

Membership as from June 2022

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
Councillor Harvey
Councillor Hood (Vice chair)
Councillor Hulbert
Councillor Jefferys
Councillor Lay (Chair)
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 1st August at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 4. Minutes of previous meeting held 25th July (to follow)**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 7. Planning applications** – West Suffolk Council, weeks commencing, 11/07/2022, 18/07/2022
- 8. Planning applications** – Amended and Deferred Plans
- 9. Planning Appeals** – to discuss any notified appeals
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 11/07/2022, 18/07/2022
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To discuss any Licensing Applications or other Licensing matters
- 14. Correspondence**
- 15. Date of next meeting** – Monday 15th August

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 26th July 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?

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Late additions from 4 th July Week beginning 11 th July Application to discharge conditions 6 (details of access) 7 (bound material) and 13 (materials) of application DC/20/0821/FUL St Gatien Cottage Stables Vicarage Road Newmarket Suffolk DCON(A)/20/0821 <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>	Conservation Area	James Morris	Mr. W. Prosser	Councillor Rachel Hood Councillor Robert Nobbs	Tue 02 Aug 2022	no
Application to discharge condition 18 (biodiversity enhancements) of application DC/17/1614/FUL Oakfields Vicarage Road Newmarket Suffolk CB8 8HP DCON(D)/17/1614		Gary Hancox	Reed	Councillor Rachel Hood Councillor Robert Nobbs	Not Available Consultation period ended	no
Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell The Lodge 23 Bury Road Newmarket Suffolk CB8 7BY DC/22/1236/TCA	Conservation Area	Sarah Drane	Mrs Wragg	Councillor Michael Anderson Councillor Karen Soons	Fri 05 Aug 2022	no

<u>Application for advertisement consent - a. three internally illuminated fascia signs b. internally illuminated roof letters c. one non illuminated wall sign d. two internally illuminated built up letter signs e. internally illuminated double sided height barrier f. one internally illuminated exit sign g. one non illuminated banner frame h. internally illuminated directional signs i. two internally illuminated digital menu boards</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX DC/22/1199/ADV		Ed Fosker	Costa Coffee	Councillor Michael Anderson Councillor Karen Soons	Wed 10 Aug 2022	no
<u>Trees in a conservation area notification - 10 Spruce trees (G1 red on plan), six Sycamore (G2 blue on plan) crown lift to 5 metres above ground level, 10-12 mixed species of Sycamore and Maple (G3 yellow on plan) removal of 2-3 lowest branches overhanging stable building</u> Somerville Lodge Fordham Road Newmarket Suffolk CB8 7AA DC/22/1248/TCA	Conservation Area	Sarah Drane	Mr. William Haggas	Councillor Rachel Hood Councillor Robert Nobbs	Mon 08 Aug 2022	no
<u>Householder planning application - Two storey side and rear extensions</u> 4 Hallwyck Gardens Newmarket Suffolk CB8 9JR DC/22/1163/HH		Adam Yancy	Mr J Heathcote	Councillor Andy Drummond Councillor James Lay	Tue 02 Aug 2022	no

Development and Planning Committee

Planning Applications – West Suffolk Council

Week beginning 18 th July						
<u>Householder planning application - first floor side extension</u> 11 Paddocks Drive Newmarket Suffolk CB8 9BE DC/22/1251/HH	Clare Oliver	Mr. Jamie Palmer	Councillor Andy Drummond Councillor James Lay	Tue 09 Aug 2022	no	
<u>Trees in a conservation area notification - six Lime (L1-L6 on plan) pollard to previous points reducing by three metres</u> St Philip And St Etheldredas Church Exning Road Newmarket Suffolk DC/22/1274/TCA	Dave Beighton	Rev John Hardy	Councillor Michael Anderson Councillor Karen Soons	Mon 15 Aug 2022	no	
THIS APPLICATION CAME TO US DATED 13 TH JULY. ON SEARCHING, IT HAD BEEN INSERTED INTO W/C 27 TH JUNE <u>Planning application - change of use from ancillary office / store of basement to public use area, including internal alterations</u> 2 Sun Lane Newmarket Suffolk CB8 8EW DC/22/1172/FUL	Conservation area	Unique 2 Leisure Ltd	Councillor Rachel Hood Councillor Robert Nobbs	Wed 03 Aug 2022	no	

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Decision List

Week commencing 11th July 2022	NTC Comments
<u>Trees in a conservation area notification - four conifers and two Ash (indicated on plan) fell</u> Chels 51A Bury Road Newmarket Suffolk CB8 7BY DC/22/1048/TCA	NTC objected – requested application to go to Tree Officer 
<u>Application to discharge condition 21 (construction method statement) of application DC/20/0624/FUL</u> 143A All Saints Road Newmarket Suffolk CB8 8HH DCON(B)/20/0624	NTC no objection 
Week commencing 18th July 2022	
<u>Application to discharge condition 18 (biodiversity enhancements) of application DC/17/1614/FUL</u> Oakfields Vicarage Road Newmarket Suffolk CB8 8HP DCON(D)/17/1614	NTC no objection 
<u>Trees in a conservation area notification - one Horse Chestnut (T2 on plan) re-pollard to previous cutting points; one Horse Chestnut (T1 on plan) fell</u> Clarehaven Stable 57 Bury Road Newmarket Suffolk CB8 7BY DC/22/1110/TCA	NTC no objection 
<u>Trees in a conservation area - one Cornus mas (1 on plan) reduce up to one metres to previous pruning points, One Cherry (2 on plan) reduce lateral growth over lawn by two metres one Cherry (3.on plan) reduce lateral growth over lawn by three metres, one Cedar (5 on plan) remove one spur</u> Lincoln Lodge Rayes Lane Newmarket Suffolk CB8 7AB DC/22/1071/TCA	NTC no objection 
<u>Planning application - a. drive-through cafe/restaurant unit with associated servicing, landscaping and external seating b. part reconfiguration of existing car park and associated works</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX DC/22/0478/FUL	NTC no objection 
<u>Planning Application - a. Change of use and conversion of existing Police Station and Magistrates Court (sui generis) to create 17 self-contained flats and one townhouse (C3); b. partial infill of ground floor; c. extensions and roof garden to second floor d. associated parking and vehicular access</u> Police Station Vicarage Road Newmarket CB8 8HS DC/21/2500/FUL	NTC objected – parking space limitation 

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To: **Recipients of Delegation Panel papers**

Contact Planning Department

Email planning.help@westsuffolk.gov.uk



30 June 2022

Dear all

Delegation Panel - Tuesday 28 June 2022

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

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

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

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

Yours sincerely

Julie Baird

Director – Planning & Growth

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Or West Suffolk Council • Mildenhall Hub • Sheldrick Way • Mildenhall • Suffolk • IP28 7JX
www.westsuffolk.gov.uk

6	Application number	DC/22/0431/FUL
	Proposal:	Planning application - a. conversion of existing dwelling into two flats and associated external works b. addition of rear second storey with flat roof
	Location:	Fern Villa, 126 Exning Road, Newmarket
	Case officer:	Ed Fosker
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No comments received.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision
	Reason for DCC referral:	N/A
	Director decision:	Delegated Decision

Full application can be found here:

[DC/22/0431/FUL | Planning application - a. conversion of existing dwelling into two flats and associated external works b. addition of rear second storey with flat roof | Fern Villa 126 Exning Road Newmarket Suffolk CB8 0AF \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk/DC/22/0431/FUL)

Newmarket Town Council's response to application:

Comments

The Committee objected on the grounds of adequacy for turning, road access and overdevelopment of the site.