

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

Tuesday 3rd May at 6.15pm

A G E N D A

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 19th April 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 11/04/2022, 18/04/2022
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 11/04/2022, 18/04/2022
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** – To discuss any Licensing Applications
- 13. Correspondence**
- 14. Date of next meeting** – Monday 16th May
- 15. Items for consideration at the next meeting**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 26th April 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 • <i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits</i>	
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	

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.

Standard: Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum*	Minimum	Minimum	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 provided within curtilage of dwelling, then 2 covered & secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	

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'.

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 agreed 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.

Suffolk Guidance for Parking 2019 {excerpt}

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?



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Tuesday 19th April 2022 at 6.15pm**

Attendance:

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

Councillor R Hood
 Councillor P Hulbert

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

Minute

D/22/04/17 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chairman opened the meeting and read out the Fire Safety Notice and confirmed that proceedings may be filmed or recorded.

D/22/04/18 Apologies

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

D/22/04/19 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/22/04/20 To Confirm the Minutes of the Meeting Held on 4th April 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 4th April 2022 and the following was agreed:

D/22/04/20.01 Resolved

That the minutes of the Development & Planning Committee held on 4th April 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

A member of the Press joined the meeting

D/22/04/21 Public Open Session

A resident spoke to item 13 WSC Consultation and reported that he was unable to get a wheelchair accessible taxi (WAV) for his son at the weekend and that the current system is not working. He was advised to add his comments to the consultation.

The Chairman made a proposal to bring forward item 13 and the following was agreed:

D/22/04/21.01 Resolved

That item 13 WSC Consultation be brought forward.

Cllrs Drummond and Hood declared a non-pecuniary interest and did not vote.

D/22/04/22 WSC Consultation

A proposed response to the WSC Consultation on changes to the Hackney Carriage and Private Hire Conditions Policy Handbook was considered. The following was agreed:

D/22/04/22.01 Resolved

That the following comments be submitted to the WSC Consultation on changes to the Hackney Carriage and Private Hire Conditions Policy Handbook:

- **To merge the two taxi zones into one single zone.**
- **To remove all wheelchair accessible vehicle (WAV) requirements for hackney carriage vehicle (HCV) licensees, but to monitor the proportion of vehicles which are WAV and to introduce measures to maintain current levels if necessary.**
- **To increase the maximum age of vehicle limit to 15 years old for WAV vehicles only.**

D/22/04/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The following NNP policies applied: 19 – Housing needs in Newmarket, 23 - Cycle networks and 32 - entrances to the town

D/22/04/24 Planning Applications

Week Commencing 28/03/2022 and 04/04/2022

D/22/04/24/1 DC/22/0472/HH – Householder planning application - first floor side extension over garage - 1 Mill Reef Newmarket Suffolk.

D/22/04/24.01 Resolved

The Committee voiced no objections.

D/22/04/24/2 DC/22/0478/FUL – Planning application - a. drive-thru cafe/restaurant unit with associated servicing, landscaping and external seating b. part reconfiguration of existing car park and associated works - Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/22/04/24.02 Resolved

The Committee voiced no objections

D/22/04/24/3 DCON(E)/13/0408/OUT - Application to discharge condition 3 (lighting strategy) of DC/13/0408/OUT - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/04/24.03 Resolved

No response was required.

D/22/04/24/4 DC/22/0543/HPA – Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 5 metres with a maximum height of 3 metres and a height of 3 metres to the eaves - 12 Falmouth Gardens Newmarket Suffolk.

D/22/04/21.04 Resolved

The Committee voiced no objections.

D/22/04/24/5 DC/22/0420/RM – Reserved Matters Application - Submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - details of the two vehicle site accesses (Phase 1) and internal spine road (Phase 2) - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/04/24.05 Recommendation

The Committee objected on the following points:

- That the plans regarding access to the site were unclear.
- That the A142 is an important main road into Newmarket and is already congested. It is important that any new roads do not add to this.
- That the cycle and pedestrian paths must be integral to the whole scheme.

D/22/04/24/6 DC/21/2135/FUL - Planning application - roof extension with five dormer windows to second floor - Flat 2 Sun Lane Newmarket.

D/22/04/24.06 Resolved

The Committee voiced no objections subject to the approval of the Conservation Officer.

D/22/04/24/7 DC/22/0517/HH - Householder planning application - single storey rear extension - 47 Rous Road Newmarket Suffolk.

D/22/04/24.07 Resolved

The Committee voiced no objections.

D/22/04/25 Amended and Deferred Planning Applications

None noted.

D/22/04/26 East Cambs Planning Applications

None noted.

D/22/04/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 28/03/2022 & 04/04/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/21/2102/FUL	Planning application - installation of external wall insulation system and render to all external elevations of 17 properties on Exning Road, Newmarket	222, 224, 226, 230, 234, 236, 240, 242, 244, 248, 250, 254, 260, 264, 266, 268, 272 Exning Road Newmarket Suffolk	Approved	No objections
DC/21/2103/FUL	Planning application - installation of external wall insulation system and render to all external elevations of 11 properties on Exning Road, Newmarket	283, 287, 289, 291, 293, 295, 297, 307, 315, 327 And 337 Exning Road Newmarket Suffolk	Approved	No objections

DC/21/2104/FUL	Planning application - installation of external wall insulation system and render to all external elevations of seven properties on Exning Road Newmarket	278, 286, 298, 310, 312, 316, 318 Exning Road Newmarket Suffolk	Approved	No objections
DC/22/0385/TCA	Trees in a conservation area notification - group of 20 Lime Sycamore and Horse Chestnut (G1 on plan) re-pollard trees to up to one metre below previous pollarding points	Warren Hill Cottage 27 Bury Road Newmarket Suffolk	Approved	No objections
DCON(A)/21/0159	Application to discharge condition 3 (pre-commencement- trees TPP and AMS) of application DC/21/0159/HH	31 Norfolk Avenue Newmarket Suffolk	Approved	No comments
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	Approved	No objections
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 Suffolk	Approved	No objections

D/22/04/28 Delegation Panel Decisions

None noted.

D/22/04/29 Licensing

None noted.

D/22/04/30 Correspondence

None noted.

D/22/04/31 Date of Next Meeting

Tuesday 3rd May 2022 at 6.15pm at the Memorial Hall.

D/22/04/32 To Note any Items for Next Meeting

None noted.

Meeting closed at 6:32pm.

Signed _____ Date _____

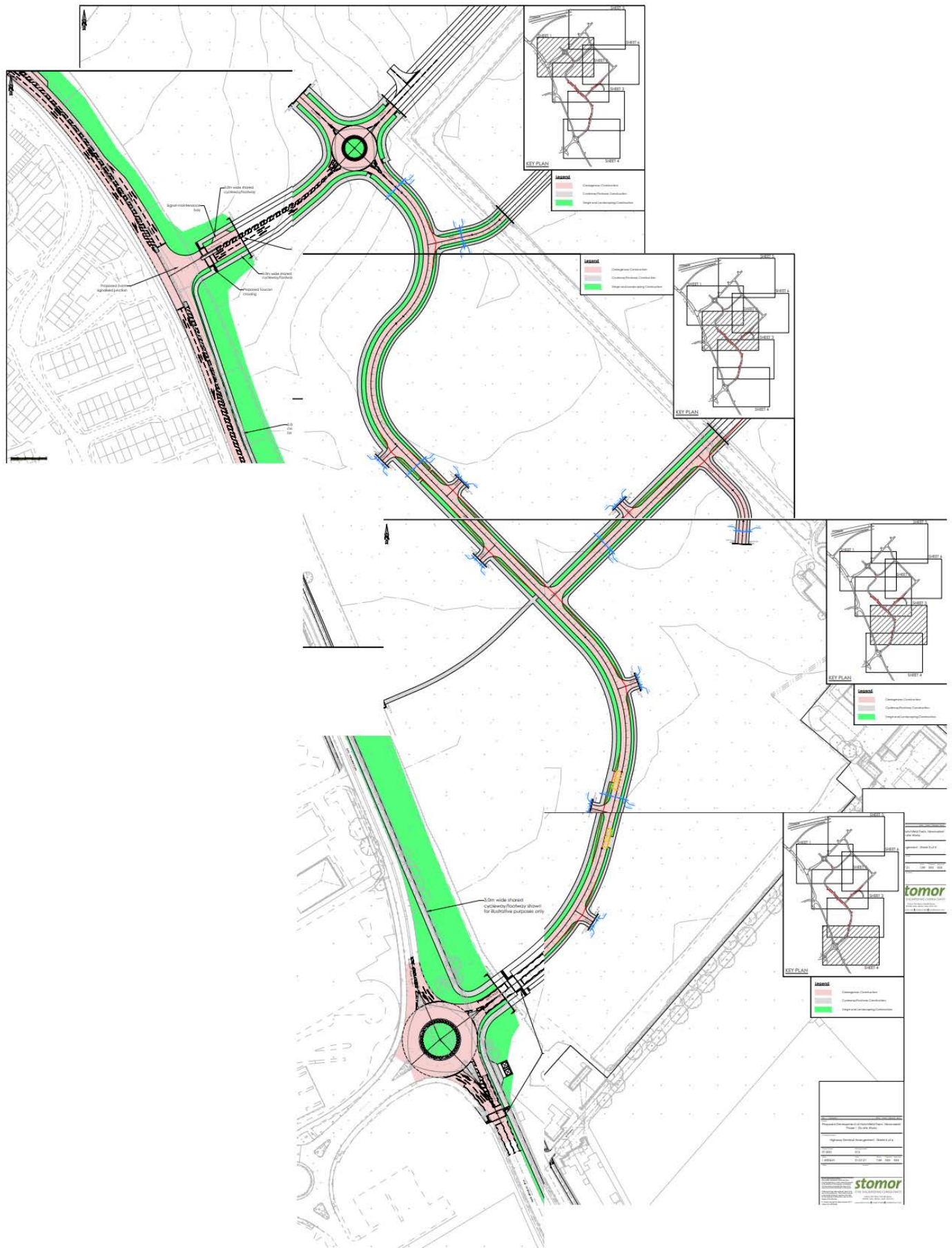
Summary of Resolutions/Recommendations

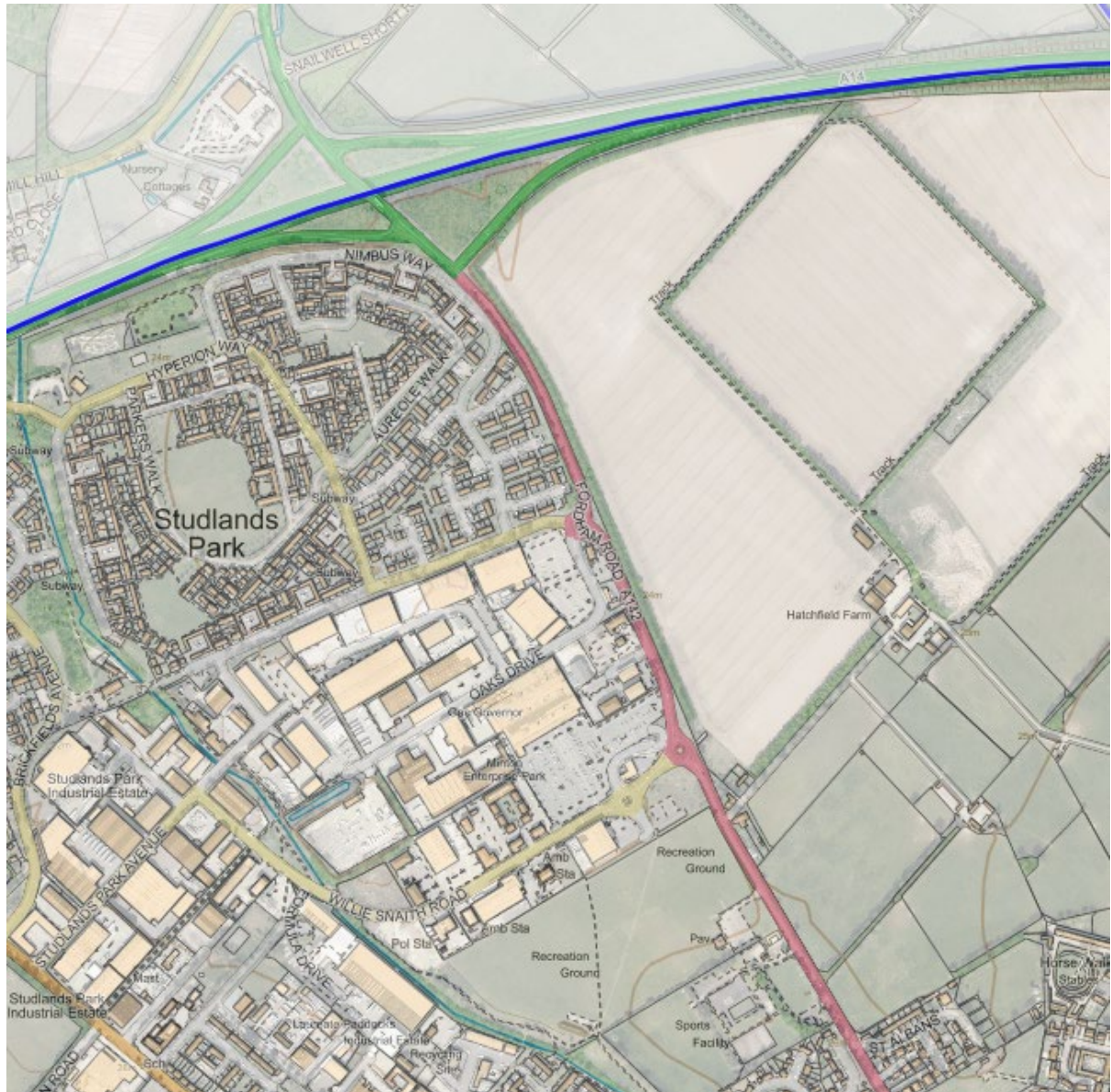
Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/04/21.01 Resolved</u>	That item 13 WSC Consultation be brought forward.
<u>D/22/04/22.01 Resolved</u>	That the following comments be submitted to the WSC Consultation on changes to the Hackney Carriage and Private Hire Conditions Policy Handbook: To merge the two taxi zones into one single zone.

	• To remove all wheelchair accessible vehicle (WAV) requirements for hackney carriage vehicle (HCV) licensees, but to monitor the proportion of vehicles which are WAV and to introduce measures to maintain current levels if necessary. • To increase the maximum age of vehicle limit to 15 years old to WAV vehicles only.
<u>D/22/04/24.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/04/24.02 Resolved</u>	No response was required.
<u>D/22/04/24.03 Resolved</u>	The Committee voiced no comments.
<u>D/22/04/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/04/24.05 Recommendation</u>	The Committee objected on the following points: • That the plans regarding access to the site were unclear • That the important main road into Newmarket is already congested and it is important that any new roads do not add to this • That the cycle and pedestrian paths must be integral to the whole scheme.
<u>D/22/04/24.06 Resolved</u>	The Committee voiced no objections subject to the approval of the Conservation Officer.
<u>D/22/04/24.07 Resolved</u>	The Committee voiced no objections.

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Stitched maps for DC/22/0420/RM





Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 28th March BROUGHT BACK BY REQUEST FROM PREVIOUS MEETING See stitched map in agenda pack FURTHER RESPONSES HAVE BEEN ADDED TO THE APPLICATION Reserved Matters Application - Submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - details of the two vehicle site accesses (Phase 1) and internal spine road (Phase 2) Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL Ref. No: DC/22/0420/RM Received: Mon 07 Mar 2022 Validated: Mon 07 Mar 2022 Status: Pending Consideration		Gareth Durrant	Sansovino Developments Limited	Councillor Michael Anderson Councillor Karen Soons	Thu 21 Apr 2022 (Extension to 4 th May granted)
Week beginning 11th April Application to discharge condition 22 (Phase 2 investigation strategy) of DC/20/0624/FUL 143 A All Saints Road Newmarket Suffolk CB8 8HH Ref. No: DCON(A)/20/0624 Received: Thu 14 Apr 2022 Validated: Thu 14 Apr 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 Finneran	Councillor Rachel Hood Councillor Robert Nobbs	Determination deadline Thu 09 Jun 2022

Development and Planning Committee

Planning Applications – West Suffolk Council

Application to discharge condition three (arboriculture method statement) of DC/19/2064/FUL Solario Tattersalls The Avenue Newmarket Suffolk Ref. No: DCON(A)/19/2064 Received: Mon 11 Apr 2022 Validated: Mon 11 Apr 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	Tattersalls Limited Care of agent	Councillor Andy Drummond Councillor James Lay	Wed 04 May 2022
Trees in a conservation area notification - one Robinia and one Bay laurel (on plan) fell 5 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP Ref. No: DC/22/0656/TCA Received: Mon 11 Apr 2022 Validated: Thu 14 Apr 2022 Status: Pending Consideration	Conservation Area	Sarah Drane	Mr Michael Hauser	Councillor Michael Anderson Councillor Karen Soons	Fri 13 May 2022

TPO 03 (1990) tree preservation order - one Pine (T1 on plan in area G2 on order) remove lowest 3 laterals over driveway: one Lime (T2 on plan in area G2 on order) crown lift by six metres above ground level over driveway: one Lime (T3 on plan in area G2 on order) remove two lowest laterals back to main stem and reduce remaining branches back to boundary 36 Leaders Way Newmarket Suffolk CB8 0DP Ref. No: DC/22/0510/TPO Received: Wed 23 Mar 2022 Validated: Mon 11 Apr 2022 Status: Pending Consideration		Adam Yancy	Mr Nick Smith	Councillor Andy Drummond Councillor James Lay	Tue 03 May 2022 (Extension to 4 th May requested)
Householder planning application - conversion of two outbuildings to create home office, works shop, gym and stores 4 Bridge Cottages Snailwell Road Newmarket Suffolk CB8 7LW Ref. No: DC/22/0550/HH Received: Wed 30 Mar 2022 Validated: Wed 30 Mar 2022 Status: Pending Consideration	Conservation Area	Clare Oliver	Sally Reinolds	Councillor Michael Anderson Councillor Karen Soons	Wed 04 May 2022

Householder planning application - single storey rear extension 47 Rous Road Newmarket Suffolk CB8 8DH Ref. No: DC/22/0517/HH Received: Wed 30 Mar 2022 Validated: Wed 30 Mar 2022 Status: Pending Consideration	Conservation Area	Clare Oliver	Mrs Rosemary Hebditch	Councillor Rachel Hood Councillor Robert Nobbs	Mon 02 May 2022
Week beginning 18th April					
Application to discharge condition 6 (construction method statement) of DC/21/0913/FUL Land Rear Of 2 Park Avenue Newmarket Suffolk Ref. No: DCON(A)/21/0913 Received: Fri 22 Apr 2022 Validated: Fri 22 Apr 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 Oliver Holmes	Councillor Rachel Hood Councillor Robert Nobbs	Determination deadline Fri 17 Jun 2022

TPO/1990/01 - Tree preservation order - one Scots Pine (T1 on plan) reduce the overhang of the main stem by 3.6 metres; one Beech (T2 on plan) remove large lower limbs north facing; one Scots Pine (T3 on plan) reduce the height by 7.2 metres	112 Churchill Avenue Newmarket Suffolk CB8 0BY Ref. No: DC/22/0497/TPO Received: Mon 21 Mar 2022 Validated: Tue 19 Apr 2022 Status: Pending Consideration		Clare Oliver	Mr Joey Cainzos-Sola	Councillor Andy Drummond Councillor James Lay	Tue 10 May 2022
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Decision List

Week commencing 11th April 2022

Application for listed building consent - repair and re-paint existing windows and doors to front and rear elevationst

St Aubyns Wellington Street Newmarket Suffolk CB8 0HT

DC/22/0291/LB

APPROVED

TPO 032 (1960) tree preservation order - group of 18 conifers (G1 on plan within A1 on order) fell

Soham House Snailwell Road Newmarket Suffolk CB8 7DN

DC/22/0278/TPO

APPROVED

Week commencing 18th April 2022

Trees in a conservation area notification - one Cedar (T1 on plan) fell

Southernwood Fordham Road Newmarket Suffolk

DC/22/0439/TCA

APPROVED

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To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

21 April 2022

Dear all

Delegation Panel - Tuesday 19 April 2022

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth



Delegation Panel list

Date: Tuesday 19 April 2022
Time: 1.00pm
Location: Teams
Attended by: Councillors Andrew Smith, Jim Thorndyke, Mike Chester, Don Waldron and Susan Glossop
Together with Sarah Drane, Dave Beighton, Britta Heidecke and Ed Fosker

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/21/1117/FUL
	Proposal:	Planning application - partial change of use of first floor from offices/retail (class E) to residential (class C3) to create five flats
	Location:	116-118 High Street, Newmarket, CB8 8JP
	Case officer:	Ed Fosker
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated