

Membership as from May 2021

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor O'Neill
Quorum = 3



Newmarket

TOWN COUNCIL

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

TEL: 01638 667227

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

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 16th 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 3rd May 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 25/04/2022, 02/05/2022
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning Appeals** – to discuss any notified appeals
- 10. Tree Preservation Orders** – to note orders received
- 11. Planning applications** – East Cambs
- 12. Consultations** – To receive information regarding the East Cambridgeshire Local Plan Single Issue Review for public consultation
- 13. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 25/04/2022, 02/05/2022
- 14. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 15. Licensing** – To discuss any Licensing Applications
- 16. Parking** – To discuss parking issues at Noel Murless Drive/Elliott Close junction
- 17. Correspondence**
 - a) **East West Main Line Strategic Statement**
 - b) Any other correspondence received since agenda issue
- 18. Date of next meeting** – Monday 6th June
- 19. Items for consideration at the next meeting**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 10th May 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 - W SC 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 3rd May 2022 at 6.15pm

Attendance:

Councillor C O'Neill (Chairman)
Councillor J Berry
Councillor J Clover

Councillor A Drummond
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter (attended as member of public) and 1 Member of the Press.

Minute

- D/22/05/1 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded**
The Chairman opened the meeting and advised that the Fire Notice was not required and that the meeting may be filmed or recorded.
- D/22/05/2 Apologies**
Apologies were received from Cllrs Ferries, Hall and Hood.
- D/22/05/3 Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation**
Cllr Jefferys declared a non-pecuniary interest in application DC/22/0497/TPO. There were no requests for dispensations.
- D/22/05/4 To Confirm the Minutes of the Meeting Held on 19th April 2022 and any Matters Arising**
Members received the minutes of the Development & Planning Committee held on 19th April 2022 and the following was agreed:

D/22/05/4.01 Resolved
That the minutes of the Development & Planning Committee held on 19th April 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.
- D/22/05/5 Public Open Session**
None noted.
- D/22/05/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**
Policy 14 tree applications and Policy 32 entrances to the Town.

Cllr Berry joined the meeting.

D/22/05/7 Planning Applications
Week Commencing 11/04/2022 and 18/04/2022

D/22/05/7/1 DC/22/0420/RM – Reserved Matters Application - Submission of details under

Book Number 10 2021 - 2022

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.

The plans were now clearer and a new resolution was made as follows:

D/22/05/7.01 Resolved

The Committee requested that the traffic congestion problem be looked at holistically and that Highways England be consulted to look at the A142/A14, j37 junction. The consequence of adding the junctions in these plans will be further congestion, particularly at certain times of the day, and measures will need to be taken to ameliorate this. Thought should also be given as to the effects of the horse crossings in the area on congestion.

Cycle and pedestrian paths must be integral to the whole scheme.

This is an entrance to the town and reference to the Newmarket Neighbourhood Plan, Policy No 32, should be considered – any changes in this area must make the best possible attractive town entrance.

D/22/05/7/2 DCON(A)/20/0624 – Application to discharge condition 22 (Phase 2 investigation strategy) of DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/22/05/7.02 Resolved

No response was required.

D/22/05/7/3 DCON(A)/19/2064 - Application to discharge condition three (arboriculture method statement) of DC/19/2064/FUL - Solario Tattersalls The Avenue Newmarket Suffolk.

D/22/05/7.03 Resolved

No response was required.

D/22/05/7/4 DC/22/0656/TCA – Trees in a conservation area notification – one Robinia and one Bay laurel (on plan) fell - 5 Balaton Place Snailwell Road Newmarket Suffolk.

D/22/05/7.04 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/22/05/7/5 DC/22/0510/TPO – 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.

D/22/05/7.05 Resolved

Book Number 11 2021 - 2022

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

D/22/05/7/6 DC/22/0550/HH - Householder planning application - conversion of two outbuildings to create home office, works shop, gym and stores - 4 Bridge Cottages Snailwell Road Newmarket Suffolk.

D/22/05/7.06 Resolved

The Committee voiced no objections.

D/22/05/7/7 DC/22/0517/HH - Householder planning application - single storey rear Extension - 47 Rous Road Newmarket Suffolk.

D/22/05/7.07 Resolved

The Committee voiced no objections.

D/22/05/7/8 DCON(A)/21/0913 - Application to discharge condition 6 (construction method statement) of DC/21/0913/FUL - Land Rear Of 2 Park Avenue Newmarket Suffolk.

D/22/05/7.08 Resolved

No response was required.

Cllr Jefferys declared a non-pecuniary interest in the following applications and did not vote.

D/22/05/7/9 DC/22/0497/TPO – 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.

D/22/05/7.09 Resolved

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

D/22/05/8 Amended and Deferred Planning Applications

None noted.

D/22/05/9 East Cambs Planning Applications

None noted.

D/22/05/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 11/04/2022 & 18/04/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0291/LB	Application for listed building consent - repair and re -paint existing windows and doors to front and rear elevations t	St Aubyns Wellington Street Newmarket Suffolk	Approved	No objections
DC/22/0278/TPO	TPO 032 (1960) tree p reservation order - group of 18 conifers (G1 on plan within A1 on order) fell	Soham House Snailwell Road Newmarket Suffolk	Approved	Objected
DC/22/0439/TCA	Trees in a conservation area notification - one Cedar (T1 on plan) fell	Southernwood Fordham Road Newmarket Suffolk	Approved	Objected

D/22/05/11 Delegation Panel Decisions

It was noted that the following application was granted by the Delegation Panel:

DC/21/117/FUL - Planning application - partial change of use of first floor from offices/retail (class E) to residential (class C3) to create five flats - 116-118 High Street Newmarket.

D/22/05/12 Licensing

It was noted that a licence had been granted to Merkur Slots and the following was agreed:

D22/05/12.01 Resolved

That, out of concern for residents' welfare, a letter be sent to West Suffolk Council to inform them that the Committee were disappointed to see that a licence had been issued to Merkur Slots, despite its requests to refer this matter to the WSC Licensing Committee members instead of delegating to WSC planning officers. The Committee reiterated its previous objections and concerns regarding the number of gambling outlet applications and stated that there should be a balance between gambling and retail outlets.

It was noted that WSC had responded to NTC's letter offering training to members regarding formulating licence objections.

D/22/05/13 Correspondence

None noted.

D/22/05/14 Date of Next Meeting

Monday 16th May 2022 at 6.15pm at the Memorial Hall.

D/22/05/15 To Note any Items for Next Meeting

- Parking issues on Noel Murless/Elliot Close

Meeting closed at 6:40pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/05/7.01 Resolved</u>	The Committee requested that the traffic congestion problem be looked at holistically and, that Highways England be consulted to look at the A142/A14, j37. The consequence of adding the junctions in these plans will be

	further congestion, particularly at certain times of the day, and measures will need to be taken to ameliorate this. Thought should also be given as to the effects of the horse crossings in the area on congestion. Cycle and pedestrian paths must be integral to the whole scheme. This is an entrance to the town and reference to the Newmarket Neighbourhood Plan, Policy No 32, should be considered – any changes in this area must make the best possible attractive town entrance.
<u>D/22/05/7.02 Resolved</u>	No response was required.
<u>D/22/05/7.03 Resolved</u>	No response was required.
<u>D/22/05/7.04 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/05/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/05/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/05/7.07 Resolved</u>	The Committee voiced no objections.
<u>D/22/05/7.08 Resolved</u>	No response was required.
<u>D/22/05/7.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D22/05/12.01 Resolved</u>	That, out of concern for residents' welfare, a letter be sent to West Suffolk Council to inform them that the Committee were disappointed to see that a licence had been issued to Merkur Slots, despite its requests to refer this matter to the WSC Licensing Committee members instead of delegating to WSC planning officers. The Committee reiterated its previous objections and concerns regarding the number of gambling outlet applications and stated that there should be a balance between gambling and retail outlets.

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 25 th April					
Application to discharge condition 21 (construction method statement) of application DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk CB8 8HH Ref. No: DCON(B)/20/0624 Received: Mon 25 Apr 2022 Validated: Tue 25 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	Fri 20 May 2022
Planning application - conversion of existing annexe and nursery into two residential units Louisville Fordham Road Newmarket Suffolk Ref. No: DC/22/0639/FUL Received: Fri 08 Apr 2022 Validated: Fri 29 Apr 2022 Status: Pending Consideration	Conservation Area	Charlotte Waugh	Mr. Intrater	Councillor Rachel Hood Councillor Robert Nobbs	Fri 20 May 2022
Planning application - Construction of lunging ring Solario Yard Tattersalls The Avenue Newmarket Suffolk Ref. No: DC/22/0583/FUL Received: Mon 04 Apr 2022 Validated: Tue 26 Apr 2022 Status: Pending Consideration		Savannah Cobbold	Tattersalls Ltd	Councillor Andy Drummond Councillor James Lay	Tue 17 May 2022

Development and Planning Committee

Planning Applications – West Suffolk Council

Trees in a conservation area notification - one Silver Birch(T1 on plan) fell Fairstead House School Fordham Road Newmarket Suffolk Ref. No: DC/22/0713/TCA Received: Fri 22 Apr 2022 Validated: Fri 22 Apr 2022 Status: Pending Consideration	Conservation Area	Sarah Drane	Ms Claire Freer	Councillor Rachel Hood Councillor Robert Nobbs	Tue 17 May 2022
Week beginning 2nd May					
Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from Osteopathic clinic (class E) at first floor to one dwelling (class C3) The Newmarket Osteopathic Clinic 18 Park Lane Newmarket Suffolk CB8 8AX Ref. No: DC/22/0807/P3CMA Received: Fri 06 May 2022 Validated: Fri 06 May 2022 Status: Pending Consideration		Amy Murray	Mr. Stephen Gold	Councillor Rachel Hood Councillor Robert Nobbs	Tue 31 May 2022
Planning application - change of use from takeaway (Sui Generis) to Adult Gaming Centre (Sui Generis) 104 High Street Newmarket Suffolk CB8 8JQ Ref. No: DC/22/0511/FUL Received: Wed 23 Mar 2022 Validated: Mon 09 May 2022 Status: Pending Consideration		Amy Murray	Mr. Stephen Gold	Councillor Andy Drummond Councillor James Lay	Mon 30 May 2022

-----end-----

Item 8 Amended

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Ref. No: DC/22/0097/ADV <u>Application for advertisement consent - a. one externally illuminated fascia; b. two non illuminated fascias; c. one externally illuminated projecting sign</u> 98 High Street Newmarket CB8 8JX RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL		Amy Murray	Merkur Slots Ltd (UK)	Councillor Rachel Hood Councillor Robert Nobbs	Wed 18 May 2022

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Parish Consultation

Cathy Whitaker
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Amy Murray
Direct Line: 01284 757366
Email: amy.murray@westsuffolk.gov.uk

5th May 2022

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: Planning application - retail unit with two floors above to create six flats (following demolition of existing shop unit) and associated works

LOCATION: Replacement Unit 2 - 3 Crown Walk Newmarket Suffolk

APPLICATION NO: DC/21/2009/FUL

PINS. REFERENCE APP/F3545/W/22/3291126

APPEAL REFERENCE: AP/22/0027/STAND

APPEAL START DATE: 28th April 2022

APPELLANT: Mr Murat Yeter

APPEAL TYPE: Standard Appeal

PROCEDURE: Written Representation

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above. The procedure to be followed and the reason for the appeal are as indicated.

Any representation you made in respect of the planning application before it was determined will be sent by me to the Planning Inspectorate, copied to the appellant and will be taken into account by the Inspector in determining the appeal.

Should you wish to withdraw or modify comments made in respect of the original application in any way or if you wish to make any additional comments you should write direct to **The Planning Inspectorate, Room 3C Temple Quay House, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the PINS reference number (above), in triplicate, within five weeks of the appeal start date (above), or email to **east1@planninginspectorate.gov.uk**. The Planning Inspectorate will not acknowledge representations. Any representations received by the Planning Inspectorate after the deadline will not normally be seen by the Inspector and will be returned to you.

The planning file and appeal documents may be inspected at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU Between The Hours Of 08.45am And 5.00pm Monday To Friday (please give 48 hours notice for this request) or on our website www.westsuffolk.gov.uk. The Inspector's decision and information regarding the progress of this appeal can be accessed via GOV.UK

<https://www.gov.uk/government/organisations/planning-inspectorate>

A copy of the booklet 'Guide to taking part in Planning Appeals proceeding by Written Representations' is available via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>, where the decision will also be published.

Amy Murray

Amy Murray
Planning Officer



Parish Consultation
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Case Officer: Sarah Drane
Direct Line: 07825 403407
Email: planning.help@westsuffolk.gov.uk

Order no: TPO/005(2022)

Today's date: 28 April 2022

Tree Preservation Order - TPO/005(2022)

**Location: TPO, Paget Place And Wyndham Way, Newmarket ,
Suffolk,**

This is a notification that the above Tree Preservation Order was made
by the Council on 28 April 2022.

Sarah Drane

Sarah Drane
Principal Planning Officer

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations —

- (a) shall be made in writing and —
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

**Town & Country Planning (Tree Preservation) (England) Regulations
2012**

Town And Country Planning Act 1990 (as Amended)

**West Suffolk Council
Tree Preservation Order TPO/005(2022)
Land At, Paget Place/Wyndham Way, Newmarket**

The Default LA Code in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, make the following Order:-

Citation

- 1.** This Order may be cited as Tree Preservation Order TPO/005(2022) for Land At, Paget Place/Wyndham Way, Newmarket

Interpretation

- 2.** (1) In this Order "the authority" means the West Suffolk Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.** (1) Subject to article 4, this Order takes effect provisionally on 28th April 2022
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and, subject to the exceptions in regulation 14, no person shall -

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for

preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 28th day of April 2022

The Common Seal of West Suffolk Council was affixed to this Order in the presence of:-




.....
Authorised by the Council to sign in that behalf

Authorised Signatory

CONFIRMATION OF ORDER

[This Order was confirmed by West Suffolk Council without modification on the
..... day of20.....]

OR

[This Order was confirmed by West Suffolk Council], without modifications on the
..... day of20.....]

.....
Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by West Suffolk Council on the
..... day of20.....]

.....
Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by West Suffolk Council on the

..... day of20.....] by a variation Order under the reference
number

Order], [a copy of
.....
[insert reference number to the variation
which is attached]

.....
Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

[This Order was revoked by West Suffolk Council on the

..... day of20.....] under the reference number

.....
Authorisation by the Council to sign in that behalf]

SCHEDULE

SPECIFICATION OF TREES Trees specified individually (encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Lime (Tilia)	southern side of the driveway of Soham House
T2	Lime (Tilia)	southern side of the driveway of Soham House
T3	Lime (Tilia)	southern side of the driveway of Soham House
T4	Yew (Taxus baccata)	southern side of the driveway of Soham House
T5	Beech (Fagus spp)	adjacent to the southern boundary of Soham House
T6	Beech (Fagus spp)	adjacent to the southern boundary of Soham House
T7	Beech (Fagus spp)	adjacent to the southern boundary of Soham House
T8	Sycamore (Acer pseudoplatanus)	the grassed area to the south east of 21 Paget Place
T9	Horse Chestnut (Aesculus hippocastanum)	the grassed area to the east of 26 Paget Place
T10	Lime (Tilia)	the back garden of 26 Paget Place
T11	Sycamore (Acer pseudoplatanus)	the back garden of 26 Paget Place
T12	Sycamore (Acer pseudoplatanus)	the back garden of 22 Paget Place
T13	Rowan (Sorbus aucuparia)	to the front of 20 Paget Place

T14	Yew (<i>Taxus baccata</i>)	on the boundary of no.18 & no.20 Paget Place
T15	Sycamore (<i>Acer pseudoplatanus</i>)	on the boundary of no.18 & no.20 Paget Place
T16	Sycamore (<i>Acer pseudoplatanus</i>)	on the boundary of no.16 & no.18 Paget Place
T17	Yew (<i>Taxus baccata</i>)	the back garden of 14 Paget Place
T18	Lime (<i>Tilia</i>)	the back garden of 12 Paget Place
T19	Horse Chestnut (<i>Aesculus hippocastanum</i>)	the back garden of 10 Paget Place
T20	Sycamore (<i>Acer pseudoplatanus</i>)	the back garden of 8 Paget Place
T21	Horse Chestnut (<i>Aesculus hippocastanum</i>)	the back garden of 6 Paget Place
T22	Beech (<i>Fagus spp</i>)	the back garden of 4 Paget Place
T23	Beech (<i>Fagus spp</i>)	the back garden of 2 Paget Place
T24	Holly (<i>Ilex aquifolium</i>)	the back garden of 2 Paget Place
T25	Thuja (<i>Thuja spp</i>)	to the south east of 3 Paget Place
T26	Sycamore (<i>Acer pseudoplatanus</i>)	in the grassed area to the west of 1 Paget Place
T27	Beech (<i>Fagus spp</i>)	the back garden of 1 Paget Place
T28	Holly (<i>Ilex aquifolium</i>)	the back garden of 1 Paget Place
T29	Beech (<i>Fagus spp</i>)	the back garden of 1 Wyndham Way
T30	Beech (<i>Fagus spp</i>)	the back garden of 3 Wyndham Way
T31	Sycamore (<i>Acer pseudoplatanus</i>)	the back garden of 7 Wyndham Way
T32	Yew (<i>Taxus baccata</i>)	adjacent to the eastern side of Argent Place

T33	Yew (<i>Taxus baccata</i>)	the grassed area to the front of 17 Wyndham Way
T34	Beech (<i>Fagus</i> spp)	the grassed area to the front of 17 Wyndham Way
T35	Yew (<i>Taxus baccata</i>)	the grassed area to the front of 17 Wyndham Way
T36	Sycamore (<i>Acer pseudoplatanus</i>)	the grassed area to the west of 12A Paget Place
T37	Sycamore (<i>Acer pseudoplatanus</i>)	the grassed area to the west of 12A Paget Place
T38	Horse Chestnut (<i>Aesculus hippocastanum</i>)	the grassed area to the west of 12A Paget Place
T39	Beech (<i>Fagus</i> spp)	the grassed area to the west of 12A Paget Place
T40	Sycamore (<i>Acer pseudoplatanus</i>)	the back garden of 15 Paget Place
T41	Birch, silver (<i>Betula pendula</i>)	the back garden of 11 Paget Place
Trees specified by reference to an area (within a dotted black line on the map)		
<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
Group of Trees (within a broken black line on the map)		
<i>Reference on Map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
G1	3 x Yew, 1 x Sycamore, 1 x Robinia, 1 x Lime	adjacent to the eastern boundary of Soham House
G2	4x Sycamore, 2 x Robinia, 3 x Yew	adjacent to the eastern boundary of Soham House
G3	4 x Holly, 1 x Yew	the grassed area to the front of 19 Wyndham Way

Woodlands (within a continuous black line on the map)		
Reference on Map	Description	Situation

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**Town And Country Planning Act 1990 (as Amended)
Town & Country Planning (Tree Preservation) (England) Regulations 2012**

**Tree Preservation Order TPO/005(2022)
Land At, Paget Place/Wyndham Way, Newmarket**

THIS IS A FORMAL NOTICE to let you know that on 28th April 2022 the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping, wilfully damaging or wilfully destroying any of the trees described in the Schedule and shown on the map without the Council's consent. A certified copy of the Order and the map included in it may be inspected without charge at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU Between The Hours Of 08.45am And 5.00pm Monday To Friday.

The Council have made the Order because:

This TPO has been served primarily to replace an existing TPO (TPO/1960/032) as the original Order which was confirmed on 5th December 1960, has been misplaced. The Order is comprised of a diverse tree population which provides a strong verdant character to the residential setting and makes a significant positive contribution to views in and out of the Newmarket Conservation Area. The Order is intended to preserve the amenity afforded by the area of trees now and into the future.

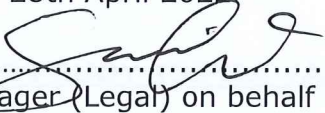
The Order took effect, on a provisional basis, on 28th April 2022. It will continue in force on this basis for a further six months or until the Order is confirmed by the Council, whichever first occurs.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by 24th May 2022. Your comments must meet regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is attached. Please send your comments to the Director of Planning & Growth at the address shown below. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. You should bear in mind that any representations submitted may be made available for public inspection.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Sarah Drane, on 01638 719432, who will be pleased to help you.

Dated: 28th April 2022

Signed: 
Service Manager (Legal) on behalf of Default LA Code

Any communications should be addressed to:

Head of Planning and Regulatory Services
West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

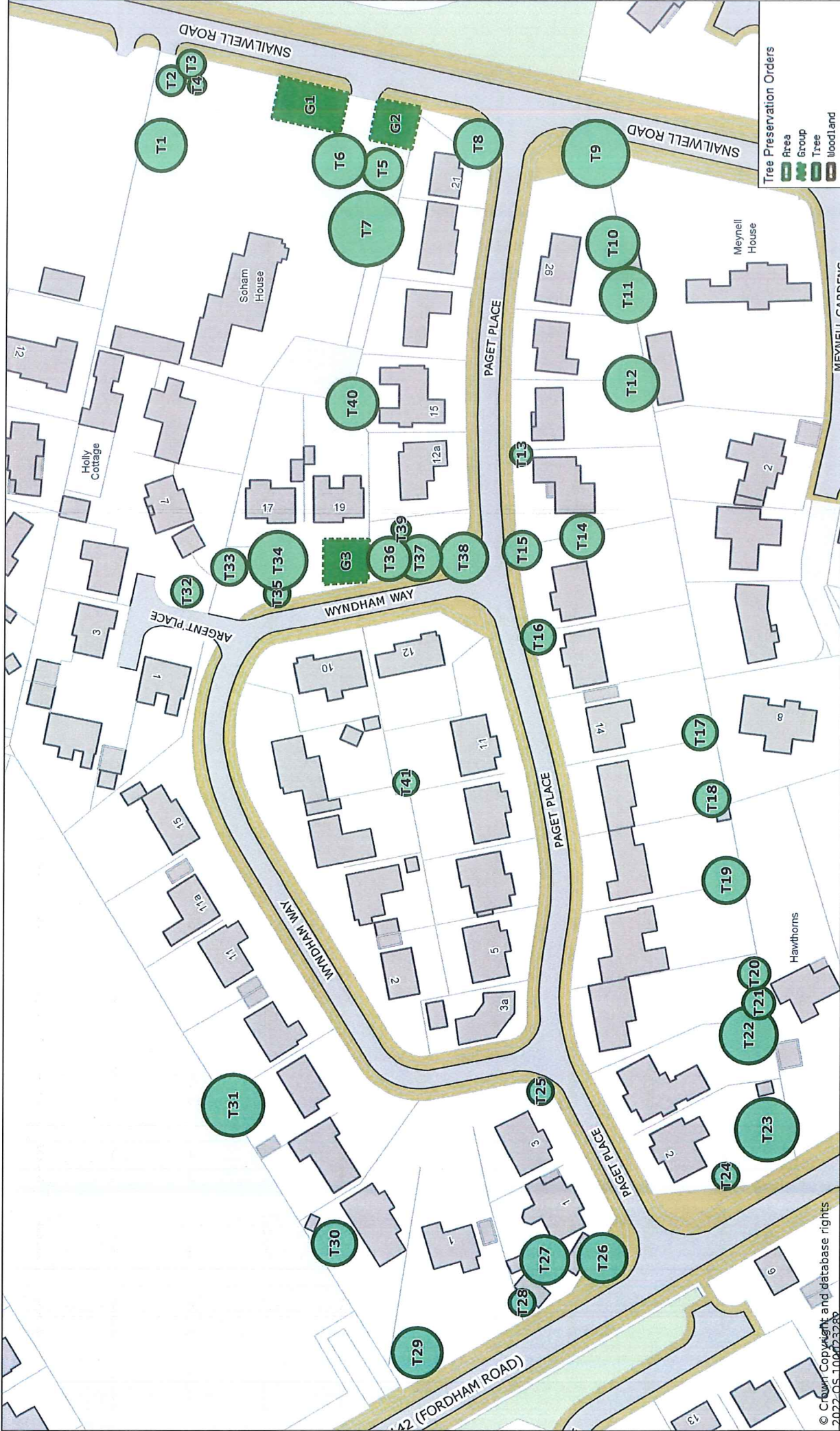
Reference: Sarah Drane

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations —

- (a) shall be made in writing and —
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



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2022 OS 100023282

TPO/005(2022) - Land At, Paget Place/Wyndham Way, Newmarket

Scale: 1:850

Printed on 2022-04-27 11:36:13

by sdrane@SEBC_DOMAIN

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West Suffolk
Council



West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU
01284 763233
www.westsuffolk.gov.uk



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

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

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

This matter is being dealt with by:

Anne James

Telephone: 01353 616241
E-mail: anne.james@eastcambs.gov.uk
My Ref: 22/00472/RMM
Your ref

9th May 2022

Dear Sir/Madam

Proposal: Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 324 no. one, two, three and four bedroom dwellings, 15 no. plots for self-build and housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village

Location: Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest Of 98 Station Road Kennett

Reference: 22/00472/RMM

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

You can view the application and supporting information on our Public Access page (<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAMNO7GGFTN00>). Your comments should be submitted by 30th May 2022. Any observations you may make will, under the Local Government (Access to Information) Act 1985, be available to the general public.

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

If you wish to discuss this proposal further, the case officer can be contacted on 01353 616241.

Yours faithfully

**Anne James
Planning Consultant**



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555

DX41001 ELY Fax: (01353) 665240

www.eastcambs.gov.uk

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

This matter is being dealt with by:

Anne James

Telephone: 01353 616241

E-mail: anne.james@eastcambs.gov.uk

My Ref: 22/00471/RMM

Your ref

4th May 2022

Dear Sir/Madam

Proposal: Reserved matters pursuant to outline planning permission 18/00752/ESO, to perimeter road around the south and west sides of the site, linking the ap roundabout junctions to deliver the by-pass to the village and the main acc Kennett Garden Village

Location: Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest Of 98 To 138 Road Kennett

Reference: 22/00471/RMM

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

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

(<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RALDN6GGFTA00>). Your comments should be submitted by 25th May 2022. Any observations you may make will, under the Local Government (Access to Information) Act 1985, be available to the general public.

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

If you wish to discuss this proposal further, the case officer can be contacted on 01353 616241.

Yours faithfully

Anne James
Planning Consultant



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555

DX41001 ELY

www.eastcambs.gov.uk

This matter is being dealt with by: Richard Kay

Telephone: 01353 616245

E-mail: planningpolicy@eastcambs.gov.uk

My Ref: SIR Reg.19

Your ref

Date: 3rd May 2022

Dear Sir / Madam

RE: East Cambridgeshire Local Plan Single Issue Review (SIR) - Proposed Submission Consultation, 3rd May to 13 June 2022

I am writing to inform you that East Cambridgeshire District Council (ECDC) is consulting on the latest version of the East Cambridgeshire Local Plan Single Issue Review (SIR), known as the Proposed Submission stage. This consultation is undertaken under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Separately, but linked, ECDC is also consulting on a Sustainability Appraisal of the Proposed Submission SIR Local Plan.

You have received this notification because you:

- made comments on earlier drafts of the Local Plan; or
- are a person or body which has requested to be informed; or
- are a body whom we are obliged to inform.

Full details of the consultation are set out on our website at: <https://www.eastcambs.gov.uk/local-development-framework/local-plan-review>.

Please note that this consultation stage is different to earlier consultation stages. This is a statutory consultation and, if you are to make any comments, you must submit your comments on or before the deadline. Late comments will not be considered. Where possible, we prefer you to use proposed submission stage response form (available from our website) when submitting your comments. This allows you to write your comments next to the policy or paragraph that you want to comment on. If you need any help in completing this form, please read the guidance note available on our website which explains how to make comments and how any comments will be dealt with.

Once the consultation period ends, all representations (comments) received during the **3rd May to 11:59pm on 13 June 2022 consultation period** will be sent by the Council to the Secretary of State for Levelling Up, Housing & Communities, who will subsequently appoint an Inspector to hold an 'Examination' into the soundness of the Single Issue Review of the Plan. If you do make comments, they will be considered by the Inspector (not by the Council) and you may be asked by the Inspector whether you wish to also appear at a Public Examination. You will not be obliged to attend.

May I advise you that representations will not be kept confidential and will be made available to the public (including online).

If you no longer wish to be kept informed on the Local Plan and other planning policy matters for East Cambridgeshire, please let us know - we do not want to contact you unnecessarily.

Yours faithfully,
Richard Kay
Strategic Planning Manager

Blank

Decision List

Week commencing 25th April 2022

Trees in a conservation area notification - one Horse Chestnut (as indicated on plan) re-pollard to previous cutting points; one Horse Chestnut (as indicated on plan) fell

Clarehaven Stable 57 Bury Road Newmarket Suffolk CB8 7BY

DC/22/0716/TCA

WITHDRAWN

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 CB8 7DL

DC/22/0543/HPA

APPROVED

Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to one dwelling (class C3)

18 Park Lane Newmarket Suffolk CB8 8AX

DC/22/0407/P3CMA

WITHDRAWN

Householder planning application - a. single storey rear extension (following demolition of conservatory) b. widening of drop kerb, hedge removal and block paving to be laid adjacent to gravel driveway

51 Edinburgh Road Newmarket Suffolk CB8 0QE

DC/22/0411/HH

APPROVED

Application for lawful development certificate for existing use or development - change of use stables to dwelling

Coach House 50 Exeter Road Newmarket CB8 8LR

DC/21/2408/CLE

APPROVED

Application for lawful development certificate for existing use or development - occupation of first floor flat in breach of an occupancy condition

Coach House 50 Exeter Road Newmarket CB8 8LR

DC/21/2406/CLE

APPROVED

Decision List

Planning application - Conversion and extension of existing garage to form a residential dwelling

107 Exning Road Newmarket CB8 0EL

DC/21/2170/FUL

REJECTED

Planning application - roof extension with five dormer windows to second floor

Flat 2 Sun Lane Newmarket CB8 8EW

DC/21/2135/FUL

APPROVED

Week commencing 2nd May 2022

Application to discharge condition 5 (biodiversity enhancement strategy) of application DC/21/0988/FUL

Clubhouse Scaltback Middle School Elizabeth Avenue Newmarket Suffolk

DCON(A)/21/0988

APPROVED

Planning application - one dwelling and vehicular access

Land Adjacent To 26 Paget Place Newmarket Suffolk

DC/21/1753/FUL

REJECTED

-----END-----



Delegation Panel list

Date: Tuesday 3 May 2022
 Time: 1.00pm
 Location: Via MS Teams
 Attended by: Councillors Andrew Smith, Mike Chester and Jim Thorndyke
 Together with Dave Beighton, Sarah Drane, Britta Heidecke
 and Savannah Cobbold

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/21/1753/FUL
	Proposal:	Planning application - one dwelling and vehicular access
	Location:	Land adjacent to 26 Paget Place, Newmarket
	Case officer:	Sarah Drane
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No comments received
	Officer 'minded to' position:	REFUSE
	Recommendation of the Panel:	Delegated Decision
	Reason for DCC referral:	N/A
	Director decision:	Delegated Decision

Blank

Cathy Whitaker

Subject: FW: Gambling Licensing. Newmarket High Street.

From: Eves, Jennifer <Jennifer.eves@westsuffolk.gov.uk>
Sent: 27 April 2022 19:04
To: Cathy Whitaker <Cathy.whitaker@newmarket.gov.uk>
Subject: RE: Gambling Licensing. Newmarket High Street.

Good evening Cathy

Thank you for your email.

By way of summary, in order to hold a hearing, there is a need for us to receive relevant representations in accordance with the legislation. If we are able to validate the representation, we would then hold a hearing to consider those representations unless all parties can come to an agreement beforehand and agree that a hearing is unnecessary. Without relevant representations we would not put this to a hearing. Our process is in line with other authorities locally as I have checked this already.

So, I wondered if it would be helpful to meet with you to share some examples that could be considered valid representations and also to help suggest ways you can think about collecting evidence to support your concerns moving forwards? I have spoken to Andy Drummond and he supports our suggested approach.

Please could you let me know who you would like to be involved and I will ask Mandy (my PA) to help make the arrangements?

Kind regards,

Jen

Jennifer Eves
Director (HR, Governance and Regulatory)
Direct dial: 01284 757015
Email: Jennifer.Eves@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

From: Cathy Whitaker <Cathy.whitaker@newmarket.gov.uk>
Sent: 22 April 2022 10:11
To: Eves, Jennifer <Jennifer.eves@westsuffolk.gov.uk>
Subject: Gambling Licensing. Newmarket High Street.

[THIS IS AN EXTERNAL EMAIL]

Dear Jennifer,

I write on behalf of Newmarket Town Council regarding the recent applications for gambling licences (Murker and Kings Slots) for properties on our historic High Street.

Whilst realising that the WSC licensing constitution does allow for situations when decisions are made by WSC officers, I would stress that these type of applications are contentious and complex here in Newmarket.

Therefore, Council would request that all such applications should be considered and decided upon by elected members of the Licensing Committee, rather than by WSC officers alone.

I look forward to hearing from you regarding this point.

Many thanks,

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council



King Edward VII Memorial Hall

High Street

Newmarket

Suffolk CB8 8JP

Tel: 01638 661777

www.newmarket.gov.uk