

Membership as from May 2022

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
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 20th 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:

- film, photograph or make an audio recording of the meeting;
- use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- 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 reaffirm the election of a Chairman** for the Development & Planning Committee for the municipal year 2022/2023
- 2. To reaffirm the election of 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**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 6. Minutes of previous meeting held 6th June 2022**
 - To consider and adopt the minutes, as a true record of the proceedings
 - 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 30/05/2022, 06/06/2022
- 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 30/05/2022, 06/06/2022
- 14. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 15. Licensing** – To discuss any Licensing Applications or other Licensing matters
 - 5 All Saint's Road, Newmarket** – Application for a premises licence (exp: 28/6/2022)
 - WSC Regulatory & Environment** – Revised Statement of Licensing consultation (21/6/22 – 2/8/22)
 - Any other Licensing matters
- 16. Sunnica** – To receive the additional consultation details
- 17. A-Boards** – To receive and discuss information regarding the WSC/SCC policy regarding unauthorized A-Board advertising
- 18. West Suffolk Local Plan** – To discuss a response to the West Suffolk Local Plan Preferred Options consultation (26/5/22-26/7/22)
- 19. Correspondence**
- 20. Date of next meeting** – Monday 4th July

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 14th June 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 6th June 2022 at 6.15pm

Attendance:

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

Councillor D Hall
Councillor J Harvey
Councillor R Hood
Councillor P Hulbert
Councillor J Lay

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, Julie Ashton – Minute Assistant, Cllr Winter as an observer and 1 Member of the Press.

Minute

Cllr Jefferys took the Chair as Vice Chairman of the previous Committee.

D/22/06/1 To Elect a Chairman

Cllr Hall nominated Cllr Jefferys. There were no other nominations and a vote was taken. The following was agreed:

Cllrs Berry and Clover joined the meeting.

D/22/06/1.01 Resolved

That Cllr Jefferys be elected as the Chairman of the D&P Committee for the municipal year 2022/2023.

D/22/06/2 To Elect a Vice Chairman

Cllr Jefferys nominated Cllr Hall. There were no other nominations and a vote was taken. The following was agreed:

D/22/06/2.01 Resolved

That Cllr Hall be elected as the Vice Chairman of the D&P Committee for the municipal year 2022/2023.

D/22/06/3 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/22/06/4 Apologies

None noted

D/22/06/5 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. A collective Dispensation was requested for application DC/22/0673/FUL.

D/22/06/6 To Confirm the Minutes of the Meeting Held on 16th May 2022 and any Matters

Arising

Members received the minutes of the Development & Planning Committee held on 16th May 2022 and the following was agreed:

D/22/06/6.01 Resolved

That the minutes of the Development & Planning Committee held on 16th May 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

There were no matters arising.

D/22/06/7 Public Open Session

No members of the public wished to speak.

D/22/06/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

The following policies applied Policy 14 – trees and Policy 30 - shopfronts

D/22/06/9 Planning Applications

Week Commencing 09/05/2022. 16/05/2022 and 23/05/2022

- D/22/06/9/1** DC/22//0762/FUL - 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

D/22/06/9.01 Resolved

The Committee voiced no objections, subject to compliance with the Shopfront Policy and that the rear of the development enhances the historic view from Palace St. The Committee noted the change of use of the current offices to residential and the subsequent loss of office space in Newmarket.

Cllr Cover declared a non-pecuniary interest in the following application and did not vote.

- D/22/06/9/2** DC/22/0844/TCA - Trees in a conservation area notification - eight conifers (T1 on plan) fell Annexe Southernwood Fordham Road Newmarket Suffolk.

D/22/06/9.02 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 to consider placing TPOs on the trees in the area if appropriate. 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/22/06/9/3** DCON(D)/21/0055/Application to discharge condition 11 (Travel Pack) of DC/21/0055/VAR Proposed Building Site Cemetery Hill Newmarket Suffolk.

D/20/06/9.03 Resolved

No comments were required.

- D/22/06/9/4** DC/22/0823/HH - 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.

D/22/06/9.04 Resolved

The Committee voiced no objections.

D/22/06/9/5 DC/22/0815/TCA - 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.

D/22/06/9.05 Resolved

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

D/22/06/9/6 DC/22/0673/FUL - Planning application - Install 1200mm high railings along sides of the Memorial Gardens Memorial Hall - 144 High Street Newmarket Suffolk

D/22/06/9.06 Resolved

The Committee voiced no objections.

D/22/06/9/7 DC/22/0714/FUL - Planning application - continued use of seven letting rooms 87A High Street Newmarket Suffolk.

D/22/06/9.07 Resolved

The Committee voiced no objections, subject to clarification regarding the egress of the fire escape into the neighbouring garden and also regarding the previous rejection by Building Control when the property was first converted to seven lettings.

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

D/22/06/9/8 DC/22/0873/ADV - 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.

D/22/06/9.08 Resolved

The Committee voiced no objections.

D/22/06/10 **Amended and Deferred Planning Applications**
None noted.

D/22/06/11 **Planning Appeals**

PINS. REFERENCE: APP/F3545/W/22/3291126 APPEAL REFERENCE: AP/22/0027/STAND

D/22/06/11.01 Resolved

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 strongly 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.**
- 3: The Committee supports the West Suffolk Council further objections.**

Cllr De'Ath joined the meeting as an observer.

D/22/06/12 East Cambs Planning Applications

None noted.

D/22/06/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 09/05/2022, 16/05/2022 & 23/05/2022

Applications	Description	Address	WS Decision	NTC Decision
DCON(A)/20/0624	Application to discharge condition 22 (Phase 2 investigation strategy) of DC/20/0624/FUL	143A All Saints Road Newmarket Suffolk	Approved	No Comments
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	Approved	No objections
DC/22/0517/HH	Householder planning application - single storey rear extension	47 Rous Road Newmarket Suffolk	Approved	No objections
DC/22/0472/HH	Householder planning application - first floor side extension over garage	1 Mill Reef Newmarket Suffolk	Approved	No objections
DC/21/2118/FUL	Planning application - one log cabin	Lady Wolverton Pavilion Adastral Close Newmarket	Approved	No comments
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	Approved	No objections
DCON(A)/19/2033	Application to discharge condition 3 (water drainage scheme) of DC/19/2033/FUL	Solario Yard Tattersalls The Avenue Newmarket Suffolk	Approved	No Comments
DC/21/1117/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	Approved	No objections
DC/22/0713/TCA	Trees in a conservation area notification - one Silver Birch (T1 on plan) fell	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objections
DC/22/0402/TPO	TPO 03 (1990) one Horse Chestnut - Reduce four over extended limbs by two metres growing towards property	23 Rochfort Avenue Newmarket Suffolk	Withdrawn	
DCON(A)/21/1612	Application to discharge of condition 22 (Surface water drainage) of application DC/21/1612/FUL	Newmarket Community Hospital 56 Exning Road Newmarket Suffolk	Approved	No Comments
NMA(B)/13/0408	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	Hatchfield Farm Fordham Road Newmarket Suffolk C	Approved	No objections

	submission of reserved matters (requiring the rewording of condition 33)			
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D/22/06/14 Delegation Panel Decisions

None noted.

D/22/06/15 Licensing

West Suffolk Policy Briefing Paper Revised Statement of Licensing Policy: Decision to Consult – was noted and will be added to the next D&P agenda for further discussion.

D/22/06/16 Pre-Consultation

A pre-consultation by Dalcour Maclaren (for Hutchison 3G Limited) to install communications apparatus in Rowley Drive was considered and the following was agreed:

D/22/06/16.01 Resolved

The Committee objected to this application and gave delegated powers to the Town Clerk and Chairman to compose the wording for the objection regarding damage to the street scene, encroachment onto the pavement, appearance, proximity to local schools and positioning of the apparatus.

D/22/06/17 Correspondence

WS Local Plan Consultation – An additional venue has been added for the consultation in the Memorial Hall.

Email regarding A-board permissions from WSC – to be added to the next D&P agenda.

D/22/06/18 Date of Next Meeting

Monday 20th June 2022 at 6.15pm.

Meeting closed at 6:58pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/06/1.01 Resolved</u>	That Cllr Jefferys be elected as the Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/06/2.01 Resolved</u>	That Cllr Hall be elected as the Vice Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/06/9.01 Resolved</u>	The Committee voiced no objections, subject to compliance with the Shopfront Policy and that the rear of the development enhances the historic view from Palace St. The Committee noted the change of use of the current offices to residential and the subsequent loss of office space in Newmarket
<u>D/22/06/9.02 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 to consider placing TPOs on the trees in the area if appropriate. 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/22/06/9.03 Resolved</u>	No comments were required.
<u>D/22/06/9.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/06/9.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/06/9.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/06/9.07 Resolved</u>	The Committee voiced no objections, subject to clarification regarding the egress of the fire escape into the neighbouring garden and also regarding the previous rejection by Building Control when the property was first converted to seven lettings.
<u>D/22/06/9.08 Resolved</u>	The Committee voiced no objections.
<u>D/22/06/11.01 Resolved</u>	<u>D/22/06/11.01 Resolved</u> 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 strongly 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. 3: The Committee supports the West Suffolk Council further objections
<u>D/22/06/16.01 Resolved</u>	The Committee objected to this application and gave

	delegated powers to the Town Clerk and Chairman to compose the wording for the objection regarding damage to the street scene, encroachment onto the pavement, appearance, proximity to local schools and positioning of the apparatus.
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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 23 rd May NOT PREVIOUSLY ON WSC LIST					
DC/22/0932/HH Householder planning application - a. two storey rear extension b. single storey rear extension Esher Cottage 37 King Edward VII Road Newmarket Suffolk CB8 0ET Ref. No: DC/22/0932/HH Received: Wed 25 May 2022 Validated: Wed 25 May 2022 Status: Pending Consideration		Amy Murray	Mr. Martin Ashen	Councillor Andy Drummond Councillor James Lay	Mon 04 July 2022
Week beginning 30 th May					
DC/22/0872/FUL Planning application - temporary siting of classroom block for five years Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA Ref. No: DC/22/0872/FUL Received: Tue 17 May 2022 Validated: Wed 01 Jun 2022 Status: Pending Consideration	Conservation Area	Savannah Cobbold	Mr. M Radford	Councillor Rachel Hood Councillor Robert Nobbs	Fri 24 Jun 2022

Week beginning 6 th June						
Trees in a conservation area notification - one Lime (T1 on plan) crown lift by five metres above ground level Scout Hq Cardigan Street Newmarket Suffolk CB8 8HZ Ref. No: DC/22/1033/TCA Received: Thu 09 Jun 2022 Validated: Thu 09 Jun 2022 Status: Pending Consideration	Conservation Area	Dave Beighton	Mr. Alex Payne	Councillor Rachel Hood Councillor Robert Nobbs	Mon 04 Jul 2022	
Trees in a conservation area notification - group of 10 Hawthorn trees (G1 on plan) - fell Land Adjacent To The Severals Bury Road Newmarket Suffolk Ref. No: DC/22/1032/TCA Received: Thu 09 Jun 2022 Validated: Thu 09 Jun 2022 Status: Pending Consideration	Conservation Area	Sarah Drane	Mr. Alex Payne	Councillor Rachel Hood Councillor Robert Nobbs	Tue 05 Jul 2022	

Trees in a conservation area notification - 22 Lombardy Poplar (T1-9, 11-15, 27-36 on plan) fell; one Plum (T10 on plan) fell; one Willow (T40 on plan) reduce crown by three metres; one Alder (T90 on plan) reduce branches clear of building by 1.5 metres; one Alder (T155 on plan) fell; one Beech (T246 on plan) reduce overhanging limbs by 50 per cent; one Beech (T248 on plan) fell; one Beech (T251 on plan) crown reduction by 30 per cent and reduce two lateral branches by 40 per cent; one Sycamore (T281 on plan) reduce extended limb over building by three metres; one Horse Chestnut (T381 on plan) fell Tattersalls The Avenue Newmarket Suffolk CB8 9AY Ref. No: DC/22/0945/TCA Received: Thu 26 May 2022 Validated: Mon 13 Jun 2022 Status: Pending Consideration	Conservation Area	Dave Beighton	Mrs. Paula Lucas	Councillor Andy Drummond Councillor James Lay	Tue 05 Jul 2022

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Decision List

Week commencing 30th May 2022

**Application to discharge condition three (arboricultural method statement) of
DC/19/2064/FUL**

Solario Tattersalls The Avenue Newmarket Suffolk

DCON(A)/19/2064



Week commencing 6th June 2022

**DC/21/2377/TPO | TPO/1972/234 - Tree preservation order - one Beech (as
indicated on plan, A2 on order) pole thinning of the regrowth stems by 30%**

75 Weston Way Newmarket CB8 7SF

DC/21/2377/TPO



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Current premises licence applications

Details of current licence applications that can be commented on are listed below. This page is continually updated to reflect the most current information.

Application for a new premises licence - 5 All Saints Road, Newmarket, Suffolk, CB8 8ES. The deadline for representations is 28 June 2022.

- [Application - 5 All Saints Road](#)
- [Public Notice - 5 All Saints Road](#)
- [Plan - 5 All Saints Road](#)

For further information please visit the link to the license application:

<https://www.westsuffolk.gov.uk/Business/Licensing-and-regulation/Licensing/upload/Application-5-All-Saints-Road-Newmarket.pdf>

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

sgl202250

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

☒ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?

☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

14101268

Business name

Geegeegroup Ltd

If the applicant's business is registered, use its registered name.

VAT number

-

Put "none" if the applicant is not registered for VAT.

Legal status

Private Limited Company

PUBLIC NOTICE
Application
Premises Licence – New Application

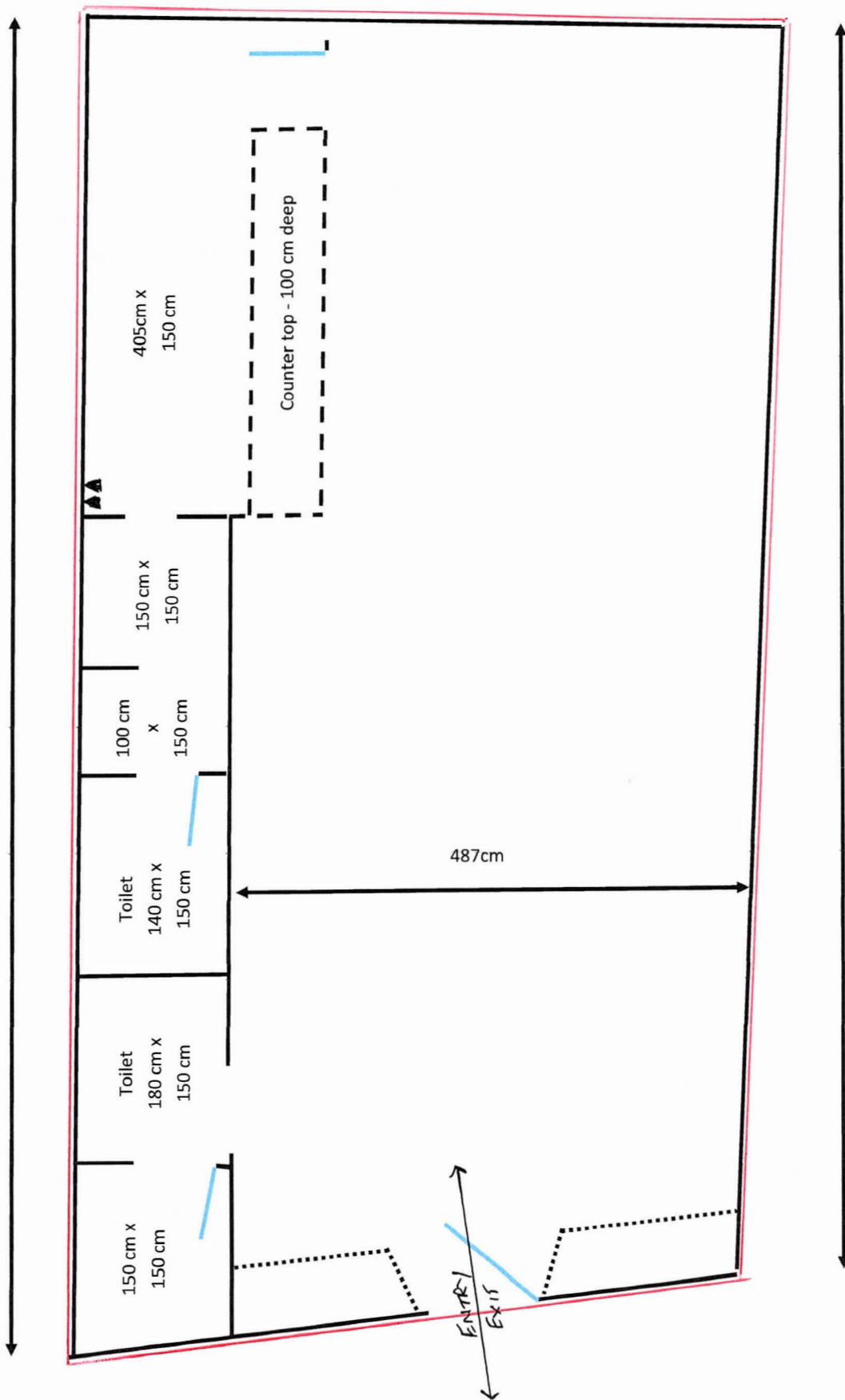
Name of Applicant: Geegeegroup Limited		Name of Premises:
Postal Address of Premises (or description of premises): 5 All Saints Road Newmarket Suffolk CB8 8ES		This application may be viewed by appointment at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU
Proposed Licensable Activities: to Include Off Sales of Alcohol		
Activity	Day/s	Times
Opening Hours	Sunday – Thursday Friday – Saturday	09:00 – 23:30 09:00 – 01:30
Alcohol Sales ON and OFF	Sunday – Thursday Friday – Saturday	09:00 – 23:00 09:00 – 01:00
Recorded music (indoors)	Friday – Saturday	23:00 – 01:00
Live music (indoors)	Friday – Saturday	23:00 – 01:00

Date by which representations may be made to the Licensing Authority:

End Date: 14 June 2022

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to licensing@westsuffolk.gov.uk.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is £5000.



1097 cm

S ALI SAINTS ROAD
 NEWMARKET
 CB8 8ES

□ LICENSEABLE AREA.
 ▲ FIRE EXTINGUISHERS

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

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Townclerk

Subject: FW: Recording Parish Council Support for the Action Group

From: Fiona Maxwell **Sent:** 11 June 2022 11:55
To: Subject: Recording Parish Council Support for the Action Group

Dear All

Re: Say No To Sunnica Action Group Ltd

If you are happy to do so please can all Parish Councils and the Town Councils record their ongoing support of the Say No To Sunnica Action Group Ltd. We do not want Sunnica to be able to portray us as just a few individuals. If the Parishes and Town Councils have recorded their on going support in a minute of a meeting this will prevent Sunnica from being able to do this. The statement below sets out the point:

It has been over 3 years now since Sunnica Ltd first put forward it's proposal for a solar and battery farm in and around our towns and parishes. The Say No to Sunnica Action Group Ltd would like to thank you all for your support over these years, funding expert input, writing letters, responding to surveys, distributing information etc.

As we move to the next stage of the Sunnica DCO application process we need you to re-confirm your alignment with the case presented by the Action Group and the local residents that we represent.

Please can we ask you to record your ongoing support in the minutes of your next council meeting?

Best regards

Fiona Maxwell

Chippenham Parish Council

(on behalf of the Parish and Town Council Alliance)

Townclerk

From>

Sent: 06 June 2022 15:40

To: Scott Harker <scott.harker@secnewgate.co.uk>

Cc: Rebecca Coleman >

Subject: Sunnica Energy Farm: consultation on proposed changes to DCO application

Good afternoon,

We have today launched a consultation on proposed changes to the Sunnica Energy Farm Development Consent Order (DCO) application. This is a non-statutory public consultation **on our proposed changes only** that will run until 6 July 2022. We would like to invite you to share your views on the proposed changes as part of the consultation.

To explain the proposed changes and the ways in which anyone who wishes to respond to the consultation can do so, we have prepared the attached consultation booklet. The booklet is also available to view online at: <https://sunnica.co.uk/>

Our Application was accepted for examination by the Planning Inspectorate on behalf of the Secretary of State for Business, Energy and Industrial Strategy on 16 December 2021. Following this, we publicised the acceptance of the application and the Planning Inspectorate accepted relevant representations.

Through this process, we became aware of a relevant representation made by National Grid Electricity Transmission (NGET) which stated that one of our options for facilitating the scheme's connection to the national electricity transmission system was no longer 'technically feasible'. Sunnica was not made aware of this at the time of acceptance of the application.

As a result of this we have identified a new option for facilitating the scheme's grid connection which requires a number of changes to the application. The attached consultation booklet provides further information on these changes.

To make these changes, we would need to submit a request to make changes to the application to the Secretary of State's appointed Examining Authority so that it can decide whether to accept the request.

Prior to doing this, we are consulting on the proposed changes between 6 June 2022 and 6 July 2022. Following the consultation, we will finalise our request and submit it to the Examining Authority.

We are additionally organising an event where people will be able to ask questions about these changes, and will publicise further details in due course.

For further information, please contact us directly on 0808 168 7925 or info@sunnica.co.uk

Kind regards,

Scott Harker
(For and on behalf of Sunnica Ltd)

|



Townclerk

Subject: FW: Sunnica Energy Farm: changes consultation, public events

From: info@sunnica.co.uk <info@sunnica.co.uk>

Sent: 13 June 2022 17:00

To: info@sunnica.co.uk

Subject: Sunnica Energy Farm: changes consultation, public events

Good afternoon,

I am getting in touch to update you on our changes consultation. We had previously said that we would organise an event to enable people to ask questions about the proposed changes.

Further to this, we are holding public exhibition events at the following dates and times:

- Wednesday 22 June, 3:30pm to 7:30pm, **Mandeville Hall, Reach Road, Burwell CB25 0AR**
- Thursday 23 June, 2:30pm to 6:30pm, **Chippenham Village Hall, Scotland End, Chippenham CB7 5PR**

We have written to all addresses in the same mailing area used for the statutory consultation and subsequent update newsletters. Details of the proposed changes will be presented at each exhibition and members of the project team will be available to answer questions relating to the proposed changes application.

In addition to the above exhibitions, we are also holding a dedicated session prior to each event for councillors. These will be at the below dates and times:

- Wednesday 22 June, 3:00pm to 3:30pm, **Mandeville Hall, Reach Road, Burwell CB25 0AR**
- Thursday 23 June, 2:00pm to 2:30pm, **Chippenham Village Hall, Scotland End, Chippenham CB7 5PR**

We hope to see you there.

Our changes consultation booklet is available in hard copy on request (one copy per household) and is available to view digitally on our website: www.sunnica.co.uk

The consultation will close on 6 July at 11:59pm and following this Sunnica will prepare and submit an application to make changes to its Development Consent Order (DCO) application to the Examining Authority.

Kind regards,

Scott
(For and on behalf of Sunnica)

Townclerk

Hi Andy

Very happy with this approach and your plan – I have copied NTC and the BID in the hope that they too are in agreement with the way forward to tackle this issue.

Many thanks,

Andy

Councillor Andy Drummond
Councillor for Newmarket West Ward
Portfolio Holder for Regulatory and Environment
West Suffolk Council
Phone: 01638 751411
Mobile: 07710 027343
Email: andy.drummond@westsuffolk.gov.uk

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From: Newman, Andrew <>
Sent: 01 June 2022 16:53
To: >; Drummond, Andy <andy.drummond@westsuffolk.gov.uk>

Cc: Eves, Jennifer >
Subject: A Boards/Pavement Obstructions

Dear Jo and Andy

Following your recent enquiry, staff from WSC and SCC have considered this issue further. The key points and actions are as follows:

The role of our Planning Service is simply to determine planning applications for advertisement consent and has no power to remove A boards, just to prosecute, whereas SCC can remove the boards if they are not in line with their guidelines.

The responsibility lies with SCC where it is their land, which is the majority in the Town Centre.

Over recent years a pragmatic approach and agreement has been taken to A boards, recognising the difficult economic climate faced by business. It essentially relaxes the regulation of A boards unless there is a risk of real harm or obstruction; for example with size, numbers of boards, problems for disabled people etc.

It appears that this approach has largely continued as we moved into the Pandemic and then the recovery period, as we wish to encourage and boost business. The Government is keen that 'the High St' will become vibrant again and wants councils to play their part. New guidance recently issued around street pavement licensing, for tables and chairs, is part of this agenda.

The current approach does have some difficulty such as inconsistency of enforcement, with residents complaining to WSC when it is actually a SCC responsibility, and the fact that these boards are often considered a problem.

This issue can be seen as part of a wider conversation around how we see such advertising and use of pavements in our Town Centre, and there is an opportunity to consider this within the forthcoming street trading review. We would also seek to clarify the different pieces of regulation around these areas with our partners and future approach.

We would like to suggest, more immediately, that we will confirm with SCC of the increasing number of concerns and complaints re A boards and that it should respond to these using their powers appropriately. It is our understanding that Cambridge City Council, for example, simply make the referral and the offending A Boards are removed.

We will also ensure that the BID is aware of the approach to A boards and that business should comply with the guidelines.

More info and guidance on A boards/pavement obstruction can be found through the following links:

<https://www.suffolk.gov.uk/assets/Roads-and-transport/maintaining-roads-pavements-and-verges/HAN-ESE-01-Advertising-Signs-in-the-Highway-Version-1.0-June-2012.pdf>

<https://www.suffolk.gov.uk/roads-and-transport/highway-licences/street-furniture-licence/>

We would appreciate it if you were able to support these actions and, if you wished to do so, would be happy to arrange a meeting to discuss this further. In the meantime please let me know if you have any queries or comments, I hope this is helpful.

Kind Regards
Andy