

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 5th September 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 15th August 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 08/08/2022, 15/08/2022, 22/08/2022
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 08/08/2022, 15/08/2022, 22/08/2022
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive a report from the NTC Licensing Working Group
14. **Land off Fordham Road** – to discuss proposals for a school sports field following the site visit
15. **Litter** – to discuss the litter situation with regard to the Newmarket McDonald's site
16. **Correspondence**
17. **Date of next meeting** – Monday 19th September

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 30th August 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 degree 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 15th August 2022 at 6.15pm

Attendance:

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

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

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 6 Members of the Public.

Minute	Action by
D/22/08/16 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded. <i>Cllr Berry joined the meeting.</i>	
D/22/08/17 <u>Apologies</u> None noted. Cllr Hall was absent.	
D/22/08/18 <u>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</u> None noted. There were no requests for dispensations.	
D/22/08/19 <u>To Confirm the Minutes of the Meeting Held on 1st August 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 1st August 2022 and the following was agreed: <u>D/22/08/19/01 Resolved</u> That the minutes of the Development & Planning Committee held on 1st August 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/08/20 <u>Public Open Session</u> A member of the public spoke to item 13 on the previous minutes and queried the reference to the License Committee. Cllr Jefferys explained that in order to adequately address licence applications a Working Group had recently been agreed and they had delegated authority to submit a response to the Heaven application. A copy of the email response was requested and provided.	

Item 4

Cllr Clover joined the meeting.

A member of the public raised issues regarding the Grade II listed building at St Mary's Square and reported that it had been broken into. A request was made for the owners to take action to secure the property. Cllr Drummond agreed to take this up with WSC. The Mayor advised that the issues had been pointed out on a recent check of the Town and WSC were aware.

The Chairman reported that the Rutland Arms had also been broken into.

Mr Johnson advised that he wished to speak to item 14.

Mr Fanshawe spoke against the proposed development at land off Fordham Road.

A proposal was made to bring forward item 14 and the following was agreed:

D/22/8/20.01 Resolved

That item 14 - Land off Fordham Road be brought forward.

D/22/08/21 Land off Fordham Road

Mr Johnson spoke against the proposed change of use and presented evidence to support his objections.

Mr Fanshawe supported the objections to the change of use and was concerned about an increase of noise and traffic affecting his horses.

The owner of the land gave a presentation on the reasons for the proposed change of use and a Governor from Fairstead School explained that the land would be used for organised sport and that any noise would be kept to a minimum.

The proposal for a change of use for Fairstead School to use the land as a sports field was considered and the following was agreed:

D/22/08/21.01 Resolved

That a site visit be arranged to ascertain how the land is currently used.

5 members of the public left the meeting

D/22/08/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – trees applied.

D/22/08/23 Planning Applications

Week Commencing 25/07/2022 and 01/08/2022

D/22/08/23/1 DC/22/1336/TCA - Trees in a conservation area notification – one Cherry (T3 on plan) crown reduction by up to two metres and predominant leader reduced by one metre - Wynyard Lodge 24 Bury Road Newmarket Suffolk.

D/22/08/23.01 Resolved

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

Cllr Yarrow joined the meeting

D/22/08/23/2 DC/22/1308/HH - Householder planning application - a. single storey rear extension b. installation of two roof lights - 30 St Fabians Close Newmarket Suffolk.

D/22/08/23.02 Resolved

The Committee voiced no objections.

D/22/08/23/3 DC/22/1281/HH - Householder planning application - a. replacement cladding on front elevation b. first floor side extension with flue - 15 Hamilton Road Newmarket Suffolk.

D/22/08/23.03 Resolved

The Committee voiced no objections.

D/22/08/23/4 DC/22/1323/HH - Householder planning application - a. single storey side extension (following demolition of existing garage) b. single storey rear extension - 18 Derby Way Newmarket Suffolk.

D/22/08/23.04 Resolved

The Committee voiced no objections.

D/22/08/23/5 DC/22/1315/HH - Planning application - installation of kiosk for water softener - McDonalds Willie Snaith Road Newmarket Suffolk.

D/20/08/23.05 Resolved

The Committee voiced no objections.

The increased amount of litter from McDonald's was discussed and Town Clerk was asked to contact them to request that they take action to mitigate this and she will report back at the next D&P meeting. An item to discuss this issue further would be added to the next D&P agenda.

D/22/08/24 Amended and Deferred Planning Applications

None noted.

D/22/08/25 Planning Appeals

DC/21/0604/FUL - Planning application - construction of one dwelling, as amended by plans received 21 October 2021 - Nowell Lodge Fordham Road Newmarket.

The appeal was noted and the following was agreed:

D22/08/25.01 Resolved

That NTC supports the original WSC objections and reasons for refusal of the application.

D/22/08/26 East Cambs Planning Applications

None noted.

D/22/08/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 25/07/2022 and 01/08/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/0872/FUL	Planning application - temporary siting of classroom block for five years	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/22/1019/HH	Householder planning application - two storey side extension (following removal of lobby/store)	8 Exning Road Newmarket Suffolk	Approved	No objections
DC/22/1021/HH	Householder planning application - single storey rear extension	Falmouth House Falmouth Avenue Newmarket Suffolk	Approved	No objections

D/22/08/28 Delegation Panel Decisions

D/22/07/12/1 DC/22/0096/FUL – Planning application - change of use of ground floor and basement from retail (class E) to Adult gaming centre (sui generis) – 98 High Street Newmarket

It was noted that the WSC Officer was minded to grant the application, despite the strong objection of Newmarket Town Council.

D/22/08/29 Licensing

The Chairman reported that the District Cllrs had persuaded WSC to consider the Heaven application at Committee rather than a delegation panel. It was reported that if NTC could prove that the High Street is an Historic High Street then this would aid further objections.

D/22/08/30 Correspondence

None noted.

D/22/08/31 Date of Next Meeting

Monday 5th September 2022 at the Memorial Hall.

Meeting closed at 7:09pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/08/21.01 Resolved</u>	That a site visit be arranged to ascertain how the land is currently used.
<u>D/22/08/23.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/08/23.02 Resolved</u>	The Committee voiced no objections.
<u>D/22/08/23.03 Resolved</u>	The Committee voiced no objections.
<u>D/22/08/23.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/08/23.05 Resolved</u>	The Committee voiced no objections.
<u>D/22/08/25.01 Resolved</u>	That NTC supports the original WSC objections and reasons for refusal of the application.

Blank

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Week beginning 8 th Aug						
Trees in a conservation area notification - one Silver birch (T1 on order) crown reduction in height by four metres and lateral crown reduction by two metres; one Indian bean (T2 on plan) overall crown reduction by 1.5 metres Glenavis 39 Bury Road Newmarket Suffolk CB8 7BY DC/22/1419/TCA	Conservation Area	Dave Beighton	Mrs. Anne Renton	Councillor Rachel Hood Councillor Robert Nobbs	Thu 08 Sep 2022	no
Trees in a conservation area notification - one Eucalyptus tree (T1 on plan) - overall crown reduction by up to 4 meters Heathway 41 Bury Road Newmarket Suffolk CB8 7BY DC/22/1420/TCA	Conservation Area	Sarah Drane	Mr. Mustafa	Councillor Rachel Hood Councillor Robert Nobbs	Wed 07 Sep 2022	no
Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell The Lodge 42 Bury Road Newmarket Suffolk CB8 7BT DC/22/1408/TCA		Sarah Drane	Mrs. Wragg	Councillor Rachel Hood Councillor Robert Nobbs	Wed 31 Aug 2022 (Extension granted to 6 th)	no
Planning application - construction of four flats Southfield Farm Cottages Hamilton Road Newmarket Suffolk CB8 OTE DC/22/1353/FUL		Charlotte Waugh	Jockey Club Estates Ltd	Councillor Andy Drummond Councillor James Lay	Sat 03 Sept 2022 (Extension granted to 6 th)	no

Planning application - change of use from betting shop (sui generis) to wine bar (sui generis) 5 All Saints Road Newmarket Suffolk CB8 8ES DC/22/1376/FUL		Ian Opolot	Mr B Little	Councillor Rachel Hood Councillor Robert Nobbs	Sat 03 Sept 2022 (Extension granted to 6 th)	no
Planning application - replacement timber windows, doors and fascias Bryntirion Court Cheveley Road Newmarket Suffolk CB8 8FD DC/22/1300/FUL		Ian Opolot	Mr Aaron Freeman	Councillor Rachel Hood Councillor Robert Nobbs	Fri 16 Sept 2022	no
Week beginning 15 th August						
Tree preservation order TPO 02 (1980) - one Lime (T1 on plan, T100 on order) overall crown lift by up to three metres; one Lime (T2 on order, T98 on order) fell 9 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND DC/22/1444/TPO		Clare Oliver	Mr Weaver	Councillor Andy Drummond Councillor James Lay	Fri 09 Sep 2022	no
Non material amendment to DC/17/1881/FUL - <u>changes to landscaping in the south east portion of the site</u> The Silks 69 Exning Road Newmarket Suffolk NMA(A)/17/1881 <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>	FOR NOTING ONLY					

Trees in a conservation area notification - one Eucalyptus (T7 on plan) cut back overhanging limbs to boundary The Gallops Old Station Road Newmarket Suffolk DC/22/1436/TCA	Conservation Area			Councillor Rachel Hood Councillor Robert Nobbs	Wed 14 Sep 2022	no
Application to discharge condition 17 of application DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk CB8 8HH DCON(D)/20/0624 <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>	FOR NOTING ONLY					
Week beginning 22nd August						
Tree preservation order TPO 013 (1988) - two Horse Chestnuts (T1 and T2 on plan, T1 and T2 on order) crown lift to 4.5 metres; four Lime (T3, T4, T5 and T6 on plan, T3, T4, T5 and T6 on order) crown lift to five metres above ground level The Gallops Old Station Road Newmarket Suffolk DC/22/1463/TPO	Conservation area	Gregory McGarr	The Gallops Management Company	Councillor Rachel Hood Councillor Robert Nobbs	Thu 15 Sept 2022	no

Development and Planning Committee

Planning Applications – West Suffolk Council

Householder planning application - a. entryway relocated on front elevation b. addition of pitched roof to front elevation c. raising of existing roof to create habitable second floor rooms d. two dormer windows to front elevation e. replacement windows to front and side elevation f. first floor side extension above existing garage g. two storey rear extension h. single storey rear extension i. installation of entry gates 🗨 25 Hamilton Road Newmarket Suffolk CB8 0NY DC/22/1489/HH		Thea Stockley	Mr & Mrs Chu	Councillor Andy Drummond Councillor James Lay	Sat 17 Sept 2022	no
Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to one dwelling (class C3) 🗨 18 Park Lane Newmarket Suffolk CB8 8AX DC/22/1468/P3CMA		Amy Murray	Mr Stephen Gold	Councillor Rachel Hood Councillor Robert Nobbs	Fri 16 Sept 2022	no



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

Telephone: Ely (01353) 665555
www.eastcambs.gov.uk

The Owner/Occupier
King Edward VII Memorial Hall
High Street
Newmarket
CB8 8JP

This matter is being dealt with by:

Anne James

Telephone: 01353 616241
E-mail: plservices@eastcambs.gov.uk
My Ref: 22/00471/RMM
Your ref

16th August 2022

Dear Sir/Madam

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

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

Reference: 22/00471/RMM

Additional information has been submitted in response to matters raised by technical consultees.

An amended plan/additional information has been received for this application on 11th August 2022 as detailed above. Before a decision is taken I would appreciate any comments and/or observations which you may wish to provide before **31st August 2022**. These can be made in writing or by email to plservices@eastcambs.gov.uk. Please note if you email your comments, all future correspondence on this application will be via email.

You should be aware that any comments you make will be available for viewing by the general public, both before and after a decision is made, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, any comments you make will be copied to the Planning Inspectorate. You should be happy for any of the information you submit, including personal information, to be available over the internet in this way. (Your name, telephone number and signature will be removed). If you provide information belonging to a third party please ensure you have their permission to do so.

If you would like to see all the supporting application documents, plans and consultation responses received to date, you can do so by visiting the Council's website (<https://eastcambs.gov.uk/planning/current-planning-applications>), opening the search facility and using the reference above. Further information on how to use Public Access can be found on this page.

Please contact the Planning Case Officer Anne James on 01353 616241 if you wish to discuss this application further.

Yours faithfullyDCNEAM14

Anne James
Planning Consultant

Decision List

Week commencing 8th Aug 2022	NTC Comments
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 Somerville Lodge Fordham Road Newmarket Suffolk CB8 7AA DC/22/1248/TCA	NTC no objection 
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	NTC objected referred to Tree Officer 
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 Land Adjacent To The Severals Bury Road Newmarket Suffolk CB8 7BS DC/22/1188/TCA	NTC no objection 
Trees in a conservation area notification - one Bird cherry (1 on plan) fell All Saints Church All Saints Road Newmarket Suffolk CB8 8FL DC/22/1160/TCA	NTC no objection 
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 DC/22/1162/TCA	NTC no objection 
Planning application - install 14 upvc windows into existing box sash frames and replace one crittal window 5-7 The Avenue Newmarket Suffolk CB8 9AA DC/22/1001/FUL	NTC no objection 
Week commencing 15th Aug 2022	
Trees in a conservation area notification - six Lime (L1-L6 on plan) pollard to previous points reducing by three metres St Philip And St Etheldredas Church Exning Road Newmarket Suffolk DC/22/1274/TCA	NTC no objection 

Decision List

Application to discharge conditions 6 (tree protection) 7 (temp protective roadway) 12 (construction method statement) and 15 (horse racing working method statement) of application DC/19/1084/FUL La Grange House Fordham Road Newmarket Suffolk CB8 7AA DCON(A)/19/1084	NTC no objection 
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 CB8 0EJ DCON(A)/21/1074	NTC no objection 
Application for lawful development certificate for proposed use or development - lawful implementation of planning permission DC/17/2674/FUL 122 High Street Newmarket Suffolk CB8 8JP DC/22/1080/CLP	Comments not invited for this application 
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 DC/22/1020/FUL	NTC no objection 
Planning application - removal of existing external ATM and signage 53 High Street Newmarket Suffolk CB8 8NF DC/22/0940/FUL	NTC no objection 
Planning application - conversion and partial demolition to create a. ground floor retail unit; b. courtyard garden; c. eight residential units Surrey House 41 High Street Newmarket Suffolk CB8 8NA DC/22/0762/FUL	NTC no objection subject to shopfront policy 
Planning Application - a. single storey store with open fronted wash bay and muck bunker, b. single storey haybarn and tack boxes building (following demolition of American barn, straw store and haybarn) Solario Yard Tattersalls The Avenue Newmarket Suffolk DC/21/1964/FUL	NTC no objection 
Week commencing 22nd Aug 2022	
Trees in a conservation area notification - one Cherry (T3 on plan) crown reduction by up to two metres and predominant leader reduced by one metre Wynyard Lodge 24 Bury Road Newmarket Suffolk CB8 7BT DC/22/1336/TCA	NTC no objection 

Decision List

Application to part discharge condition 22 (contaminated land) of application DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk CB8 8HH DCON(C)/20/0624	Comments not invited for this application DISCHARGED
Planning application - Construction of lunging ring Solario Yard Tattersalls The Avenue Newmarket Suffolk DC/22/0583/FUL	NTC no objection APPROVED
Planning application - change of use of ground floor and basement from retail (class E) to Adult gaming centre (sui generis) 98 High Street Newmarket CB8 8JX DC/22/0096/FUL	NTC strongly objected APPROVED
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 DC/22/0097/ADV	NTC objected to original plans NTC welcomed revised changes but require any signage to adhere to shopfront policy REFUSED

Blank

To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

25 August 2022

Dear all

Delegation Panel - Tuesday 23 August 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



Delegation Panel list

Date: Tuesday 23 August 2022
Time: 1.00pm
Location: Via MS Teams
Attended by: Councillors Andrew Smith, Jim Thorndyke, Mike Chester and David Nettleton for item 4.
Together with Dave Beighton, Gareth Durrant, Savannah Cobbold, Adam Yancy and Tamara Benford-Brown

The Delegation Panel advised the Director (Planning and Growth) of their opinion as to whether these applications should be referred to the Development Control Committee for determination or whether they should otherwise be determined using delegated powers.

1.	Application number	DC/22/0420/RM
	Proposal:	Reserved Matters Application - Submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - details of the two vehicle site accesses (Phase 1) and internal spine road (Phase 2)
	Location:	Hatchfield Farm, Fordham Road, Newmarket
	Case officer:	Gareth Durrant
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Refer to DCC
	Reason for DCC referral:	The level of public interest including a number of representations from Ward Members, and so it gives NTC and Ward Members an opportunity to air their concerns to the DCC. A site visit is not needed.
	Director decision:	Refer to DCC

Item 13

Referred to NTC Licensing Working Group to provide a verbal report

Application for a new premises licence - USA Chicken, 94 High Street, Newmarket, Suffolk, CB8 8JX. The last date for representations is 8 September 2022.

Name of Applicant: Mr Azhar Ali	Name of Premises: USA Chicken	
Postal Address of Premises (or description of premises): USA Chicken, 94 High Street, Newmarket, Suffolk, CB8 8JX	This application may be viewed at: West Suffolk Council, West Suffolk House Western Way, Bury St Edmunds IP33 3YU	
Proposed Licensable Activities: to Include On/Off Sales of Alcohol		
Activity	Day/s	Times
Late Refreshment (Indoors)	Sunday-Thursday Friday - Saturday	11:00 – 02:00 11:00 – 04:00

[Application-USA-chicken.pdf \(westsuffolk.gov.uk\)](#)

[Plan-USA-Chicken.pdf \(westsuffolk.gov.uk\)](#)

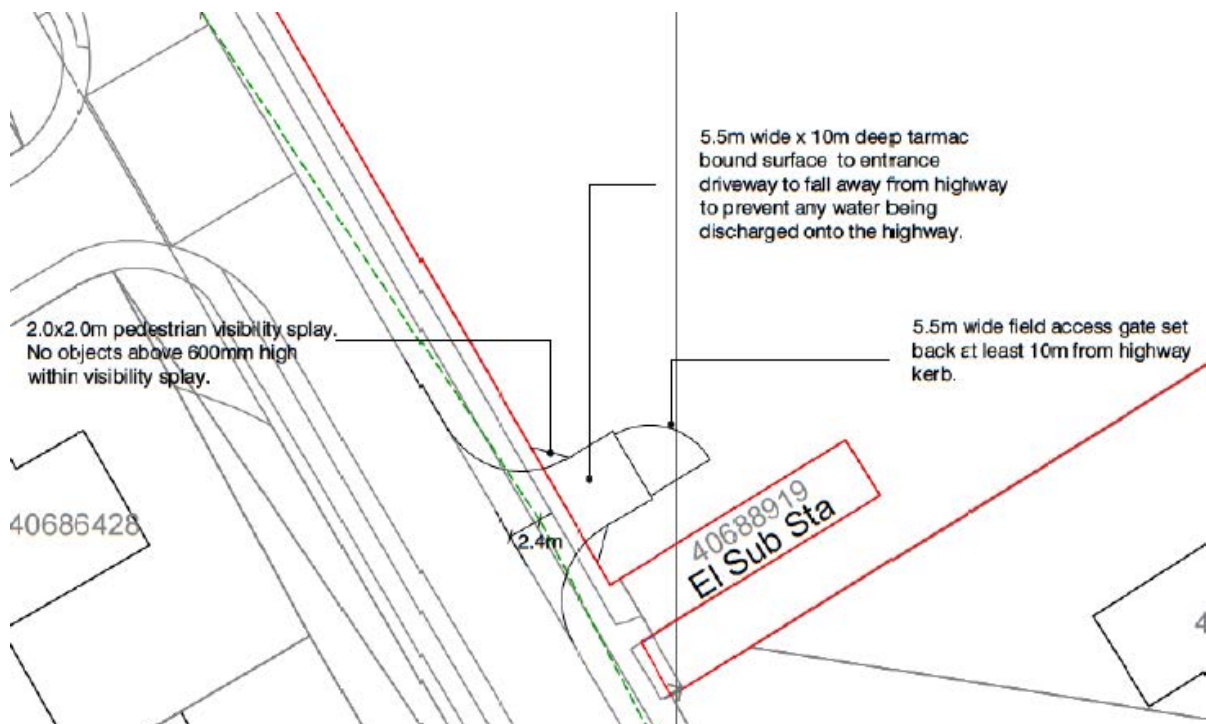
Blank

Item 14

(Excerpts from previous meeting agenda pack)

If it could be used by the school as a sports field, this would fulfil the criteria that it remained for at least the time being, as a green open space, a part of Newmarket's Green Wedge. In such an event Balaton Paddocks could at long last serve a useful purpose within the town. We would welcome the support of Newmarket Town Council when we submit our planning application for the above proposal, as well **any comments the council would like to make** regarding our proposal.

Balaton Paddocks Ltd
08-08-2022



Blank

Townclerk

Subject: FW: Litter problem around the Newmarket MacDonald's area

From: Townclerk

Sent: 30 August 2022 13:35

To:

Subject: RE: Litter problem around the Newmarket MacDonald's area

Many thanks for this

I welcome the increase to twice weekly litter picking and will feed back to council.

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council

From:

Sent: 30 August 2022 13:26

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

Cc:

Subject: RE: Litter problem around the Newmarket MacDonald's area

Good afternoon Cathy,

Hope you are well. Yes we did have a conversation regarding the issue of the litter around our branch and I did assure you that we are doing the long distance litter pick every week. We still do the litter pick every week around the area but it is not really possible to keep the area clear of McDonald's litter as we do it once a week. If that's really concerning, then we will start doing the litter pick 2 times per week. At the moment, when we do the litter pick, we go around the road towards the Tesco and burger king once a week and the other week, they go around the road towards the town centre. The field and the car parks gets looked after more than once a week but obviously with the concern and complaints you are getting from the locals, it looks like we have failed to meet the expectations of the council and will do our best to get it sorted as soon as possible. I will make that my priority in coming days and will give you no room for complains in the future. Please don't hesitate to contact me if you have any issues. Thanks and apologies for all the inconvenience caused.

Regards,

From: Townclerk [<mailto:Townclerk@newmarket.gov.uk>]

Sent: 30 August 2022 12:44

To:

Subject: Litter problem around the Newmarket MacDonald's area

Dear,

We spoke not long after the MacDonalds Newmarket branch opened regarding the issue of litter around the area of the building and you assured me that you had staff regularly doing a litter sweep of, not only your premises, but also the George Lambton field and car park and the general area surrounding the site.

Councillors are increasingly concerned with the amount of MacDonalds litter in the area presently and I wonder if you would be able to give me information regarding your scope of litter picking and timetable?

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council