

Membership as from May 2022

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Harvey
Councillor Hood
Councillor Hulbert
Councillor Jefferys
Councillor Lay

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 6th June 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. To elect a Chairman** for the Development & Planning Committee for the municipal year 2022/2023
- 2. To elect a Vice Chairman** for the Development & Planning Committee for the municipal year 2022/2023
- 3. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
- 4. Apologies** - To receive and accept apologies for absence
- 5. 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
- 6. Minutes of previous meeting held 16th May 2022**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 7. 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
- 8. To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 9. Planning applications** – West Suffolk Council, weeks commencing 09/05/2022, 16/05/2022, 23/05/2022
- 10. Planning applications** – Amended and Deferred Plans
- 11. Planning Appeals** – to discuss any notified appeals
- 12. Planning applications** – East Cambs
- 13. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 09/05/2022, 16/05/2022, 23/05/2022
- 14. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 15. Licensing** – To discuss any Licensing Applications or other Licensing matters
- 16. Pre-Consultation** – To discuss a pre-consultation by Dalcour Maclaren (for Hutchison 3G Limited – aka Three)
- 17. West Suffolk Local Plan** – To discuss the West Suffolk Local Plan Preferred Options consultation (26/5/22-26/7/22)
- 18. Correspondence**
- 19. Date of next meeting** – Monday 20th June

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 31st 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 • 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	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	

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 Monday 16th May 2022 at 6.15pm

Attendance:

Councillor C O'Neill (Chairman)
Councillor A Drummond
Councillor J Ferries

Councillor R Hood
Councillor P Hulbert
Councillor M Jefferys

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

Minute

D/22/05/16 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 Notice and that the meeting may be filmed or recorded.

D/22/05/17 Apologies

Apologies were received from Cllrs Berry, Clover and Hall.

D/22/05/18 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/22/05/19 To Confirm the Minutes of the Meeting Held on 3rd May 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 3rd May 2022 and the following was agreed:

D/22/05/19.01 Resolved

That the minutes of the Development & Planning Committee held on 3rd May 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/22/05/20 Public Open Session

No members of the public wished to speak.

D/22/05/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The following policies applied Policy 14 – trees, Policy 4 - Horse Racing and Policy 30 - shopfronts

D/22/05/22 Planning Applications

Week Commencing 25/04/2022 and 02/05/2022

Book Number 15 2022 - 2023

D/22/05/22/1 DCON(B)/20/0624 – Application to discharge condition 21 (construction method statement) of application DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/22/05/22.01 Resolved

No comments were required.

D/22/05/22/2 DC/22/0639/FUL – Planning application - conversion of existing annexe and nursery into two residential units – Louisville Fordham Road Newmarket Suffolk.

D/22/05/23.02 Resolved

The Committee voiced no objections.

D/22/04/23/3 DC/22/0583/FUL - Planning application - Construction of lunging ring Solario Yard Tattersalls The Avenue Newmarket Suffolk.

D/22/05/22.03 Resolved

The Committee voiced no objections and were encouraged to see expansion of facilities for the horse racing industry.

D/22/05/22/4 DC/22/0713/TCA – Trees in a conservation area notification - one Silver Birch (T1 on plan) fell - Fairstead House School Fordham Road Newmarket Suffolk.

D/22/05/22.04 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee does not object to this application as it will be replaced with three trees. The Committee look forward to being told what the replacements will be.

D/22/05/22/5 DC/22/04807/P3CMA – 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.

D/22/05/22.05 Resolved

The Committee voiced no objections.

D/22/05/22/6 DC/22/0511/FUL - Planning application - change of use from takeaway (Sui Generis) to Adult Gaming Centre (Sui Generis) - 104 High Street Newmarket Suffolk.

D/22/05/22.06 Resolved

The Committee objected to this application and delegated to the Town Clerk to check WS policy DM35 and to submit a suitably worded objection based on the imbalance between retail and other outlets on the High Street.

D/22/05/23 Amended and Deferred Planning Applications

D/22/05/23/1 DC/22/0097/ADV - Application for advertisement consent - a. one externally illuminated fascia; b. two non illuminated fascias; c. one externally illuminated projecting sign - 98 High Street Newmarket.

D/22/05/23.01 Resolved

The Committee objected on the grounds that it does not comply with the WS shopfront policy, DM38, to the Town Clerk to check the WS Shopfront Policy and submit a suitably worded objection.

D/22/05/24 Planning Appeals

D/22/05/24/1 DC/21/2009/FUL – Parish Consultation for: Planning application - retail unit with two floors above to create six flats (following demolition of existing shop unit) and associated works - Replacement Unit 2 - 3 Crown Walk Newmarket Suffolk.

D/22/05/24.01 Resolved

The Committee requested the Clerk checks the expiry date for this appeal and, if possible, to bring back in two weeks to the Committee – otherwise to delegate to the Clerk to modify previous comments submitted objecting to the original application after seeking assistance from WSC planning officers.

D/22/05/25 Tree Preservation Orders

The following TPO was noted:

Tree Preservation Order – TPO/005(2022) – TPO Paget Place And Wyndham Way Newmarket Suffolk – applied 28th April 2022.

Town Clerk to send a letter of thanks to the WS Tree Officer.

D/22/05/26 East Cambs Planning Applications

22/00472/RMM – Reserved matters pursuant to outline planning permission 18/00752/ESO, to cc 324no. one, two, three and four bedroom dwellings, 15no. plots for self-build and housing, CLT office, associated infrastructure and public open space as the first part of the residential development at Kennett Garden Village – Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest of 98 Station Road Kennett.

D/22/05/25.01 Resolved

The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure.

22/00471/RMM – Reserved matters pursuant to outline planning permission 18/00752/ESO, to Perimeter road around the south and west sides of the site, linking the roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village – Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest of 98 Station Road Kennett.

D/22/05/25.02 Resolved

The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure.

D/22/05/27 Consultations

East Cambs Single Issue Review for public consultation – was considered and the

Book Number 17 2022 - 2023

following was agreed:

D/22/05/27.01 Resolved

That this item be added to the next full Town Council agenda.

D/22/05/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 25/04/2022 & 02/05/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0716/TCA	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	Withdrawn	
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	Approved	No objections
DC/22/0407/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 one dwelling (class C3)	18 Park Lane Newmarket Suffolk	Withdrawn	
DC/22/0411/HH	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	Approved	No objections
DC/21/2408/CLE	Application for lawful development certificate for existing use or development - change of use stables to dwelling	Coach House 50 Exeter Road Newmarket	Approved	No comments
DC/21/2406/CLE	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	Approved	No objections
DC/21/24170/FUL	Planning application - Conversion and extension of existing garage to form a residential dwelling	107 Exning Road Newmarket	Rejected	Objected
DC/21/2135/FUL	Planning application - roof extension with five dormer windows to second floor	Flat 2 Sun Lane Newmarket	Approved	No objections
DC/ON(A)/21/0988	Application to discharge condition 5 (biodiversity enhancement strategy) of application DC/21/0988/FUL	Clubhouse Scaltback Middle School Elizabeth Avenue Newmarket Suffolk	Approved	No comment
DC/21/1753/FUL	Planning application - one dwelling and vehicular access	Land Adjacent To 26 Paget Place Newmarket Suffolk	Rejected	No objections

D/22/05/29 Delegation Panel Decisions

DC/21/1753/FUL - Planning application - one dwelling and vehicular access - Land adjacent to 26 Paget Place, Newmarket – WSC Officer Minded to Refuse

Cllr Yarrow joined the meeting as an observer and Cllr Drummond left the meeting.

D/22/05/30 Licensing

West Suffolk email – offer to meet to discuss representations at licence hearings.

The offer was accepted and Town Clerk was asked to seek members of the committee to form a Working Group and arrange a meeting as soon as possible.

Book Number 18 2022 - 2023

D/22/05/31 Parking

The parking issues at Noel Murless Drive/Elliott Close were discussed and Town Clerk will ask the Enforcement Officers to check that cars are not parking on double yellow lines at the junction of George Lambton and Croft Road.

D/22/05/32 Correspondence

East West Main Line Strategic Statement - was noted.

Wooditton Parish Council letter - East Cambs approval for funding traffic calming at the railway bridge was noted.

D/22/05/33 Date of Next Meeting

Monday 6th June 2022 at 6.15pm at the Memorial Hall.

D/22/05/34 To Note any Items for Next Meeting

None noted.

Meeting closed at 6:55pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/05/22.01 Resolved</u>	No comments were required.
<u>D/22/05/22.02 Resolved</u>	The Committee voiced no objections.
<u>D/22/05/22.03 Resolved</u>	The Committee voiced no objections and were encouraged to see expansion of facilities for the horse racing industry.
<u>D/22/05/22.04 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee does not object to this application as it will be replaced with three trees. The Committee look forward to being told what the replacements will be.
<u>D/22/05/22.05 Resolved</u>	The Committee voiced no objections.
<u>D/22/05/22.06 Resolved</u>	The Committee objected to this application and delegated to the Town Clerk to check WS policy DM35 and to submit a suitably worded objection based on the imbalance between retail and other outlets on the High Street.
<u>D/22/05/23.01 Resolved</u>	The Committee objected on the grounds that it does not comply with the WS shopfront policy, DM38, to the Town Clerk to check the WS Shopfront Policy and submit a suitably worded objection.
<u>D/22/05/24.01 Resolved</u>	The Committee requested the Clerk checks the expiry date

	for this appeal and, if possible, to bring back in two weeks to the Committee – otherwise to delegate to the Clerk to modify previous comments submitted objecting to the original application after seeking assistance from WSC planning officers.
<u>D/22/05/25.01 Resolved</u>	The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure.
<u>D/22/05/25.02 Resolved</u>	The Committee noted that this development would place a further burden on the already over-stretched infrastructure of the neighbouring town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure.
<u>D/22/05/27.01 Resolved</u>	That this item be added to the next full Town Council agenda

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 9 th May					
Planning application - conversion and partial demolition to create a. ground floor retail unit; b. courtyard garden; c. eight residential units Surrey House 41 High Street Newmarket Suffolk CB8 8NA Ref. No: DC/22/0762/FUL Received: Fri 29 Apr 2022 Validated: Fri 29 Apr 2022 Status: Pending Consideration	Conservation Area	Ed Fosker	Ms Alison Barnes	Councillor Rachel Hood Councillor Robert Nobbs	Sun 05 Jun 2022 <i>(Extension granted to 07 June)</i>
Trees in a conservation area notification - eight conifers (T1 on plan) fell Annexe Southernwood Fordham Road Newmarket Suffolk CB8 7AQ Ref. No: DC/22/0844/TCA Received: Thu 12 May 2022 Validated: Thu 12 May 2022 Status: Pending Consideration	Conservation Area	Sarah Drane	Mrs Y Armaghan	Councillor Michael Anderson Councillor Karen Soons	Sun 05 Jun 2022 <i>(Extension granted to 07 June)</i>

Development and Planning Committee

Planning Applications – West Suffolk Council

Application to discharge condition 11 (Travel Pack) of DC/21/0055/VAR Proposed Building Site Cemetery Hill Newmarket Suffolk Ref. No: DCON(D)/21/0055 Received: Thu 12 May 2022 Validated: Thu 12 May 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>		Gary Hancox	Mr Neil Farnsworth	Councillor Michael Anderson Councillor Karen Soons	Sun 12 Jun 2022
Householder planning application - a. single storey garage extension b. single storey rear extension c. replacement render d. window alteration and replacement e. enlarged rear dormer f. chimney stack replacement and removal g. replacement slate roofing Barkway House 18 Bury Road Newmarket CB8 7BT Ref. No: DC/22/0823/HH Received: Tue 10 May 2022 Validated: Tue 10 May 2022 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Mr And Mrs Roger Cattliff	Councillor Rachel Hood Councillor Robert Nobbs	Wed 15 Jun 2022

Trees in a conservation area notification - one Blue Atlas (T1 on plan) selective crown reduction by up to two metres of lateral branches and removal of damaged limb in lower crown The Gables 20 Bury Road Newmarket Suffolk CB8 7BT Ref. No: DC/22/0815/TCA Received: Mon 09 May 2022 Validated: Mon 09 May 2022 Status: Pending Consideration	Conservation Area	Sarah Drane	Mr Keenan	Councillor Rachel Hood Councillor Robert Nobbs	Wed 01 Jun 2022 (Extension granted to 07 June)
	Conservation Area	Savannah Cobbold	Mrs. Tracey Symonds	Councillor Andy Drummond Councillor James Lay	Mon 30 May 2022 NTC application Right hand side railing application withdrawn
Planning application - Install 1200mm high railings along sides of the Memorial Gardens Memorial Hall 144 High Street Newmarket Suffolk CB8 8JP Ref. No: DC/22/0673/FUL Received: Wed 13 Apr 2022 Validated: Mon 09 May 2022 Status: Pending Decision	Conservation Area				
Week beginning 16th May Planning application - continued use of seven letting rooms 87A High Street Newmarket Suffolk CB8 8UG Ref. No: DC/22/0714/FUL Received: Fri 22 Apr 2022 Validated: Wed 18 May 2022 Status: Pending Consideration	Conservation Area	Savannah Cobbold	The Malborough Club T/A Kings	Councillor Rachel Hood Councillor Robert Nobbs	Sat 11 Jun 2022

Application for advertisement consent - two internally illuminated digital totem signs with static BID map to replace existing signage Advertising Board 98 High Street Newmarket Suffolk Ref. No: DC/22/0873/ADV Received: Tue 17 May 2022 Validated: Tue 17 May 2022 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Mr Paul Brown	Councillor Rachel Hood Councillor Robert Nobbs	Sun 19 Jun 2022
	Week beginning 23rd May				

Planning – Weekly List

Please check the search criteria:

No results found.

Search Planning Applications either validated or decided in a given week.

SimpleAdvancedWeekly/Monthly ListsPropertyMap

Weekly ListMonthly List

Parish:

Newmarket Town Council

Ward:

All

Week beginning:

23 May 2022

Show applications:

Validated in this week

-----end-----

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

APPEAL REFERENCE: AP/22/0027/STAND

Newmarket Town Council wishes to modify its original comments for the planning application DC/21/2009/FUL which is now in appeal.

The Planning and Development Committee wishes to object to the application on the following grounds:-

- 1: The proposals are out of keeping with the surrounding buildings in a conservation area.
- 2: The changes to the building will have adverse effect on neighbouring properties.

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

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Decision List

Week commencing 9th May 2022

**Application to discharge condition 22 (Phase 2 investigation strategy) of
DC/20/0624/FUL**

143A All Saints Road Newmarket Suffolk CB8 8HH

DCON(A)/20/0624

APPROVED

**Trees in a conservation area notification - one Robinia and one Bay laurel (on plan)
fell**

5 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP

DC/22/0656/TCA

APPROVED

Householder planning application - single storey rear extension

47 Rous Road Newmarket Suffolk CB8 8DH

DC/22/0517/HH

APPROVED

Householder planning application - first floor side extension over garage

1 Mill Reef Newmarket Suffolk CB8 7FB

DC/22/0472/HH

APPROVED

Planning application - one log cabin

Lady Wolverton Pavilion Adastral Close Newmarket CB8 0PX

DC/21/2118/FUL

APPROVED

Week commencing 16th May 2022

**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

DC/22/0550/HH

APPROVED

**Application to discharge condition 3 (water drainage scheme) of
DC/19/2033/FUL**

Solario Yard Tattersalls The Avenue Newmarket Suffolk

DCON(A)/19/2033

APPROVED

Decision List

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 CB8 8JP

DC/21/1117/FUL

APPROVED

Week commencing 23rd May 2022

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

Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA

DC/22/0713/TCA

APPROVED

TPO 03 (1990) one Horse Chestnut - Reduce four over extended limbs by two metres growing towards property

23 Rochfort Avenue Newmarket Suffolk CB8 0DL

DC/22/0402/TPO

WITHDRAWN

Application to discharge of condition 22 (Surface water drainage) of application

DC/21/1612/FUL

Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG

DCON(A)/21/1612

APPROVED

Non material amendment to DC/13/0408/OUT - Minor alterations to the layout of the two approved vehicle accesses (requiring the rewording of conditions 13, 21, 29 and 31). Amendment to allow electric vehicle charging details to be provided with submission of reserved matters (requiring the rewording of condition 33)

Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL

NMA(B)/13/0408

APPROVED

-----END-----

Briefing Paper – Revised Statement of Licensing Policy: Decision to Consult (Paper Number: CAB/WS/22/023)

1. Summary

1.1 The Portfolio Holder (Regulatory and Environment) is planning to make a decision to consult on a revised Statement of Licensing Policy.

1.2 Contained within this briefing:

- Policy background
- Information on the new Policy
- Stakeholders to consult
- Consultation timeframe

2. Background

2.1 The Licensing Act 2003 established a single integrated scheme for licensing premises in England and Wales which are used for the sale or supply of alcohol, to provide regulated entertainment, or late-night refreshment. The legislation supports public safety through upholding the following four licensing objectives:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance
- the protection of children from harm.

2.2 In order to license this activity, section 5 of the 2003 Act requires a licensing authority to prepare and publish a statement of its Licensing Policy at least every five years. Such a Policy must be published before the authority carries out any function in respect of individual applications and notices made under the terms of the 2003 Act.

2.3 The Policy must be kept under review during the five-year period and the licensing authority may make any revisions as it considers appropriate, such as those relating to feedback from the local community on whether the licensing objectives are being met. If the licensing authority determines and publishes its Policy in this way, a new five-year period commences on the date it is published.

2.4 The previous Statement of Licensing Policy was last reviewed in 2017. In 2019 the Forest Heath and St Edmundsbury Borough Council policies were merged into the West Suffolk Council Statement of Licensing Policy.

2.5 The purpose of the Licensing Policy is to:

- inform the elected Members serving on the Licensing Committee of the parameters within which licensing decisions can be made.
- inform applicants, residents and businesses of the parameters within which the licensing authority will make licensing decisions.
- inform residents and businesses about how the licensing authority will make licensing decisions; and
- provide a basis for decisions made by the licensing authority if these decisions are challenged in a court of law.

3. The revised Statement of Licensing Policy 2022-2027

3.1 Having conducted this review and factored in all the wider contextual factors that have impacted on the hospitality industry during the COVID pandemic, many of which have been subject to separate short-term pieces of legislation, the substantive changes to the Statement are minimal and primarily dictated by changes in guidance and legislation.

3.2 A summary of the key proposed alterations are:

- An additional segment has been added on ancillary delivery of alcohol and late-night refreshments – this has been added due to changes in business and customer habits caused by COVID-19. As more premises licensed to sell alcohol are providing a delivery service, which is an ancillary to the main use of the premises, it is important to ensure that this kind of business is captured within the Council's Policy.
- Redrafting of the area profile section of the Policy.
- Easier navigation to the user of the Policy, by adding detail to appendices.
- Removal of the mandatory conditions under 12.1, 12.2, and 12.3 of the existing Statement of Licensing Policy. These conditions refer to legislation and are accessible via the Licensing Act which we have linked elsewhere in the document.

4. Consultation

4.1 There is a statutory duty when agreeing new policy to undertake a consultation to gauge impact and opinion among key stakeholders.

4.2 The decision to consult rests with the Portfolio Holder responsible for Licensing.

5. Who is being consulted?

5.1 The licensing authority must consult the persons listed in section 5(3) of the 2003 Act. These are:

- the chief officer of police for the area
- the fire and rescue authority for the area
- persons/bodies representative of local premises licence holders
- persons/bodies representative of local club premises certificate holders
- persons/bodies representative of local personal licence holders, and
- persons/bodies representative of businesses and residents in its area.

6. Consultation Process

6.1 The consultation will follow best practice examples by focusing on direct engagement with the key stakeholders indicated above. This will be delivered via:

- Email – the Council holds email addresses for most relevant licensees and all other stakeholders
- Telephone – to engage licensees not on the email contact list

7. Consultation Timeframe

Action	Date - Deadline
Launch consultation	21 June 2022
End consultation	2 August 2022
Consultation analysis	August 2022
Portfolio Holder and Licensing and Regulatory Committee updated for feedback	September 2022
Cabinet	8 November 2022
Council	13 December 2022

Blank

Townclerk

Subject: FW: Proposed Telecommunications Development (SUC20981)

From:

Sent: 27 May 2022 16:21

To: Townclerk <Townclerk@newmarket.gov.uk>

Cc: 3 UK Planning < >

Subject: Proposed Telecommunications Development (SUC20981)

Dear Cathy Whitaker

We write on behalf of Hutchison 3G Limited ('H3G', also known as 'Three') an electronic communications code operator, to inform you of the intention to install telecommunications apparatus in your ward. The proposed works are planned to take place on Rowley Drive, New Market, Suffolk, CB8 0PT (E: 563873 N: 263482). The site location plan is included in the attached drawings for your information.

The proposed development in this location is part of H3G's management and network deployment of telecommunications sites. The expectations are that future telecoms technology will support government policy regarding digital inclusion; improvements in health and social care; assisting in local economic growth; advancing the development of Smart Cities and supporting innovative uses throughout the transport sector for both personal and public travel. The proposed new installations and upgraded equipment provides the latest technology and the ability to prepare for new technology such as 5G.

We have contacted West Suffolk council as the relevant planning authority for pre-application advice; however, would welcome your thoughts on the proposal. Please see the following plans enclosed with this email for further details of the proposals:

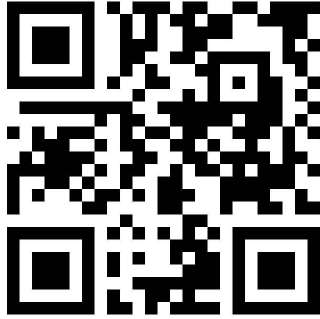
- Site location plan
- Proposed site layout; and
- Proposed elevation drawings

The proposed development includes for the installation of a new 15m monopole tower to support antenna, associated radio-equipment housing and ancillary development hitherto. We have attached indicative drawings of the proposed development and can confirm that the designs are compliant with international regulations non-ionizing radiation (ICNIRP) and public safety.

Please feel free to contact us if you require any further information on the proposals. We look forward to hearing from you.

Yours sincerely





GOOGLE MAPS - <https://tinurl.com/4br2h2zv>

STREETVIEW - <https://tinyurl.com/2p867fmp>

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Access Route To Site:

Directions To Site: - From A14 J37, follow Fordham road into newmarket for approx 2.5Km. At the roundabout turn right onto High street continue for 670m and turn right onto Black Bear Lane, follow to the end then turn right onto Rowley Drive, site location is 150m on the left.

[illegible]

CK Hutchison
Networks (UK)
Limited

450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications
Lapwing House, Block 3 Forward Point,
Tan House Lane, Widnes, Cheshire, WAB 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name:

ROWLEY DRIVE

3UK Nominal ID:

SUC20981

Address:

ROWLEY DRIVE
NEW MARKET
SUFFOLK
CB8 0PT

Title:

002 SITE LOCATION PLAN

Project:

UNILATERAL SW

Purpose of Issue:

PLANNING

MBNL1TM/H3G Cell I

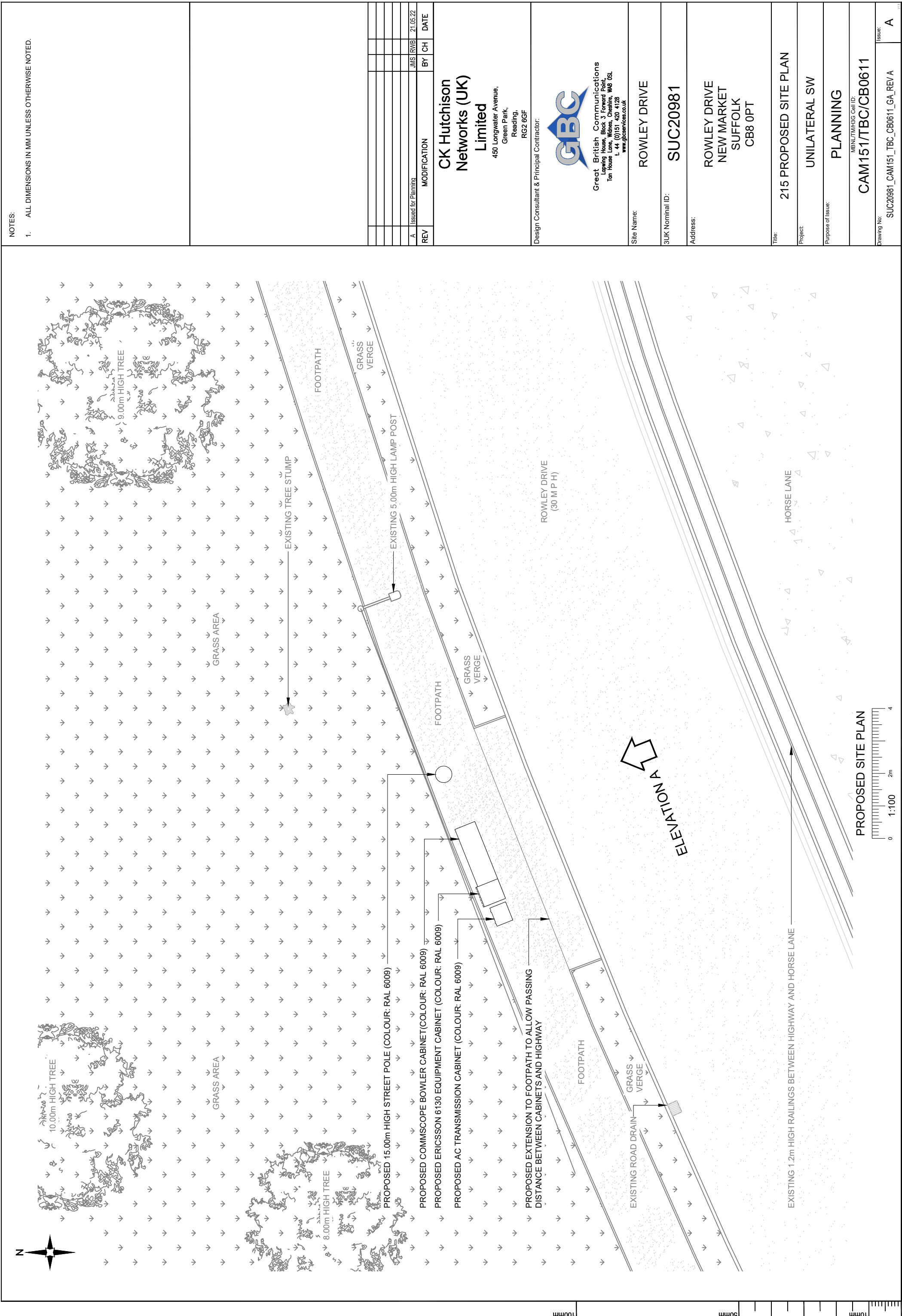
CAM151/TBC/CB0611

Drawing No.

SUC20981 CAM151 TBC CB0611 GA REV A

Issue:

A



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

REV	MODIFICATION	BY	CH	DATE
A	Issued for Planning	JMS	RWB	21.05.22

**CK Hutchison
Networks (UK)
Limited**
450 Longwater Avenue,
Green Park,
Reading,
RG2 6GF

Design Consultant & Principal Contractor:



Great British Communications
Lapwing House, Block 3 Forward Point,
Ton House Lane, Widnes, Cheshire, WA8 0SL
t. 44 (0)151 420 4128
www.gbcservices.co.uk

Site Name: **ROWLEY DRIVE**

3UK Nominal ID: **SUC20981**

Address:
**ROWLEY DRIVE
NEW MARKET
SUFFOLK
CB8 0PT**

Title: **215 PROPOSED SITE PLAN**

Project: **UNILATERAL SW**

Purpose of Issue: **PLANNING**

MBN/TM/HSG Cell ID:
CAM151/TBC/CB0611

Drawing No: **SUC20981_CAM151_TBC_CB0611_GA_REV A** Issue: **A**

Have #YourSay on #YourFuture of #YourWestSuffolk

From today, residents across West Suffolk can have their say and shape the future of where new homes can be built and where employment growth may take place.

The West Suffolk Local Plan, which covers the period up to 2040 and will be used to decide planning applications, will guide where land such as countryside is protected as well as where development for new housing or land for employment can take place.

The local plan also contains the policies that will secure the delivery of affordable housing, new play areas, green public open space, health and education facilities, and transport provision.

But first the creation of a local plan must go through several stages of public consultation as set out by the Government. The West Suffolk Local Plan, which is still only a draft, has completed its first stage of public consultation to discuss the issues and options. This is the second round of consultation.

The first consultation, together with national guidance and emerging evidence, has led to a refined set of sites and policy parameters that the council is now seeking views on.

To get to this point some sites have been dismissed while others have been included and the Council is seeking feedback on both. As part of this consultation, the council is also carrying out a 'call for sites' to ensure it has explored all possible options before it concludes the sites selected for the final draft local plan, which is due to go out to consultation next year.

The document also includes policy parameters for how development will address climate change, increase biodiversity and aid people's health and wellbeing including through homes that can adapt to support people's changing health needs as they grow older.

In total, the Government has identified that 15,200 more homes will be needed in West Suffolk by 2040 to meet future housing needs. Some 8,600 of these already have planning permission which leaves land for at least 6,600 homes to be identified through the new local plan.

The preferred options stage includes land for 7,134 homes – this is because the Council must over allocate to provide a level of choice and certainty that it will meet its housing needs. The preferred options are made up of new sites as well as sites in the existing plans of the former St Edmundsbury Borough and Forest Heath District councils that are yet to gain planning permission, and which are now being reassessed as part of this new local plan. Of the land identified for the 7,134 homes, only 2,600 of these homes are on new sites that have been put forward.

The preferred options consultation will run to 26 July 2022 and residents can find out more and have their say by visiting our virtual exhibition at <https://westsuffolk.exhibition.app/>

They can also come along to any of our public exhibition events taking place in the following towns and villages below.

Venue	Date	Time
Barrow village hall – main hall	Wednesday 8 June	3pm to 7pm
Brandon market	Saturday 9 July	9am to 1pm
Bury St Edmunds – The Apex	Saturday 11 June	10am to 4.30pm
Bury St Edmunds market	Wednesday 29 June	9am to 4pm
Clare market	Saturday 18 June	9am to 1.30pm
Haverhill market	Saturday 2 July	9am to 3pm
Ixworth village hall – main hall	Friday 24 June	3pm to 6.45pm
Kedington community centre – committee room	Friday 10 June	3pm to 7pm
Lakenheath Peace Memorial Hall	Thursday 30 June	3pm to 7pm
Mildenhall Hub	Saturday 25 June	9am to 4.30pm
Newmarket - The Guineas shopping centre outside the library and The Pantry	Tuesday 14 June	9am to 3pm
Newmarket - The Guineas shopping centre outside the library and The Pantry	Saturday 16 July	9am to 4.30pm
Red Lodge Sports Pavilion	Wednesday 22 June	3pm to 6.30pm
Stanton Village Hall - small hall/lounge	Thursday 16 June	3pm to 7pm

Alternatively, residents can email planning.policy@westsuffolk.gov.uk or phone 01284 757368 to find out other ways that they can participate.

Cllr David Roach, Cabinet Member for Planning at West Suffolk Council said: “Having a local plan in place is vital. Without it, development will still happen, but our communities and the council will have less of a voice. Without it we won’t be able to prevent inappropriate, speculative development from taking place. Without it we can’t offer as much protection to greenfield sites and the countryside while there would also be fewer safeguards to stop employment land being used for housing.

And we could well end up with other inappropriate garden, infill and other development that negatively impacts on communities.

"The local plan is crucial to meeting housing needs, so our communities have somewhere to live, that homes are built to good quality and are adaptable to support people's changing health needs as they get older. It is also key to ensuring land is allocated for different types of businesses, supporting their ambitions and with it jobs and the future of our communities.

"That's why it is important that people to have their say. It's your future, your say, your West Suffolk."

This consultation on the preferred options will lead to further changes to the draft local plan and will followed by another public consultation next year on the "submission" draft of the plan. Finally, the plan will be submitted to the Secretary of State who will then appoint a Planning Inspector to carry out an independent examination – and it is only after the Planning Inspector has found the plan acceptable, that the local plan can be recommended to a meeting of the council to seek its adoption.

Alongside the public consultation, the Council is also issuing a further call for sites. This is because the last call for sites did not generate enough smaller housing sites of one hectare or less to comply with national Government policy, and to ensure a wide choice of employment sites to meet the demand established in an employment land review. The Council will also issue a call for sites specifically to identify land for Gypsies, Travellers and Travelling Showpeople. The Council has statutory duties and an assessment is being undertaken with some initial findings indicating accommodation needs.

IT AFFECTS YOU...

#YourFuture #YourSay #YourWestSuffolk
26 May 2022 to 26 July 2022

The West Suffolk Local Plan will guide where new homes can be built and where employment growth can take place. Through its policies it will address climate change, increase biodiversity, protect the environment, improve health and wellbeing, as well as helping communities thrive and our economy to grow.

This preferred options consultation is the second opportunity for you to help create the future of West Suffolk.

Check out the virtual exhibition at westsuffolk.exhibition.app or come along to any of our events to speak to our planning officers about any of the proposals in this draft of the local plan.

SCAN ME



This is your future. Get involved and help shape the local plan.

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Simply phone 01284 757368 or email planning.policy@westsuffolk.gov.uk