

Membership as from June 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 25th July 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 4th July 2022**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. To consider where Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 7. Planning applications** – West Suffolk Council, weeks commencing 27/06/2022, 04/07/2022
- 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 27/06/2022, 04/07/2022
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To discuss any Licensing Applications or other Licensing matters
 - a) **The Shoes** – licensing application
 - b) **Heaven** - licensing renewal application
 - c) **Licensing responses** – to receive a report from a meeting with WSC Licensing (to follow)
- 14. Correspondence**
- 15. Date of next meeting** – Monday 1st August

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 19th 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?



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 4th July 2022 at 6.15pm

Attendance:

Councillor J Lay (Chairman)
 Councillor J Clover
 Councillor A Drummond
 Councillor J Ferries

Councillor M Jefferys
 Councillor J Harvey
 Councillor R Hood
 Councillor P Hulbert

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

Minute

Cllr Jefferys opened the meeting as the Vice Chairman of the previous Committee.

D/22/07/1 To Elect a Chairman

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

D/22/07/1.01 Resolved

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

D/22/07/2 To Elect a Vice Chairman

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

D/22/07/2.01 Resolved

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

D/22/07/3 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/22/07/4 Apologies

Apologies were received from Cllrs Berry and Hall.

D/22/07/5 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

Cllr Hood declared a pecuniary interest in applications DC/22/1048/TCA and DC/22/1110/TCA. Cllr Clover declared a pecuniary interest in item 10 application DC/22/0106/VAR. There were no requests for dispensations.

D/22/07/6 To Confirm the Minutes of the Meeting Held on 20th June 2022 and any Matters Arising

Members received the minutes of the Development & Planning Committee held on 20th June 2022 and the following was agreed:

D/22/07/6.01 Resolved

That the minutes of the Development & Planning Committee held on 20th June 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

Matters arising.

D/22/06/1.01 Resolved - Election of a Chairman – the minutes were not adopted at Full Council and will be amended to reflect this.

D/22/06/2.01 Resolved - Election of a Vice Chairman – the minutes were not adopted at Full Council and will be amended to reflect this.

D/22/06/35.01 Resolved – WSC Local Plan Consultation Working Group – Members would be invited to join the Working Group in item 18.

D/22/07/7 Public Open Session

No members of the public wished to speak.

D/22/07/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/22/07/9 Planning Applications

Week Commencing 06/06/2022 and 13/06/2022 and 20/06/2022

D/22/07/9/1 DC/22/1035/TPO – TPO (1987) 04 - Tree Preservation Order - one False Acacia (T1 on plan, within A1 on order) – fell - Wolverton Lodge High Street Newmarket Suffolk.

D/20/07/9.01 Resolved

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

D/22/07/9/2 DC/22/1021/HH - Householder planning application - single storey rear extension - Falmouth House Falmouth A venue Newmarket Suffolk.

D/22/07/9.02 Resolved

The Committee voiced no objections.

D/22/07/9/3 DC/22//1080/CLP - Application for lawful development certificate for proposed use or development – lawful implementation of planning permission DC/17/2674/FUL - 122 High Street Newmarket Suffolk.

D/22/07/9.03 Resolved

The Committee voiced no comments.

- D/22/07/9/4** DCON(C)/20/0264 - Application to part discharge condition 22 (contaminated land) of application DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/22/07/9.04 Resolved

The Committee voiced no comments.

A member of the public joined the meeting.

Cllr Hood declared a pecuniary interest in the following application and left the meeting

- D/22/07/9/5** DC/22/1048/TCA - Trees in a conservation area notification – four conifers and two Ash (indicated on plan) fell Chels 51A Bury Road Newmarket Suffolk.

D/20/07/9.05 Resolved

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

Cllr Hood returned to the meeting

- D/22/07/9/6** DC/22/1019/HH - Householder planning application - two storey side extension (following removal of lobby/store) - 8 Exning Road Newmarket Suffolk.

D/22/07/9.06 Resolved

The Committee voiced no objections.

- D/22/07/9/7** DC/22/1001/FUL - Planning application - install 14 upvc windows into existing box sash frames and replace one crittal window - 5-7 The Avenue Newmarket Suffolk.

D/22/07/9.07 Resolved

The Committee voiced no objections.

- D/22/07/9/8** DC/22/0940/FUL - Planning application - removal of existing external ATM and signage - 53 High Street Newmarket Suffolk.

D/22/07/9.08 Resolved

The Committee voiced no objections.

- D/22/07/9/9** DC/22/1047/TE1 - Determination in respect of Development by Telecommunications Code systems operators – 15 metre monopole tower to support antenna, associated radio-equipment housing and ancillary development - Monopole Tower Rowley Drive Newmarket Suffolk.

D/22/07/9.09 Resolved

Newmarket Town Council strongly objects to the proposed placement of the

telecommunications apparatus on Rowley Drive, Newmarket, for the following reasons:-

1. Significant damage to the street scene.
2. Encroachment onto the pavement.
3. Appearance of the apparatus.
4. Close proximity to local schools.
5. It is in the middle of a green corridor.

Whilst the Town Council supports the improvement of communications throughout the town, it insists that further thought is put into positioning the apparatus in a less conspicuous area where it would have a less detrimental effect on the surrounding environment.

Council believes that there are other alternatives for the positioning of such apparatus, such as on the top of tall buildings.”

Cllr Hood declared a pecuniary interest in the following application and left the meeting

D/22/07/9/10 DC/22/1110/TCA - 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 - Clarehaven Stable 57 Bury Road Newmarket Suffolk.

D/22/07/9.10 Resolved

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

Cllr Hood returned to the meeting

D/22/07/9/11 DCON(F)/13/0408 - Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of application DC/13/0408/OUT - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/22/07/9.11 Resolved

The Committee voiced no comments.

D/22/07/9/12 DCON(A)/21/1074 - Application to discharge conditions 4 (dust management plan) 11 (biodiversity enhancements) 13 (boundary treatments) 14 (materials) of DC/21/1074/FUL - 28 St Fabians Close Newmarket Suffolk.

D/22/07/9.12 Resolved

The Committee voiced no comments.

Cllr Clover declared a pecuniary interest in the following application and left the meeting.

D/22/07/10 Amended and Deferred Planning Applications

D/22/07/10/1 DC/22/0106/VAR - Planning application - variation of condition (2) of DC/16/1131/FUL to enable use of amended drawings for the a. two buildings to include 11 apartments and one Office unit (following demolition of existing building) b. Freestanding bicycle/bin store - Southernwood Fordham Road Newmarket Suffolk.

D/22/07/10.01 Resolved

The Committee voiced no objections however, concerns were raised regarding the number of piecemeal amendments to this development.

Cllr Clover returned to the meeting

Cllr Crissall joined the meeting as an observer

D/22/07/11 Planning Appeals

None noted.

D/22/07/12 East Cambs Planning Applications

None noted.

D/22/07/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/06/2022 and 20/06/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0844/TCA	Trees in a conservation area notification - eight conifers (T1 on plan) fell	Annexe Southernwood Fordham Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/22/0510/TPO	TPO 03 (1990) tree preservation order - one Lime (T2 on plan in area G2 on order) crown raise to 5.5 metres above ground level over driveway of 36 Leaders Way; one Lime (T3 on plan in area G2 on order) crown raise to 5.5 metres above ground level to the south-east. Prune secondary branch structures to provide 3 metres clearance from roofline of 36 Leaders Way	36 Leaders Way Newmarket Suffolk	Approved	No objections
DC/22/0497/TPO	T1 Pinus sp. Fell. T2 Beech. Crown raise to 4.5 metres above ground level, pruning secondary branch structures only. T4 Beech. Crown raise to 4.5 metres above ground level, pruning secondary branch structures only.	112 Churchill Avenue Newmarket Suffolk	Approved	No objections
DCON (D)/21/0055	Application to discharge condition 11 (Travel Pack) of DC/21/0055/VAR	Proposed Building Site Cemetery Hill Newmarket Suffolk	Approved	No comments
DC/22/0639/FUL	Planning application - conversion of existing annexe and nursery into two residential units	Louisville Fordham Road Newmarket Suffolk	Approved	No objections

D/22/07/14 Delegation Panel Decisions

None noted.

D/22/07/15 Tree Preservation Orders

TPO/005(2022) - Paget Place and Wyndham Way, Newmarket, Suffolk – was noted.

Cllr De'Ath joined the meeting as an observer.

D/22/07/16 Licensing

PL015 - Application to Vary a Premises Licence – application to vary the layout and design of the premises in accordance with the submitted plan, drawing number 2281/01. The changes are to include a new extension, which includes a new dispense bar, adjacent to the external courtyard dispense bar within the licensable area of the premises. Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed. Locations of fire safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment. Any detail shown on the plan that is not required by the licensing plan regulations is indicative only and subject to change. The operating hours, licensable activities and current conditions authorised by the premises licence are to remain unaltered - The Shoes Moulton Road Newmarket.

This item was deferred and TC was requested to obtain the drawings for this application.

WSC Statement of Licensing Policy – was noted. Cllr Drummond advised that he was consulting on this and would welcome any comments.

Cllr Yarrow and the Events manager joined the meeting as observers.

D/22/07/17 Resident's Parking Zone – All Saints Ward

A report from WSC following a meeting with NTC on 9th June 2022 was considered and the following was agreed:

D/22/06/17.01 Recommendation

That subject to the recommended clarifications in point 2, to proceed on the RPZ scheme for All Saint's Ward with WSC; agreeing to the underwriting of the scheme by NTC should it not proceed.

D/22/06/17.02 Recommendation

That a budget line be created in 2023/2024 budget for RPZ underwriting fees and to top up that account at the end of the current year budget.

D/22/07/18 West Suffolk Council Local Plan

Members were invited to join the Working Group and the following was agreed:

D/22/07/18.01 Resolved

That a Working Group be set up comprising of Cllrs Drummond, Hood, Hulbert, Jefferys and Lay to provide a response to the consultation.

D/22/07/19 Correspondence

None noted.

D/22/07/20 Date of Next Meeting

Monday 18th July 2022 at 6.15pm.

Meeting closed at 7:10pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/07/1.01 Resolved</u>	That Cllr Lay be elected as the Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/07/2.01 Resolved</u>	That Cllr Hood be elected as the Vice Chairman of the D&P Committee for the municipal year 2022/2023.
<u>D/22/07/9.01 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/07/9.02 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.03 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.04 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.05 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/07/9.06 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/9.07 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/9.08 Resolved</u>	The Committee voiced no objections.
<u>D/22/07/9.09 Resolved</u>	The Committee objected on the original grounds sent in a letter in response to the consultation and strongly object to location, in the middle of a green corridor. The Committee request that a more suitable location be considered
<u>D/22/07/9.10 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that

	the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted
<u>D/22/07/9.11 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/9.12 Resolved</u>	The Committee voiced no comments.
<u>D/22/07/10.01 Resolved</u>	The Committee voiced no objections however, concerns were raised regarding the number of piecemeal amendments to this development.
<u>D/22/07/17.01 Resolved</u>	That subject to the recommended clarifications in point 2, to proceed on the RPZ scheme for All Saint's Ward with WSC; agreeing to the underwriting of the scheme by NTC should it not proceed.
<u>D/22/07/17.02 Resolved</u>	That a budget line be created in 2023/2024 budget for RPZ underwriting fees and to top up that account at the end of the current year budget.
<u>D/22/07/18.01 Resolved</u>	That a Working Group be set up comprising of Cllrs Drummond, Hood, Hulbert, Jefferys and Lay to provide a response to the consultation.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Week beginning 27 th June					
Planning application - a. two dwellings with associated site works; b. raise roof to existing dwelling to create habitable space Plot A 57 The Avenue Newmarket Suffolk Ref. No: DC/22/1020/FUL Received: Thu 09 Jun 2022 Validated: Fri 24 Jun 2022 Status: Pending Consideration		Ed Fosker	Mr Michael Scott	Councillor Rachel Hood Councillor Robert Nobbs	Tue 26 Jul 2022
Trees in a conservation area notification - a. one Hawthorn (T1 on plan) fell b. one Hawthorn (T2 on plan) crown lift to 2.4 metres above footpath St Marys Church St Marys Square Newmarket Suffolk CB8 0HZ Ref. No: DC/22/1162/TCA Received: Wed 29 Jun 2022 Validated: Wed 29 Jun 2022 Status: Pending Consideration	Conservation Area	Sarah Drane	Tracey Symonds NTC APPLICATION	Councillor Andy Drummond Councillor James Lay	Mon 25 Jul 2022
Trees in a conservation area notification - one Bird cherry (1 on plan) fell All Saints Church All Saints Road Newmarket Suffolk CB8 8FL Ref. No: DC/22/1160/TCA Received: Wed 29 Jun 2022 Validated: Wed 29 Jun 2022 Status: Pending Consideration	Conservation Area	Dave Beighton	Tracey Symonds NTC APPLICATION	Councillor Rachel Hood Councillor Robert Nobbs	Mon 25 Jul 2022

Week beginning 4 th July	Conservation Area	Sarah Drane	Tracey Symonds NTC APPLICATION	Councillor Rachel Hood Councillor Robert Nobbs	Wed 27 Jul 2022
<u>Trees in a conservation area notification - a. one Hawthorn (1 on plan) one Norway spruce (2 on plan) one Lime (3 on plan) one plum (4 on plan) fell b. one Sycamore (5 on plan) crown reduction to give one metre clearance to streetlight c. two rows of Lime (6 and 7 on plan) crown raise to 2.5 metres over footpath</u> Land Adjacent To The Severals Bury Road, Newmarket Suffolk CB8 7BS Ref. No: DC/22/1188/TCA Received: Mon 04Jul 2022 Validated: Mon 04Jul 2022 Status: Pending Consideration	Conservation Area	Clare Oliver	Mr. K O'Connor	Councillor Michael Anderson Councillor Karen Soons	Tue 26 Jul 2022
<u>Householder planning applications - a. two storey side and rear extensions b. two bay cart lodge c. dropped kerb</u> Sefton Cottage Snailwell Road Newmarket Suffolk CB8 7DJ Ref. No: DC/22/1099/HH Received: Wed 22 Jun 2022 Validated: Tue 05 Jul 2022 Status: Pending Consideration					

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Item 8

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Ref. No: DC/22/0097/ADV Application for advertisement consent - a. two non illuminated fascia signs; b. one non illuminated projecting sign; c. bespoke vinyl signs to windows 98 High Street Newmarket CB8 8JX RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL	Conservation Area	Amy Murray	Merkur Slots Ltd (UK)	Councillor Rachel Hood Councillor Robert Nobbs	Thursday 21 Jul 2022

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Decision List

Week commencing 27th June 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

DC/22/0823/HH

APPROVED

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) to one dwelling (class C3)

The Newmarket Osteopathic Clinic 18 Park Lane Newmarket Suffolk CB8 8AX

DC/22/0807/P3CMA

APPROVED

Planning application - Install 1200mm high railings

Memorial Hall 144 High Street Newmarket Suffolk CB8 8JP

DC/22/0673/FUL

APPROVED

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

DC/22/0431/FUL

APPROVED

Week commencing 4th July 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

DC/22/1032/TCA

APPROVED

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

DC/22/1033/TCA

APPROVED

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

Decision List

(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
DC/22/0945/TCA



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
DC/22/0873/ADV



Non-material amendment to DC/18/1954/VAR - amended site layout as revised to pick up the following site issues: a. legal easement over the gas main running through the site which resulted in moving the building clear of this see drawing 1709-CHE-101DD b. site layout adjusted to suit the above see drawing 1709-CHE-101DD c. boundary treatment and soft landscaping to Exning Road frontage revised to accommodate site and highways levels on site see drawings 1709-CHE-101DD & V1709 L01L

Aldi Foodstore Ltd Exning Road Newmarket Suffolk CB8 0EA
NMA(B)/18/1954



----- end -----

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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FULL APPLICATION HERE: <https://www.westsuffolk.gov.uk/Business/Licensing-and-regulation/Licensing/upload/The-Shoes-Application.pdf>

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Punch Taverns Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number
PL015

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description
The Shoes
Moulton Road

Post town	Newmarket	Postcode	CB8 8DU
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Telephone number at premises (if any)	n/a
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Non-domestic rateable value of premises	£27,500 – Band B
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Part 2 – Applicant details

Daytime contact telephone number	[REDACTED]		
E-mail address (optional)	[REDACTED]		
Current postal address if different from premises address	[REDACTED]		
Post town	[REDACTED]	Postcode	[REDACTED]

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐
No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to vary the layout and design of the premises in accordance with the submitted plan, drawing number 2281/01. The changes are to include a new extension, which includes a new dispense bar, adjacent to the external courtyard dispense bar within the licensable area of the premises.

Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed.

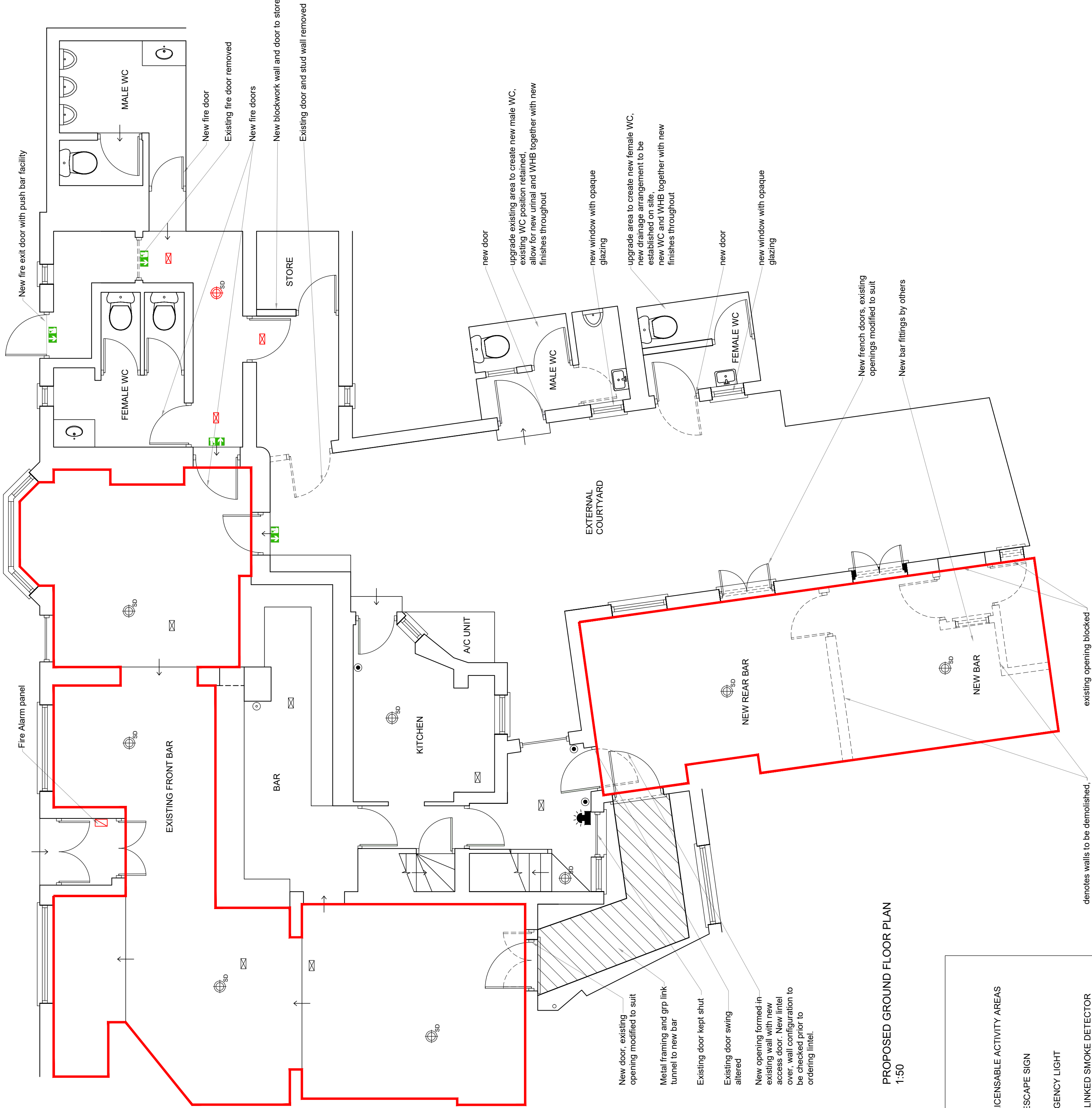
Locations of fire safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plan regulations is indicative only and subject to changed.

The operating hours, licensable activities and current conditions authorised by the premises licence are to remain unaltered.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

n/a



PROPOSED GROUND FLOOR PLAN
1:50

FIRE KEY

DENOTES LICENSABLE ACTIVITY AREAS

NEW FIRE ESCAPE SIGN

NEW EMERGENCY LIGHT

NEW INTERLINKED SMOKE DETECTOR

FIRE ALARM CALL POINT

FIRE ALARM BELL

Lynwood House
Murray Park
Newmarket
Suffolk CB8 7BU
T - 01638 661 044
E - info@lynwoodassociates.co.uk
W - www.lynwoodassociates.co.uk

REV	DESCRIPTION	DATE
PROJECT: THE HORSESHOES, 15-17 NEWMARKET ROAD, NEWMARKET, SUFFOLK, CB8 8DY		
CLIENT: MR K. CLUTTERBUCK		
TITLE: PROPOSED LICENSING PLAN		
DATE:	JUNE 2022	
DRAWN:	AS	
CHECKED:	DB	
SCALE:	1:50 @A1	
DRG. NO:	2283/01	
REVISION:		

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Sex establishment licence



Part A: applicant information

Schedule 3 of the Local Government Miscellaneous Provisions Act 1982

Before completing this application, please read ALL guidance notes at the end of the form. If you are completing this form by hand, please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. It is recommended that you keep a copy of the completed form for your records.

Please note that the licensing authority or police may make enquiries independently to verify/validate any information submitted as part of this application.

Application type tick box(es) as appropriate ☒	
☐ New ☒ Renewal ☐ Transfer ☐ Variation	
Part 1 - Premises Details	
Premises address:	Heaven, 109 High Street, Suffolk, CB8 8JH
Licence Details (for renewal applications)	
Licence Number:	SE0012
Date of Expiry:	09 / 08 / 2022
Part 2 – Applicant Details	
Is the applicant:	☐ An individual ☒ A company or other corporate body ☐ A partnership or other unincorporated body
A Individual applicant details	
Title:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other_____
Surname:	
Forenames:	
Date of birth: (must be aged 18 or over)	
Place of birth: (Town/Country)	
National Insurance Number:	
Current residential address, including postcode:	
Telephone number (home):	
Telephone number (mobile):	

Absolute discharge	6 months
Probation order, conditional discharge or bind over	1 year (or until order expires, whichever is longer)
Detention Centre Order	3 years
Remand home, attendance or approved school order	The period of the order and a further year after the order expires
Hospital order under the Mental Health Act	The period of the order and a further 2 years after it expires
Cashiering, discharge with ignominy or dismissal with disgrace from the Armed Forces	10 years
Dismissal from Armed Forces	7 years
Detention	5 years
Note: (i) A sentence of more than 2.5 years imprisonment can never become unspent. (ii) If you were under 17 years of age on the date of conviction, please halve the period shown in the right hand column.	
Is the business for the benefit (whether solely or partly) of any third-party not already specified within this application? ☐ Yes ☒ No (If YES please give further details below including name, address and position):	
Please provide details of any experience or business/employment history relevant to the operation of a sex establishment gained by any person in connection with this application. For example please specify whether any person is a member of any trade association/organisation (ie the Lap Dancing Association) or has operated or continues to operate a sex establishment (state type if applicable): The Director of Newmarket Entertainment Ltd has been responsible for the running of a Sex Establishment since 2013 (Climax in Colchester, Essex) as well as operating Heaven since 2017. Because of this extensive experience, the Director is fully aware of the regulations associated with running a Sex Establishment, especially the impact this has on the local community and the necessity to work closely with the local authorities and public to ensure the establishment works within the rules and regulations required.	
Part 3 – Declaration for Part A tick box(es) as appropriate	
I/we – insert name(s) of applicant(s): Newmarket Entertainment Ltd	
Enclose the relevant fee (cheques made payable to West Suffolk Council)	☒
Enclose evidence of identity containing a photograph in respect of each individual applicant/partner/director, as applicable	☒
For each individual/director enclose a basic level criminal record disclosure certificate or equivalent (this should be dated no older than one calendar month) and also enclose a declaration of convictions, cautions etc for each person as applicable (see guidance note 11)	☒
Understand that if the above requirements have not been satisfactorily complied with my application cannot proceed and may be rejected	☒
Understand that the information given may be used in conjunction with other authorities for the prevention and detection of fraud.	☒

Part B: premises/operational information

Schedule 3 of the Local Government Miscellaneous Provisions Act 1982

Before completing this application please read ALL guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. It is recommended that you keep a copy of the completed form for your records.

Please note that the licensing authority or police may make enquiries independently to verify/validate any information submitted as part of this application.

I/We Newmarket Entertainment Ltd (insert name(s) of applicant(s) – please read guidance note 1)	
Application type tick box(es) as appropriate ☒	
☐ Grant ☒ Renewal ☐ Transfer ☐ Variation	
Part 1 - Premises Details	
Postal address (including post code):	Heaven, 109 High Street, Newmarket, Suffolk, CB8 8JH
Telephone number:	

(A) Description of Trading Activity

The premises will trade as tick box(es) as appropriate ☒						
☐ a sex cinema		☐ a sex shop		☒ a sex entertainment venue		
The premises is proposed to trade on the following days and between the following times:						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
From: 7pm	From: 7pm	From: 7pm	From: 7pm	From: 7pm	From: 7pm	From: 7pm
To: 2am	To: 2am	To: 2am	To: 3:20am	To: 3:20am	To: 3:20am	To: 3am

(B) Operation of the venue and other relevant information

Does the premises have the correct planning consent for the use intended? If unsure check with the Planning Authority	☒ Yes ☐ No
Does the premises currently have a premises licence or club	☒ Yes ☐ No

premises certificate under the Licensing Act 2003?		
If the premises does hold a Licensing Act 2003 authorisation please give the licence or certificate number		
Please summarise the nature, style and activities of your proposed sex establishment. For example, give detail on the type of activities/entertainments, clientele, frequency of performances, number of staff and performers, capacity, type of articles sold etc. Heaven operates as a Lap Dancing venue in the basement of 109 High Street, Newmarket, Suffolk, CB8 8JH. The typical clientele of the venue are middle aged males who are very well behaved and who enjoy an evening with friends or colleagues in a quiet mature environment. Heaven typically operates with between 5 and 15 dancers during the evening. The total number of bar staff working at Heaven at any one time is 9. The capacity of the venue is 110. The only articles sold are dances by the dancers which are purchased by the customer. No other articles are sold.		
What measures/steps do you propose to take to ensure that your sex establishment operates in a suitable and appropriate manner in the locality you propose? For example you may wish to detail your arrangements for door supervision (including numbers/frequency/timings), management (including management structure), customer rules, welfare of performers, membership, dispersal, external appearance of the venue, advertising, training for staff, CCTV, notices and signage Heaven operates with a strict policy for the safety of both customers and staff. Heaven operates with a minimum of 2 door staff increasing to 3 or 4 on anticipated busy evenings (i.e. during the race season). All door staff are SIA approved and present within the venue and outside to greet the customers and explain the rules of the venue. They are on duty approx 20 minutes prior and after the venue is open. There is a management structure in place to also deal with any queries from the customers with regard to the rules and the welfare of the dancers. The structure is made up as follows: General Manager, Floor Manager (responsible for looking after the dancers), Bar Manager and general bar staff. When the customers leave the venue they are asked to leave in a quiet manner as to not disturb the local residents within the area. Apart from the sign above the entrance, all external signage is minimal and none of the signage contains imagery. All signage removed since reopening after pandemic. The venue has extensive HD CCTV and all recording are stored for a minimum 31 days.		
Do you agree to conditions being attached to your licence (if granted) that are consistent with the steps/measures you have proposed above?		☒ Yes ☐ No
Please provide a plan and a schematic to show the proposed external appearance of the venue (Guidance note 12)		
Part 3 – Declaration for Part B (please tick to confirm yes)		
I/we – insert name(s) of applicant(s)		
Newmarket Entertainment Ltd		
Enclose a plan of the premises and also a diagram of the premises frontage (this should also indicate window dressing/colour schemes/signage etc) (see guidance		☒

CORRESPONDENCE RECEIVED VERBALLY VIA THE MAYOR

Restaurateurs expressed concerns regarding the number of food outlets opening up in Newmarket and the diluting impact it has on the existing establishments' businesses each time there is a new outlet.

Can the Town Council bear this in mind when considering new licence applications?