Validated: Fri 21st Jan 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>		Savannah Cobbold	Mr Andrew Staff	Councillor Michael Anderson Councillor Karen Soons	Determination Deadline 18 th February
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 CB8 7BX DC/22/01110/TCA Received: Fri 21st 2022 Validated: Fri 21st 2022 Status: Pending Consideration	Conservation Area	Falcon Saunders	Mr Noel Byrne	Councillor Rachel Hood Councillor Robert Nobbs	Fri 4 Mar 2022

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
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 CB8 7AA DC/22/0070/TPO Received: Mon 17th Jan 2022 Validated: Mon 17th Jan 2022 Status: Pending Consideration	Conservation area	Adam Yancy	Mrs Sue Blakely	Councillor Rachel Hood Councillor Robert Nobbs	Fri 11 Feb 2022
Week beginning 24th January					
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 Received: Mon 24th Jan 2022 Validated: Mon 24th Jan 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	Ms Mira Merme	Councillor Michael Anderson Councillor Karen Soons	Mon 21 Feb 2022

Development and Planning Committee

Planning Applications – West Suffolk Council

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 CB8 7XL DCON(D)/13/0408 Received: Thu 27 Jan 2022 Validated: Thu 27 Jan 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>		Gareth Durrant	Sansovino Developments Ltd	Councillor Michael Anderson Councillor Karen Soons	Determination Deadline 24 th March
Planning application - single storey extension to existing nursery building to provide new classroom and associated facilities Laureate Community Primary Academy Exning Road Newmarket Suffolk CB8 0AN DC/22/0114/FUL Received: Mon 24 Jan 2022 Validated: Mon 24 Jan 2022 Status: Pending Consideration		Joanne Braybrooke	Mr David Perkins	Councillor Michael Anderson Councillor Karen Soons	Mon 21 Feb 2022

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Decision List

Week commencing 17th January 2022

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

7 Cardigan Street Newmarket CB8 8HZ
DC/21/2346/CLP

APPROVED

Planning application - installation of plant

Unit 2 To 4 St Leger Drive Newmarket Suffolk CB8 7DT
DC/21/2264/FUL

APPROVED

Householder planning application - part two storey part single storey side extension with associated internal alterations

2 Cardigan Street Newmarket CB8 8HZ
DC/21/1980/HH

APPROVED

Planning Application - (i) 2no. dwellings (ii) vehicular access

Rear Of 51A Bury Road Newmarket Suffolk
DC/19/2055/FUL

REJECTED

Week commencing 24th January 2022

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 CB8 0DH
DC/21/2351/TPO

APPROVED

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Townclerk

From: jason.albon@maxema.co.uk
Sent: 21 January 2022 20:00
To: michael.anderson@westsuffolk.gov.uk; karen.soons@westsuffolk.gov.uk; Townclerk
Subject: CS 115547_21 - Pre-Application Consultation - Base Station Upgrade - Exning Road SW
Attachments: 126409858_CTIL11554721_TEF38939_VFNA_GA_RevB_Proposal drawings.pdf

Dear Sir / Madam,

PROPOSED BASE STATION UPGRADE AT CS 115547_21 / TEF 38939 - FOOTPATH ON EXNING ROAD, ADJACENT TO LEISURE CENTRE, NEWMARKET, SUFFOLK, CB8 0AB

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone are in the process of progressing a suitable site in the Newmarket area for a radio base station upgrade that will improve service provision for Telefonica. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Telefonica are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Telefonica's continued network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide new network coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

- **CS 115547_21/ TEF 38939 / Exning Road SW**
- The works required to the site include: The replacement of the existing 12.5-metre streetpole with a new 20-metre streetpole accommodating 6no. antennas and RRU's, the installation of 1no. new ground-based equipment cabinet and the upgrade of the equipment within the existing ground-based equipment cabinets, along with minor ancillary works. The new pole is to be erected approximately 8-metres north-west along the footpath from the existing.
- **At: FOOTPATH ON EXNING ROAD, ADJACENT TO LEISURE CENTRE, NEWMARKET, SUFFOLK, CB8 0AB – NGR: E:563783, N:264088**
- This is the preferred option as the site provides adequate coverage, its proposed position is considered suitable in the context for the telecommunications base station. Taking into account the development's siting and appearance when read in its current environment, it is considered that a scheme in this location will not undermine the visual amenity of the area with minimal impact on the sky-line whilst utilising (upgrading) an existing site.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

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

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date this letter was sent.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me quoting TEF 38939.

Yours faithfully,

Jason Albon

Maxema Ltd

mob: 07342 640737

email: jason.albon@maxema.co.uk

Unit 2 | Charnwood House | Marsh Road | Ashton | Bristol | BS3 2NA

(For & on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3

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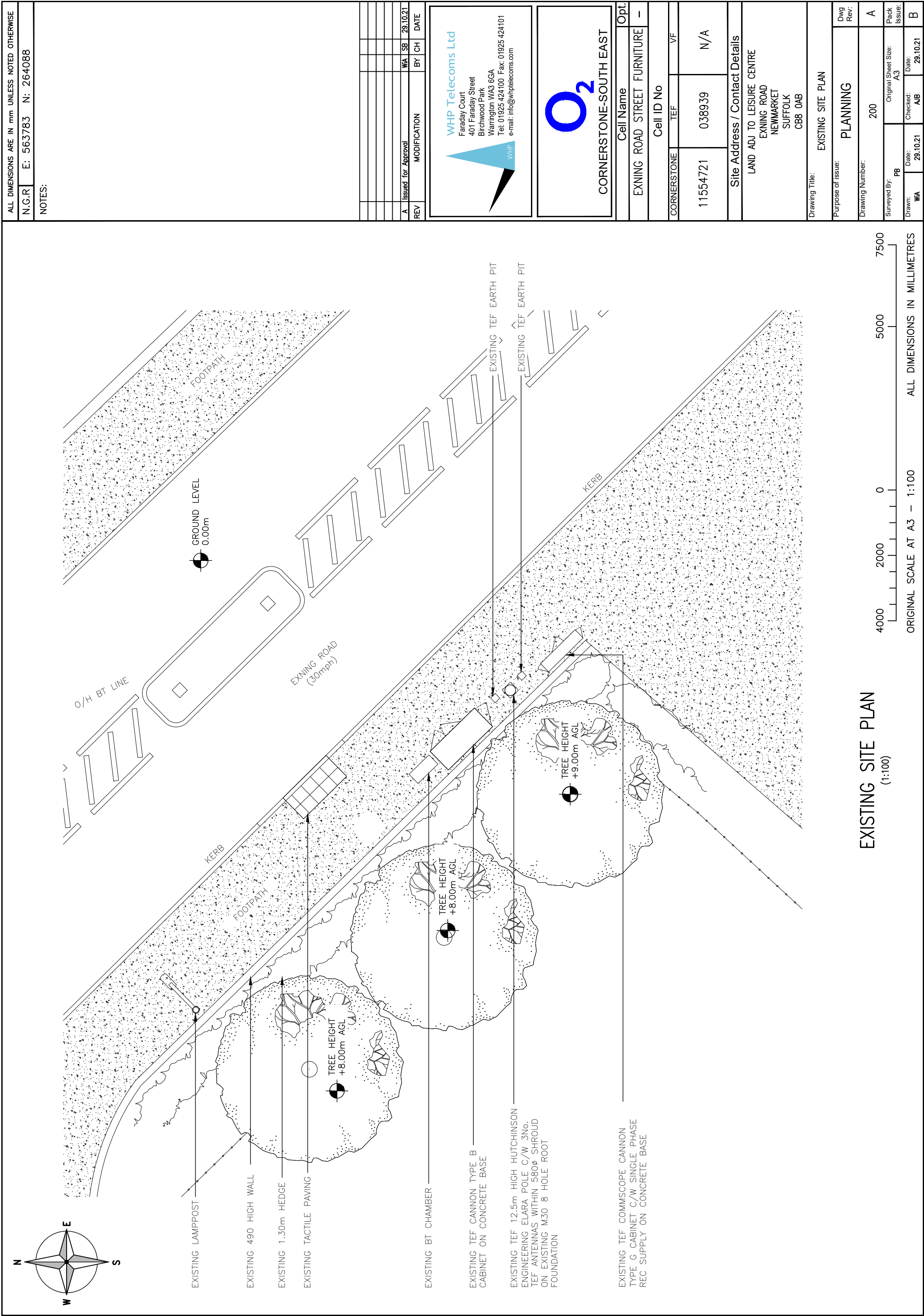


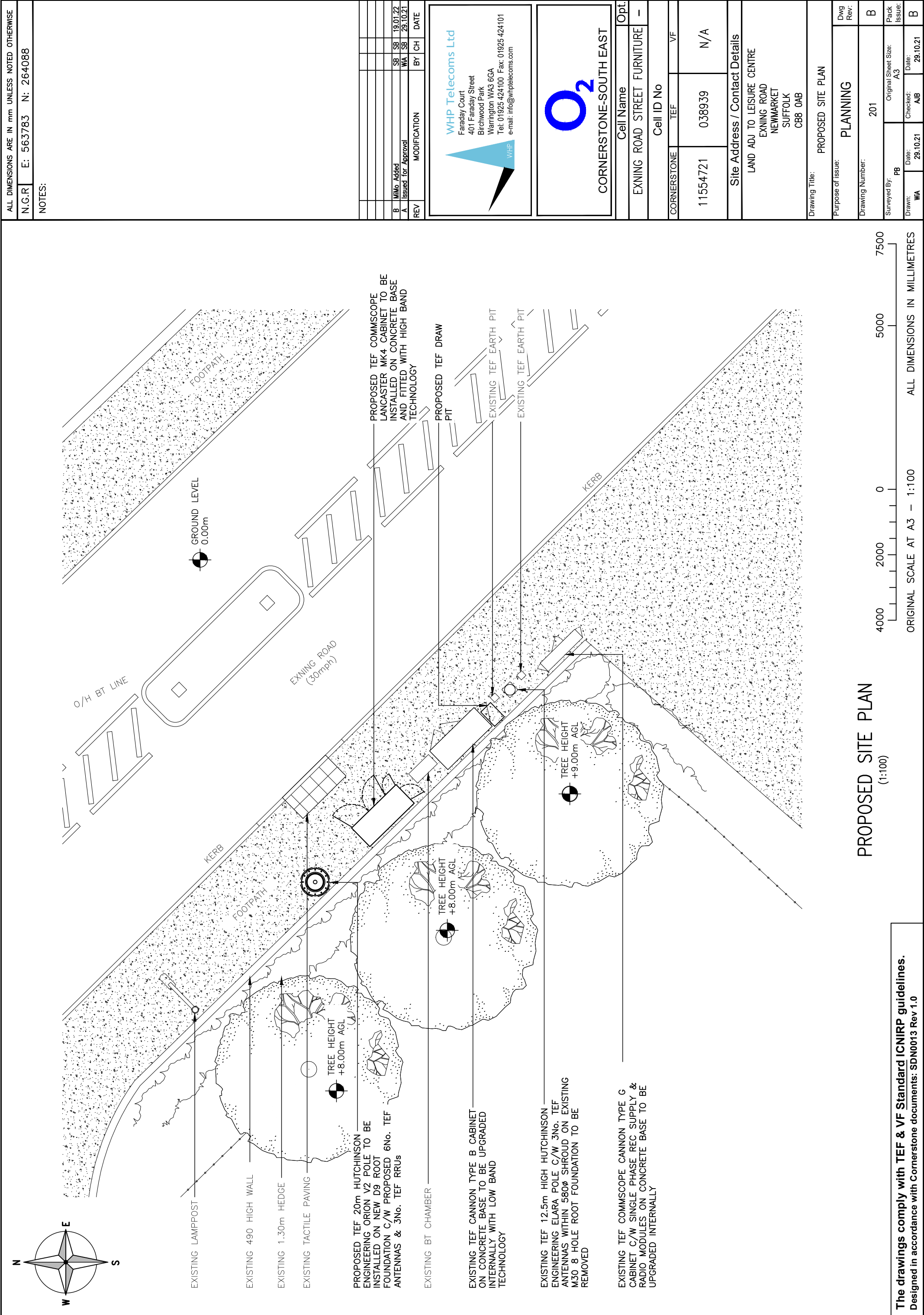
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From: Charlotte Williams <charlotte.williams@quod.com>
Sent: 24 January 2022 12:22
To: Townclerk
Cc: Tim Rainbird; edward.fosker@westsuffolk.gov.uk
Subject: Proposed Development at Studlands Retail Park, Newmarket
Attachments: Proposed Site Plan - 1773-A12-P01-A.PDF; Site Location Plan - 1773-A12-LP01-A.PDF

Dear Ms Whitaker,

Land at Studlands Retail Park, Newmarket, CB8 7SX
Proposed Drive-Thru Unit

We are writing to you in your capacity as Clerk of Newmarket Town Council in respect of the above site. We would be grateful if members of Newmarket Town Council could be made aware of the following proposed development. To confirm, Quod are the Planning Consultant acting on behalf of the owner of the site, Hobart Activum (Newmarket) Limited.

The owner of the Site has recently purchased the land edged blue on the accompanying Site Location Plan (dwg. 1773-A12-LP01). The extent of the site associated with the proposed development is located at the eastern part of the site and is edged red.

The owner is proposing a new drive-thru unit within the land edged red. The proposed development is shown on the accompanying Proposed Site Plan (dwg. 1773-A12-P01-A). The proposed drive-thru is part of an identified investment initiative by the new owner to improve the customer experience at the Retail Park.

The proposed drive-thru unit is single storey and measures at 167 square metres (gross internal area). The operation of the unit is proposed to be supported by a drive-thru facility for takeaway purposes. It is proposed that new hard and soft landscaping will surround the proposed unit, including tactile paving and dropped kerbs. A landscaping scheme will be submitted as part of any future planning application, with new planting focused at the front of the site in line with Policy NKT32 of the Newmarket Neighbourhood Plan.

To confirm, pre-application discussions have taken place with Planning Officers at West Suffolk Council, who have confirmed that they have no objection to the scheme in terms of principle (subject to satisfying the sequential test) and design (subject to highways comments). I have copied in the Planning Officer, Edward Fosker in the interest of transparency. Pre-application advice from Suffolk County Council Highways has been sought and is awaited.

In terms of occupation of the proposed unit, an Agreement for Lease has been agreed with Costa Coffee. Costa Coffee have identified Studlands Retail Park as the preferred location to serve the existing customer base of the Retail Park and the immediate area.

Costa Coffee have been looking to deliver a drive-thru in Newmarket for some time and the proposed drive-thru looks to complement the only existing Costa Coffee store in the area, which is located in Newmarket Town Centre. As members will be aware, a drive-thru Costa Coffee unit was previously approved at Willie Snaith Road, however the permission was never implemented.

The proposed drive-thru will create up to 15 no. full-time equivalent jobs. It will also result in significant local investment and will result in an increase in Gross Value Added Capital. The proposal will also improve the retail offer for the benefit of the customer and will improve the appearance of the Retail Park.

To summarise, the proposal is complimentary to the existing Retail Park use and marks the start of significant investment in the property by the new owner. The proposals will result in the redevelopment of an underused parcel of land and will deliver sustainable economic development.

Given the clear economic benefits, we hope that you are able to support the proposals. We would very much welcome a meeting with the Town Council, should that be of interest to members.

In terms of timescales, having had a pre-app with Officers, we are now continuing to develop the scheme alongside preparation of the technical reports that are required to support the application. We will be looking to submit the application in February, so would very much welcome your input and feedback over the coming weeks.

We look forward to hearing from you.

Yours sincerely,

Charlotte Williams



Charlotte Williams
Senior Planner
charlotte.williams@quod.com

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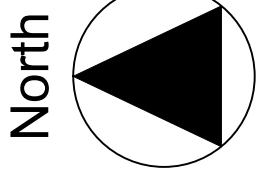
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LIST OF REVISIONS
GREENHATCH GROUP DWG NO 18801_OGL REV 0
ORDNANCE SURVEY LICENCE NO 100019680
PLANNING PERMISSION NO 17/01562/01
LAND REGISTRY TITLE NUMBER SK138421 (Suffolk Forest Heath)

REVISIONS
DATE
BY
REV
A
BLUE LINE ADDED AROUND THE SUBSTATION
08.12.21
RM

LEGEND:
TITLE BOUNDARY
THE APPLICATION BOUNDARY

CAR PARK SCHEDULE	
STANDARD BAYS	245
DISABLED BAYS	16
PARENT/CHILD	2
GRILL	1
TOTAL	264
(MODIFIED CAR) - OVERALL LOSS OF 32 SPACES	
ADDITIONAL FLOORSPACE	
NEW DRIVE-THRU UNIT 6	- 1,800 R²GIA



MountfordPigott
Architecture Masterplanning Design

STUDLANDS RETAIL PARK
NEWMARKET

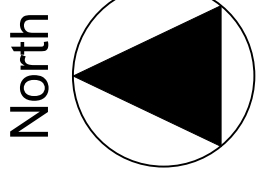
SITE PLAN - DRIVE-THRU
AS PROPOSED
1773-A12-P01-A

1:500 @ A1; 1:1000 @ A3
DRAWN BY RM

02.12.21

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LIST OF INSTRUMENTS
GREENHATCH GROUP DWG NO 18801_OGL REV 0
ORDNANCE SURVEY LICENCE NO 100019580
PLANNING PERMISSION NO 17/01500/A
LAND REGISTRY TITLE NUMBER SK138421 (Suffolk Forest Heath)
REVISIONS
DATE 07.12.21 RM A
BLUE LINE ADDED AROUND THE SUBSTATION

LEGEND:
TITLE BOUNDARY
THE APPLICATION BOUNDARY



MountfordPigott
Architecture Masterplanning Design

STUDLANDS RETAIL PARK
NEWMARKET

EXISTING LOCATION PLAN
UNIT 6 DRIVE-THRU
1773-A12-LP01-A

1:500 @ A1; 1:1000 @ A3
DRAWN BY RM

02.12.21

**Application for a premises licence
under the Gambling Act 2005 (standard form)**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

If you are completing this form by hand, please write legibly in block capitals using ink. Use additional sheets if necessary (marked with the number of the relevant question). You may wish to keep a copy of the completed form for your records.

Where the application is—

- In respect of a vessel, or
- To convert an authorisation granted under the Betting, Gaming and Lotteries Act 1963 or the Gaming Act 1968,

the application should be made on the relevant form for that type of premises or application.

Part 1 – Type of premises licence applied for

Regional Casino ☐

Large Casino ☐

Small Casino ☐

Bingo ☒

Adult Gaming Centre ☐

Family Entertainment Centre ☐

Betting (Track) ☐

Betting (Other) ☐

Do you hold a provisional statement in respect of the premises? Yes ☐ No ☐

If the answer is “yes”, please give the unique reference number for the provisional statement (as set out at the top of the first page of the statement):

Part 2 – Applicant Details

If you are an individual, please fill in Section A. If the application is being made on behalf of an organisation (such as a company or partnership), please fill in Section B.

Section A

Individual applicant

1. Title: Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Dr ☐ Other (please specify)

2. Surname: Other name(s):

[Use the names given in the applicant's operating licence or, if the applicant does not hold an operating licence, as given in any application for an operating licence]

3. Applicant's address (home or business – *[delete as appropriate]*):

Postcode:

4(a) The number of the applicant's operating licence (as set out in the operating licence):

4(b) If the applicant does not hold an operating licence but is in the process of applying for one, give the date on which the application was made:

5. Tick the box if the application is being made by more than one person. ☐

[Where there are further applicants, the information required in questions 1 to 4 should be included on additional sheets attached to this form, and those sheets should be clearly marked “Details of further applicants”.]

Section B

Application on behalf of an organisation

6. Name of applicant business or organisation: **Merkur Slots UK Limited**

[Use the names given in the applicant's operating licence or, if the applicant does not hold an operating licence, as given in any application for an operating licence.]

7. The applicant's registered or principal address:

Seebeck House

1A Seebeck Place

Knowlhill

Milton Keynes

Postcode: **MK5 8FR**

8(a) The number of the applicant's operating licence (as given in the operating licence):

003266-N-103444

8(b) If the applicant does not hold an operating licence but is in the process of applying for one, give the date on which the application was made: **N/A**

9. Tick the box if the application is being made by more than one organisation. ☐

[Where there are further applicants, the information required in questions 6 to 8 should be included on additional sheets attached to this form, and those sheets should be clearly marked "Details of further applicants".]

Part 3 – Premises Details

10. Proposed trading name to be used at the premises (if known): **Merkur Slots**

11. Address of the premises (or, if none, give a description of the premises and their location):

98 High Street

Newmarket

Postcode: **CB8 8JX**

12. Telephone number at premises (if known):

13. If the premises are in only a part of a building, please describe the nature of the building (for example, a shopping centre or office block). The description should include the number of floors within the building and the floor(s) on which the premises are located.

14(a) Are the premises situated in more than one licensing authority area?

No *[delete as appropriate]*

14(b). If the answer to question 14(a) is yes, please give the names of all the licensing authorities within whose area the premises are partly located, **other than the licensing authority to which this application is made: N/A**

Part 4 – Times of operation

15(a). Do you want the licensing authority to exclude a default condition so that the premises may be used for longer periods than would otherwise be the case? **No** *[delete as appropriate]* *[Where the relevant kind of premises licence is not subject to any default conditions, the answer to this question will be no.]*

15(b). If the answer to question 15(a) is yes, please complete the table below to indicate the times when you want the premises to be available for use under the premises licence. **N/A**

	<i>Start</i>	<i>Finish</i>	<i>Details of any seasonal variation</i>
Mon			
Tue			
Wed			
Thurs			
Fri			
Sat			
Sun			

16. If you wish to apply for a premises licence with a condition restricting gambling to specific periods in a year, please state the periods below using calendar dates: **N/A**

Part 5 – Miscellaneous

17. Proposed commencement date for licence (leave blank if you want the licence to commence as soon as it is issued): *(dd/mm/yyyy)*

18(a). Does the application relate to premises which are part of a track or other sporting venue which already has a premises licence? **No** *[delete as appropriate]*

18(b). If the answer to question 18(a) is yes, please confirm by ticking the box that an application to vary the main track premises licence has been submitted with this application. ☐

19(a). Do you hold any other premises licences that have been issued by this licensing authority? **No** *[delete as appropriate]*

19(b). If the answer to question 19(a) is yes, please provide full details: **N/A**

20. Please set out any other matters which you consider to be relevant to your application:

The Applicant operates a national estate of licensed bingo premises which include the provision of bingo tablets, Bingo Plus and Bingo Express terminals. Substantive facilities for non-remote bingo will be made available in accordance with legislative provisions.

The operator has full authority to provide licensed bingo by the provision of an Operating Licence granted by the Gambling Commission. The UK's Gambling Regulator has therefore approved the measures implemented to ensure that effective anti-money laundering procedures are implemented and policies have been developed to ensure responsible trading in accordance with the gambling legislation, the licensing objectives and the licence conditions and code of practice.

A copy of Merkur Slots UK Limited's Operational Standards has been provided in support of the application and full copies of the Applicant's policies and procedures are available, if required.

A copy of Merkur Slots UK Limited's 'Working Together' document has also been supplied in support of the application, which provides an overview of the licensee's proposed operation.

Merkur Slots UK Limited applies extensive policies and procedures to promote the Licensing Objectives and the Applicant considers that the following licence conditions are appropriate to the proposed operation:

- 1. The premises shall install and maintain a comprehensive CCTV system, which shall continually record whilst the premises are open. All recordings shall be stored for a minimum period of 31 days. Viewing of recordings shall be made available upon the request of Police or an authorised officer of the Licensing Authority, subject to data protection legislative requirements.**
- 2. An incident log shall be kept at the premises and made available on request to an authorised officer of the Licensing Authority or the Police. Details to include:**
 - a. all crimes reported to the venue**
 - b. all ejections of patrons**
 - c. any complaints received concerning crime and disorder**
 - d. any incidents of disorder**
 - e. all seizures of drugs or offensive weapons**
 - f. any visit by a relevant authority or emergency service.**
 - g. any attempts by children and young persons to gain access to the premises to gamble**
 - h. any Challenge 25 Refusals.**
- 3. A think 25 proof of age scheme shall be operated at the premises where any person who appears to be under 25 years of age, and who has not previously provided satisfactory proof to the contrary, is challenged at the point of entry. Acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.**
- 4. Individuals who are deemed to be under the influence of excessive alcohol or drugs shall not be allowed to enter the premises.**
- 5. The appropriate staffing levels will be assessed by way of risk assessment and cognisance will be taken of any police advice**
- 6. A magnetic locking device, commonly referred to as a Maglock will be installed and**

maintained on the main entrance/exit to the premises which will be operable by staff members.

Part 6 – Declarations and Checklist (Please tick)

I confirm that, to the best of my knowledge, the information contained in this application is true. I understand that it is an offence under section 342 of the Gambling Act 2005 to give information which is false or misleading in, or in relation to, this application. ☒

I confirm that the applicant(s) have the right to occupy the premises. ☒

Checklist:

- Payment of the appropriate fee has been made/is enclosed ☒
- A plan of the premises is enclosed ☒
- I understand that if the above requirements are not complied with the application may be rejected ☒
- I understand that it is now necessary to advertise the application and give the appropriate notice to the responsible authorities ☒

Part 7 – Signatures

21. Signature of applicant or applicant's solicitor or other duly authorised agent. If signing on behalf of the applicant, please state in what capacity:

Signature:



Print Name: Poppleston Allen

Date: 20/01/2022

Capacity: Solicitors for & on behalf of the applicant

22. For joint applications, signature of 2nd applicant, or 2nd applicant's solicitor or other authorised agent. If signing on behalf of the applicant, please state in what capacity:

Signature:

Print Name: _____

Date: _____

Capacity: _____

[Where there are more than two applicants, please use an additional sheet clearly marked "Signature(s) of further applicant(s)". The sheet should include all the information requested in paragraphs 21 and 22.]

[Where the application is to be submitted in an electronic form, the signature should be generated electronically and should be a copy of the person's written signature.]

Part 8 – Contact Details

23(a) Please give the name of a person who can be contacted about the application:

[REDACTED]

23(b) Please give one or more telephone numbers at which the person identified in question 23(a) can be contacted:

[REDACTED]

24. Postal address for correspondence associated with this application:

[REDACTED]

25. If you are happy for correspondence in relation to your application to be sent via e-mail, please give the e-mail address to which you would like correspondence to be sent:

[REDACTED]

Townclerk

From: Andy Drummond <andy@lettergold.co.uk>
Sent: 31 January 2022 17:30
To: Townclerk
Subject: FW: Gambling Premise Representation

Hi Cathy

I sent you the license application to send to planning – please see below objection and the ‘steer’ about a valid objection.

Many thanks,

Andy

--

Andy Drummond
+44 (0) 7710 027 343
www.Lettergold.co.uk

From: Grant Powter <grant@powters.co.uk>
Date: Monday, 31 January 2022 at 17:21
To: Andy Drummond <andy@lettergold.co.uk>
Subject: Fwd: Gambling Premise Representation

Hello Andy

Merkur Slots licensing application

I thought you should see this. The council invited representations from local businesses which I made (see below), however it appears that my comments fall outside the narrow criteria applying to gambling applications. I am therefore at a loss to see how my views could be considered, especially in the wider context of planning policy.

The application is ostensibly for a ‘Bingo Hall’ but Merkur Slots are an online casino as well as running slot machines. Since we already have more than 14 gambling establishments in the High Street, surely this should be refused (even if ostensibly to reduce crime and protect the vulnerable!). These establishments prey on those who can least afford to lose money and do not provide the type of development the High Street needs so desperately.

Sorry if it’s not something you can help with in the form of the crime statistics the licensing officer mentioned but do forward to any appropriate person.

Kind Regards

Grant
Sent from my iPhone

Begin forwarded message:

From: licensing <licensing@westsuffolk.gov.uk>
Date: 31 January 2022 at 13:40:57 GMT
To: Grant Powter <grant@powters.co.uk>
Subject: FW: Gambling Premise Representation

Dear Mr Powter,

Thank you for the time you have spent in consideration of the proposed Gambling Premise at **98 High Street, Newmarket, Suffolk, CB8 8JX.**

Under the Gambling Act 2005 the licensing objectives are;

- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime.
- Ensuring that gambling is conducted in a fair and open way, and
- Protecting children and other vulnerable persons from being harmed or exploited by gambling.

Objections must be relevant and can only be made based on one or more of these three licensing objectives.

I have broken down the concerns you have raised below;

1. Crime tends to follow when gambling establishments thrive and encourage loitering in the area which is intimidating to the sort of shoppers Newmarket should be trying to attract.
2. Any development of this nature would be detrimental to the character and potential charm and appearance of a market town which needs radical and coherent planning policies to regenerate it rather than sinking to the lower levels of societal habits.
3. Because a large number of gambling premises already exist in the vicinity such as Casino Slots, Ladbrokes and Paddy Power, this proposal would appear unnecessary and because of already insufficient car parking nearby would deter customers from visiting what has already become a downmarket and unappealing town centre.
4. The need is for independent and attractive RETAIL, not leisure to improve declining footfall in this shabby town.
5. Crime tends to follow when gambling establishments thrive and encourage loitering in the area which is intimidating to the sort of shoppers Newmarket should be trying to attract.
6. There is already a lack of car parking nearby and illegal parking on narrow streets which hinder delivery vehicles trying to deliver to existing businesses which already face difficult trading conditions.

In order to make a valid representation, we would require you to provide some evidence or empirical data which would support your arguments that suggest crime has followed the gambling establishments in Newmarket in points one and five.

We cannot take into account other considerations, such as proliferation or anything that falls outside of the three licensing objectives as outlined above.

If you wish to submit a valid representation, based on the three licensing objectives under the Gambling Act 2005 along with supporting evidence please resubmit by 17th February 2022.

Kind Regards

Kerry Pryer
Licensing Officer
Licensing
Direct dial: 01284 757120
Email: Kerry.Pryer@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

West Suffolk Council supports our staff to work flexibly and we respect the fact that you may also be working at different times to suit you and your organisation's needs. Please do not action or respond to this message outside of your own working hours.

West Suffolk Council is playing its part to support our communities and businesses during the COVID-19 outbreak. Prioritising this work may mean other services are impacted or you may get a slower response than normal.

[Report, pay and apply online 24 hours a day](#)
[Find my nearest for information about your area](#)

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Blank

Townclerk

From: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>
Sent: 22 October 2021 19:59
To: Mary George
Cc: Rachel Hood (SCC Councillor)
Subject: RE: Laureate School Road to Willie Snaith Road path - temporarily stopped up for the Allied building work.

Dear Mary

Thank you – this is very helpful – I shall discuss with my colleague Cllr Hood.

Best regards,

Andy

=====

Cllr Andy Drummond
Newmarket & Red Lodge Division
Suffolk County Council
Mobile: 07710 027 343

From: Mary George <Mary.George@suffolk.gov.uk>
Sent: 22 October 2021 15:30
To: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>
Cc: Rachel Hood (SCC Councillor) <Rachel.Hood@suffolk.gov.uk>
Subject: RE: Laureate School Road to Willie Snaith Road path - temporarily stopped up for the Allied building work.

Dear Councillor Drummond

I have now checked our files and spoken to my colleague Andrew Rogers. I had a feeling this issue sounded familiar and when I looked in our files I remembered that it came up last year.

Andrew Rogers was provided with the contact details for the developer's agent by Kerri Cooper, the West Suffolk planning officer. He had a telephone conversation with the agent, Andrew Fleet, who was going to speak to his client regarding the proposed replacement footpath. This was immediately before the first lockdown in March 2020 and we have received no further information from the agent or developer. The area rights of way officer was unable to visit the site at the time due to restrictions and the issue fell off the rights of way team radar in the flood of reports from the public during lockdown.

I have attached a copy of the email that Andrew Rogers sent you on 4 April last year as it sets out the situation clearly. As Andrew said, it would be possible to make a formal application based on user evidence. The user evidence would need to cover a period of use dating back 20 years from the date on which use was first challenged/obstructed.

The problem with the formal application process is that a claim could only be made for the path that was in use, which is presumably now obstructed by car-parking bays etc. If a claim were successful the claimed path would then need to be diverted, requiring a further legal process! This would all take a significant amount of time and resources. The cost of determining the formal application and a def map modification order, if recommended, would fall to the County Council, the landowner would have to cover the cost of a subsequent public path diversion order application.

It really would be in all interests if the owner of the Allied site would provide the path as set out in the drawing approved as part of the planning application. However, a formal application with sufficient

supporting user evidence to potentially result in a confirmed definitive map modification order might help to persuade the developer/landowner that it would be simpler to provide the path as originally proposed.

If this could be negotiated I think it would then be advisable to ensure that the path was secured as a public right of way through creation agreements under the Highways Act 1980 s25, after which a formal application could be withdrawn. The claimed route/a potential footpath creation agreement would need to connect to the end of the publicly maintainable highway on Laureate School Road. In 2019 I understand the land between the development site and the end of the maintainable highway was owned by West Suffolk Council so there would be two landowners would need to be involved in a potential creation agreement.

Andrew's attached email provides a link to information about making a formal application for a definitive map modification order and the following link will take you directly to the necessary forms:

<https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/definitive-map-and-statement/apply-for-a-definitive-map-modification-order/>

An application could be submitted by any member of the public, or the Town Council if they wished. It would be necessary to go through the process of completing schedules 7, 8 and 9 and collecting supporting user evidence forms. It may be worth approaching the landowner first to see whether the threat of a potential claim might be sufficient to move things forward.

I hope this information is helpful. Please do not hesitate to contact me if you have any questions.

Kind regards

Mary George
Senior Definitive Map Officer
Rights of Way and Access Team

Tel: 01473 264742

From: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>

Sent: 20 October 2021 17:38

To: Mary George <Mary.George@suffolk.gov.uk>

Cc: Rachel Hood (SCC Councillor) <Rachel.Hood@suffolk.gov.uk>

Subject: RE: Laureate School Road to Willie Snaith Road path - temporarily stopped up for the Allied building work.

Dear Mary

That's brilliant; thank you.

I can make the planning application number know if that helps plus contacts in WS planning and the headteacher at Laureate Primary – and the town clerk if we have to go that route.

Awaiting you preliminary findings with some excitement!

Best regards,

Andy

=====

Cllr Andy Drummond
Newmarket & Red Lodge Division
Suffolk County Council
Mobile: 07710 027 343

From: Mary George <Mary.George@suffolk.gov.uk>

Sent: 20 October 2021 16:47

To: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>

Cc: Rachel Hood (SCC Councillor) <Rachel.Hood@suffolk.gov.uk>

Subject: RE: Laureate School Road to Willie Snaith Road path - temporarily stopped up for the Allied building work.

Dear Councillor Drummond

Thank you for your email. I'm looking into your enquiry and will come back to you shortly.

Kind regards

Mary George
Senior Definitive Map Officer
Rights of Way and Access Team

Tel: 01473 264742

From: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>

Sent: 20 October 2021 12:35

To: Mary George <Mary.George@suffolk.gov.uk>

Cc: Rachel Hood (SCC Councillor) <Rachel.Hood@suffolk.gov.uk>

Subject: Laureate School Road to Willie Snaith Road path - temporarily stopped up for the Allied building work.

Dear Mary

We met yesterday at D&R committee over the Crab Lane Great Cornard Definitive Map Modification Order and I noted your name as I have an uncannily similar situation in my division.

A path that connects Laureate School Road in Newmarket to Willie Snaith Road has been temporarily stopped up while a company called Allied complete a building complex – it was always intended that this should open after construction but it appears West Suffolk omitted to make this a condition in the planning approval.

Several residents have contacted me – so too has the headteacher from the adjoining school – Laureate Primary as many parents/pupils used this route.

Learning yesterday how the parish council worked with you to provide evidence to get this route on the definitive map, this could well be the way to restore this blocked route.

Following that process – would Newmarket Town Council need to make an official request to you, and there be a formal round of gaining user evidence, of which I'm sure there would be many responses? Or can I as the division councillor start this process?

I can certainly give you more information if necessary.

I look forward to hearing from you.

Many thanks.

Best regards,

Andy

Townclerk

From: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>
Sent: 06 January 2022 17:32
To: Townclerk; Councillor Jefferys
Cc: .
Subject: FW: Allied building path
Attachments: RE: Laureate School Road to Willie Snaith Road path - temporarily stopped up for the Allied building work.

Dear Cathy, Mick & Dave

Happy New Year!

I hope you had an enjoyable holiday and managed to avoid the dreaded Covid.

The email below and attachment explain what needs to be done to get the path between Laureate School Road and Willie Snaith Road reinstated by getting it added to the definitive map (DMMO).

There is quite a process to follow – perhaps it needs to go onto the town council agenda and I can speak to it?

As you can see from the thread WS planning officers have asked Allied to reinstate the path and they have said they plan to delete it.

It's my belief that it can be reinstated as a very similar case came to SCC's planning committee last year and the path was added successfully.

Best regards,

Andy

=====

Cllr Andy Drummond
Newmarket & Red Lodge Division
Suffolk County Council
Mobile: 07710 027 343

From: Mary George <Mary.George@suffolk.gov.uk>
Sent: 06 January 2022 17:06
To: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>
Cc: Steve Kerr <Steve.Kerr@suffolk.gov.uk>; Will Wright <will.wright@westsuffolk.gov.uk>; rachel.almond@westsuffolk.gov.uk; Claire Dickson <Claire.Dickson@suffolk.gov.uk>; Andrew Woodin <Andrew.woodin@suffolk.gov.uk>
Subject: RE: Allied building path

Dear Councillor Drummond

Happy New Year to you too.

I have attached a copy of my previous email to you for ease of reference because it contains a link to information on the County Council website about making a formal application for a definitive map modification order (DMMO), together with the forms required to complete the process.

It would be necessary for someone to take responsibility for gathering user evidence to support a formal application and to submit an application to add the claimed path to the definitive map, this could be one of the local residents, or the Town Council if they wish. As I explained previously a formal application could only succeed if there is sufficient evidence provided to support the existence of public rights on the path alignment that was previously in use.

If the local residents who formerly used the path can put together a strong formal application with sufficient supporting user evidence to potentially result in a confirmed definitive map modification order this might help to persuade the affected landowner that it would be simpler to provide the path as originally proposed. If public rights are found to have been acquired over the claimed route through use i.e. 'presumed dedication' under the Highways Act 1980 section 31, those rights would *not* cease to exist because the landowner deleted them from the plans associated with his planning application.

If a DMMO were subsequently confirmed and the claimed path added to the definitive map as a public right of way, the affected landowner would either have to make the path available for public use at all times on the DMMO alignment, or apply to the district council for a public path diversion order, for which there is a fee, and no guarantee that a diversion would be confirmed on their preferred alignment.

For your information, we have also been contacted by Will Wright at West Suffolk Council about this matter and for ease of reference I am copying both Will and Rachel Almond into this email. Please do not hesitate to contact me if you would like clarification on any of the information above prior to meeting with the landowner.

Kind regards

Mary George
Senior Definitive Map Officer
Rights of Way and Access Team

Tel: 01473 264742

-----Original Message-----

From: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>

Sent: 05 January 2022 17:51

To: Mary George <Mary.George@suffolk.gov.uk>

Subject: FW: Allied building path

Dear Mary

Happy New Year! I trust you had an excellent break - lets hope 2022 sees the end of Covid!

You will recall we discussed the Laureate School Road path and you suggested that a potential resolution was to go back to Allied - I put this in the hands of Rachel Almond and you can see from below email trail that its sadly their decision to delete the path despite being made aware that I have suggested that the path should be added to the definitive map.

As a consequence please can you start the necessary proceedings to get the path added to the definitive map so that Allied cannot delete the path which many local residents have enjoyed the use of for many years?

Thank you.

Best regards,

Andy

=====

Cllr Andy Drummond

Newmarket & Red Lodge Division
Suffolk County Council
Mobile: 07710 027 343

-----Original Message-----

From: Drummond, Andy <andy.drummond@westsuffolk.gov.uk>
Sent: 22 December 2021 17:02
To: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>
Subject: Fwd: Allied building path

Cllr Andy Drummond
Portfolio holder for Regulatory & Environment Member for Newmarket West ward Tel 07710 027 343

----- Forwarded message -----

From: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>
Date: 22 December 2021 at 16:05:43 GMT
Subject: Allied building path
To: Drummond, Andy <andy.drummond@westsuffolk.gov.uk>

Dear Andy,

I spoke to the owner this morning – he wants to amend the plans to delete the path. He also has a query about another condition. I explained to him again what your intentions are and that it would be better to resolve the matter informally.

He has asked for a meeting to discuss the matter with a planning officer. I have asked Dave and Sarah to allocate an officer to have a meeting with him in the new year (as Kerri Cooper, who was the case officer, has been seconded to the policy team). I will ensure the allocated officer will be fully briefed on matters relating to the path.

So, not brilliant news, but if he submits an application to delete the path from the plans we will consult fully on it and the community will have an opportunity to comment. In the meantime, you might want to consider starting the formal process with the PROW team at SCC. Please let me know if you decide to do that.

Many thanks

Rachel

Townclerk

Subject: FW: Sunnica - Registration of interested parties is now open

From: Catherine Judkins
Sent: 27 January 2022 10:45
To: Catherine Judkins
Subject: Sunnica - Registration of interested parties is now open

Dear all

Please see attached the timetable re. the next steps of the Sunnica application process.

The window for residents, parish councils, councillors, community groups and any other stakeholders to register their views about the Sunnica scheme has now opened (slightly earlier than the proposed date of 3rd Feb). Please see link to PINS website below.

This window will close on 17th March 2022.

As you heard during last years' meeting about the DCO process by a local consultant, Andrew Munro, this registration stage is very important as the feedback obtained informs the Examiners about the aspects they need to consider when they move to the next phase in the Spring - the Examination of the proposal itself.

Best regards,

Catherine

(on behalf of the Say No to Sunnica community action group)

Event	Date
Notifications under section 56(2) – send out by post	Wednesday 26 January 2022
Publish s56 notice number 1 (local newspaper, national newspaper and London Gazette)	Thursday 27 January 2022
Publish Reg 9(2) notices around the site and along cable route	Wednesday 2 February 2022
Publish s56 notice number 2 (local newspaper)	Thursday 3 February 2022
Period for submission of relevant representations begins	Thursday 3 February 2022
Period for submission of relevant representations ends	Thursday 17 March 2022

Registration to become an interested party has now opened and this is available on their website - [Sunnica Energy Farm | National Infrastructure Planning \(planninginspectorate.gov.uk\)](https://www.sunnicaenergyfarm.co.uk/)

<https://infrastructure.planninginspectorate.gov.uk/projects/eastern/sunnica-energy-farm/>



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27 January 2022

Mr Gareth Durrant
Planning Officer,
West Suffolk Council,
West Suffolk House,
Western Way,
Bury St Edmunds, IP33 3YU

Dear Mr Durrant,

DC/21/1242/OUT Outline planning application (means of appearance, landscaping, layout and scale to be considered) - a. provision of up to 123 residential dwellings (class C3) together with the part demolition; b. 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)); with public open space, landscaping and land reserved for a dedicated horse walk. Land At Black Bear Lane High Street Newmarket

Thank you for re-consulting the Suffolk Preservation Society (SPS) regarding the additional submissions dated 23 December 2021; including a revised layout and heritage assessment. Yet again the amendments do not alter our position regarding this application – as set out in our letter of 2 December 2021 and 27 July 2021. Notwithstanding the relocation of development away from the north east corner of the site and moving the 5 storey block of flats to the north west corner, SPS remains of the opinion that, due to the excessive number of dwellings proposed for this site, the proposals are contrary to national and local policy.

Therefore, we continue to urge that a reduced scheme, in line with the site allocation for 50 dwellings, should be secured.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Philbidge'.

Bethany Philbidge
BSc (Hons) MSc (Town Planning) MRTPI
Planning Officer

Cc: Newmarket Town Council
Ward Councillor
West Suffolk Council Heritage Team