

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 3rd October 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 26th September 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 12/09/2022 & 19/09/2022
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 12/09/2022 & 19/09/2022
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive any recommendations from the NTC Licensing Working Group
14. **Correspondence**
15. **Date of next meeting** – Monday 17th October 2022

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 27th September 2022

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public

Material Planning Considerations	
Site specific issues	• adequacy for turning, loading • availability/capacity of local infrastructure (eg public drainage or water systems) • car parking • deficiencies in community/social facilities (eg spaces in schools) • design, appearance and materials • layout and density of building(s) • road access • traffic generation
Environmental effects	• effect on street scene • hazardous materials, contaminated land • landscaping • light (including overshadowing) • loss of trees • nature conservation & biodiversity issues • noise & disturbance resulting from use • overlooking/loss of privacy • smells and fumes • visual amenity
Listed buildings/conservation areas	• The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings • Effect on archaeological interest
Usage	• Incompatible or unacceptable uses • Desire to retain and promote certain uses e.g. stables in Newmarket.
Previous decisions	• Previous planning decisions, including appeal decisions
Policies	• Statutory provisions contained in planning acts, statutory regulations & planning case law • Central Government planning policy and advice • National Planning Policy Framework (NPPF) • Supplementary planning guidance/documents eg. Affordable Housing SPD, Master plans, development briefs • WSC Local Plan policies • Newmarket Neighbourhood Plan • Newmarket Conservation Area Appraisal (adopted September 2009)
Key principle of the NPPF – presumption in favour of sustainable development. For decision-taking this means granting permission unless: • the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or • <i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits</i>	
Matters which are not material planning considerations	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	

Parking Guidance for Use Classes C3 and C4: Dwelling houses and houses in multiple occupation

Family houses, or house occupied by up to six residents living together as a single household, or Houses in Multiple Occupation (HMO)¹³, including a household where care is provided for residents.

Standard: Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum*	Minimum	Minimum	Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated
2 bedrooms	2 spaces per dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g., warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is provided within curtilage of dwelling, then 2 covered & secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	

¹³ Houses in multiple occupation (Class C4) are defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

Informative notes:

*Standards exclude garages under 6m x 3m (internal dimension) as a parking space but can include undercroft parking and car ports providing, they have no other current or potential use.

**Reduction in this figure may be considered with robust and agreed highway mitigation

^Mobility vehicle spaces should be secure and covered with charging facilities.

Visitor/unallocated vehicle parking can, subject to appropriate design, be located on street.

Unallocated cycle parking for residents to be secure and covered, located in easily accessible locations throughout the development. These guidelines will be applied to all development (including infill developments, extension applications and change of use).

Where grouped, unassigned parking is proposed, more flexible and efficient use of the parking may be achieved than with allocated parking. Subject to discussion with the Highway Authority this may potentially reduce the nominal on-street parking provision standards required by up to 25%.

Where an individual dwelling may require more than two spaces these additional spaces may be provided as part of unallocated on street parking, providing this is designed in.

An allowance will be required for visitor cycle and car parking, refer para 3.2 and 4.5.

Suffolk Guidance for Parking 2019 {excerpt}

Car clubs should be promoted in low provision/car free residential developments and car club spaces provided. Electric vehicle charging infrastructure should also be provided in new developments.

Research was undertaken to derive the residential parking guidance for Suffolk. The research included a questionnaire survey to approximately 9000 dwellings. The results of the survey and the 2001 and 2011 Census data for Suffolk car ownership can be found in Appendix 1.

Electric Vehicle recharging points to be provided to support the use of low emission vehicles. See EV Parking Guidance table within this document for further guidance.

Reductions to the minimum parking guidance

This advisory residential parking guidance is the minimum required; however a range of factors will be taken into account. For main urban areas a reduction to the parking guidance may be considered where a proposal has been designed to be exceptionally sustainable in transport terms and which effectively promotes an overall reduction in the use of high emission vehicles and avoids the provision of car parking adjacent or close to dwellings within the main layout.

Main urban areas are defined as those having frequent and extensive opportunities for public transport and cycling and walking links; close proximity to local services (including accessing education, healthcare, food shopping and employment); and on street parking controls at all times e.g. double yellow lines. Where there is evidence that these factors are in place, local planning authorities may, after consultation with the Highway Authority, bring forward local parking policies to limit the scale of parking in specific areas.

When making their recommendation to local planning authorities considering reduced parking proposals for residential development, the Highway Authority must be:

- able to recommend a condition for suitable cycle storage and secure parking facilities;
- satisfied that servicing vehicles would be able to operate efficiently i.e. not restricted by loading restrictions or road layout;
- able to determine how highly sustainable the location is in terms of proximity to services, shops etc. and public transport (high frequency and wide ranging) and suitable cycling and walking routes;
- made aware of the likelihood of a viable Car Club (the provision of a car club would need to be secured through a Planning Obligation on Condition);
- able to determine the possible impact that a single application may have in setting a precedent in an area;
- satisfied by the availability of visitor parking (off street public car parks may be acceptable for visitor use); and
- satisfied that the likely impact of additional road parking in the vicinity would not cause inconsiderate and unsafe obstructions to the surrounding road or footpath network or add pressure onto an already densely utilised parking network.

If all the above criteria are satisfied on a site by site basis then the Highways Authority would be more likely to approve of reduced parking proposals.

However, it is not possible to make the assumption that occupiers will be car free; although it may be possible to accept this to some degree where the units are single bed. Furthermore, if the neighbouring streets are controlled by Residents Parking then any new development is prohibited from joining the scheme.

The presumption that occupiers are required to use off road public car parks for parking of their vehicles is not generally supported. The Highways Authority will only consider any identified use of off-road public car parks as a means of resident parking in exceptionally sustainable developments that are located in main urban areas (as defined above). In such cases, the Highway Authority must first be satisfied that the car park/s in question are viable long-term parking options for affected residents and that the development has been designed to be extremely sustainable in transport terms.

To summarise, the key questions the Highways Authority will seek to address when considering proposals for reduced parking are:

- Where might residents park?
- What real harm would these vehicles cause?
- Are the roads heavily regulated in terms of prohibition of parking?
- Are the streets already under significant pressure?



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 26th September 2022 at 6.15pm

Attendance:

Councillor J Lay (Chairman)
Councillor J Berry
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, 1 Member of the Press and 5 Members of the Public.

Minute		Action by
D/22/09/18	<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.	
D/22/09/19	<u>Apologies</u> Apologies were received from Cllr Clover. Cllr Hall was absent.	
D/22/09/20	<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> Cllr Hood declared a non-pecuniary interest in the following applications; DC/22/1506/TPO, DC/22/1555/TPO and DC/22/1556/TCA. There were no requests for dispensations.	
D/22/09/21	<u>To Confirm the Minutes of the Meeting Held on 5th September 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 5 th September 2022 and the following was agreed: <u>D/22/09/21 Resolved</u> That the minutes of the Development & Planning Committee held on 5 th September 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/09/22	<u>Public Open Session</u> No members of the public wished to speak.	
D/22/09/23	<u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> Policy 5c - Working from home and Policy 14 – trees applied.	

D/22/09/24 Planning Applications

Week Commencing 29/08/2022 and 05/09/2022

D/22/09/24/1 DC/22/1471/FUL - Planning application - (a) partial change of use of first floor from retail (class E) to residential (class C3) to create two flats (b) external changes to form new doors and windows - 116-118 High Street Newmarket.

D/22/09/24.01 Resolved

The Committee objected and supported the concerns raised by the Environment Agency and noted that it was an inappropriate conversion to residential due to there being no parking provision in a Town Centre location.

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

D/22/09/24/2 DC/22/1506/TPO - Tree preservation order TPO 004 (1994) - one Copper Beech (indicated on plan, T5 on order) overall crown reduction by up to ten metres - 8 Heasman Close Newmarket.

D/22/09/24.02 Resolved

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

D/22/09/24/3 DC/22/1472/FUL - Planning application - use of dwelling for a mixed residential use (class C3) and childminding - 39 Leaders Way Newmarket.

D/22/09/24.03 Resolved

The Committee voiced no objections.

D/22/09/24/4 DC/22/1533/TPO - Tree preservation order TPO 004 (2012) - one Horse Chestnut (T1 on plan, T19 on order) overall crown reduction by up to three metres; one Sycamore (T2 on plan, T16 on order) fell - 3 Arborfield Drive Newmarket.

Cllr Berry joined the meeting

D/22/09/24.04 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 a suitable replacement be planted.

D/22/09/24/5 DC/22/1545/TPO - Tree preservation order TPO 012 (1956) - two Horse Chestnut (T1 and T2 on plan, within area A7) overall crown reduction by up to four metres to previous pruning points - 17 Collings Place Newmarket.

D/22/09/24.05 Resolved

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

D/22/09/24/6 DC/22/1509/TPO - Tree preservation order TPO 032 (1960) and TPO 005 (2022) - one Laurel (T1 on plan, within area A1 on order) and one Yew (T2 on plan, T14

on order) crown lift to two metres above roof; one Chestnut (T3 on plan, within area A1 on order) overall crown reduction by four metres; one Walnut (T4 on plan, within area A1 on order) overall crown reduction by three metres - 18 Paget Place Newmarket.

D/22/09/24.06 Resolved

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

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

D/22/09/24/7 DC/22/1555/TPO - TPO 013 (1991) tree preservation order - three Beech (T032, T033 and T035 on plan, within area A4 on order) fell - Godolphin Stables Snailwell Road Newmarket.

D/22/09/24.07 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

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

D/22/09/24/8 DC/22/1556/TCA - Tress in a conservation area notification - a. five Beech (T012, T011, T009, T042 and T006) six Elm (T043, T041, T014 and G003) two Cockspur thorn (G001) one Rowan (T007) one Horse chestnut (T001) one Ash (T015) two Sycamore (T003 T010) and one Unknown species (T013) fell b. one Sycamore (G005) and three Beech (G005 T018) cut to leave a monolith/habitat pole c. one Beech (T005) strip vegetation from base to check for fungal fruiting bodies - Godolphin Stables Snailwell Road Newmarket.

D/22/09/24.08 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/22/09/25 Amended and Deferred Planning Applications

None noted.

D/22/09/26 Planning Appeals

None noted.

D/22/09/27 East Cambs Planning Applications

Town Clerk confirmed that a letter had been sent to East Cambs regarding the Kennett Garden Village development concerning Section 106 funding for Newmarket. A response is awaited and if no response is received then a reminder will be sent.

D/22/09/28 To Receive Results of Applications as Determined by West Suffolk and Plans

Withdrawn

West Suffolk Planning Determinations received during weeks commencing,
29/08/2022 and 05/09/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1408/TCA	Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell	The Lodge 42 Bury Road Newmarket Suffolk	Approved	Objected
DCON(A)/20/0821	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	Approved	No Comments
DC/22/0420/RM	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)	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Objected

D/22/09/29 Delegation Panel Decisions

None noted.

D/22/09/30 Costa Application

WSC provided the landscaping plan that was submitted within application DC/22/0478/FUL. When the permission was granted for the drive through itself within application DC/22/0478/FUL it was conditioned to be implemented.

In light of the detailed landscaping plan being conditioned to be implemented, the following was agreed:

D/22/09/30.01 Resolved

The Committee agreed to withdraw the objection to DC/22/1199/ADV.

D/22/09/31 Licensing

D/22/09/31/1 USA Chicken - Application for a new premises licence – USA Chicken – On/Off Sales of Alcohol Sunday – Thursday 11:00 – 0200 and Friday – Saturday 11:00 – 0400 - 94 High Street Newmarket.

Council's submission was:

Newmarket Town Council would like to raise an objection to the licence application on the following grounds:

- **That all food outlets must close at 2am on Newmarket High Street.**
- **That the closure time must be further reduced to 11pm due to the residential dwellings above the unit.**

It was noted that the Police and WSC Planning had raised concerns and the application will go to a sub-committee for consideration.

Gambling Commission Regulations

The current GC regulations regarding the placing of bets was discussed and will be added to a future agenda.

D/22/09/32 Sunnica

The written representation from NTC was considered and additional points/amendments were added. The following was agreed:

D/22/09/32.01 Recommendation

That Rachel Wood be consulted and subject to the amendments being made, that the written representation from NTC be approved.

D/22/09/33 A14, J37 North Entrance to Newmarket

The Response from Suffolk Highways regarding the evidence supplied by Cllr Ferries showing the state of the North entrance and stating that no remedial work was required at this time was noted.

Following a further site visit SCC Highways will look at temporary resurfacing work due to the planned Hatchfield Farm development requiring further changes to this junction in the near future and a briefing was being prepared for NTC.

This matter will be a rolling agenda item at this committee until resolved satisfactorily.

WSC confirmed that the hedges will be cut along Fordham Road.

D/22/09/34 Correspondence

None noted.

D/22/09/35 Date of Next Meeting

Monday 3rd October 2022 at the Memorial Hall.

Meeting closed at 6:48pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/09/24.01 Resolved</u>	The Committee objected and supported the concerns raised by the Environmental Agency and noted that it was an inappropriate conversion to residential due to there being

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Minutes of Development & Planning Committee held on Monday 26th September 2022

	no parking provision in a Town Centre location.
<u>D/22/09/24.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/24.03 Resolved</u>	The Committee voiced no objections.
<u>D/22/09/24.04 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 a suitable replacement be planted.
<u>D/22/09/24.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/24.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/24.07 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/09/24.08 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 it be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/09/32.01 Resolved</u>	That Rachel Wood be consulted and subject to the amendments being made, that the written representation from NTC be approved.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 12 th September & 19 th Sept						
Ref. No: DC/22/1621/TCA Trees in a conservation area notification - one Horse Chestnut (T1 on plan) repollard up to five metres to previous pruning points 16 The Severals Newmarket Suffolk CB8 7YN	Conservation Area	Dave Beighton	Mrs Curtis	Councillor Rachel Hood Councillor Robert Nobbs	Sat 08 Oct 2022	no
Ref. No: NMA(A)/22/1019 Non material amendment to DC/22/1019/HH - front porch revised to a single window on front elevation and bifolds to be changed to patio doors on rear elevation 8 Exning Road Newmarket Suffolk CB8 OAB		Ian Opolot	Mr & Mrs Holmes	Councillor Rachel Hood Councillor Robert Nobbs	Not Available	no
	FOR NOTING ONLY					
Ref. No: DC/22/1495/OUT Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk. Land At Black Bear Lane High Street Newmarket Suffolk	Conservation Area	Gareth Durrant	Unex	Councillor Andy Drummond Councillor James Lay	Fri 07 Oct 2022	Yes
Ref. No: DCON(A)/21/1964 Application to discharge condition four (surface water drainage verification report) of DC/21/1964/FUL Solario Yard Tattersalls The Avenue Newmarket Suffolk	Conservation Area	Savannah Cobbold	Mr John Murroy	Councillor Andy Drummond Councillor James Lay	Thu 13 Oct 2022	no
	FOR NOTING ONLY					

Ref. No: DC/22/1634/FUL Planning application - installation of air source heat pump St Louis Catholic Academy Fordham Road Newmarket Suffolk CB8 7AA	Conservation Area	Clare Oliver	Helen Bates	Councillor Rachel Hood Councillor Robert Nobbs	Fri 14 Oct 2022	no
Ref. No: DC/22/1666/TCA Trees in a conservation area notification - two Lime (1 and 2 on plan) re-pollard to 4.5 metres above ground level Eastcote 45 Bury Road Newmarket Suffolk CB8 7BY	Conservation Area	Sarah Drane	Ian Lorman	Councillor Rachel Hood Councillor Robert Nobbs	Mon 17 Oct 2022	

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Decision List

Week commencing 12 th Sept & 19 th Sept	NTC Comments
Trees in a conservation area notification - one Eucalyptus (T7 on plan) cut back overhanging limbs to boundary The Gallops Old Station Road Newmarket Suffolk Ref. No: DC/22/1436/TCA	NTC no objection 
Trees in a conservation area notification - one Eucalyptus tree (T1 on plan) - overall crown reduction by up to 4 metres Heathway 41 Bury Road Newmarket Suffolk CB8 7BY Ref. No: DC/22/1420/TCA	NTC no objection 
Planning application - installation of kiosk for water softener McDonalds Willie Snaith Road Newmarket Suffolk CB8 7SU Ref. No: DC/22/1315/FUL	NTC no objection 
Householder planning application - a. replacement cladding on front elevation b. first floor side extension with flue 15 Hamilton Road Newmarket Suffolk CB8 ONQ Ref. No: DC/22/1281/HH	NTC no objection 
Householder planning application - first floor side extension 11 Paddocks Drive Newmarket Suffolk CB8 9BE Ref. No: DC/22/1251/HH	NTC no objection 
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 Ref. No: DC/22/1047/TE1	NTC strongly objected 
Application to discharge conditions 11 (Hard Landscaping Specification), 12 (Landscape Management plan) and 14 (Biodiversity Strategy) of DC/21/1190/FUL Studlands Park Industrial Estate, Unit 14 Studlands Park Avenue Newmarket CB8 7AU Ref. No: DCON(A)/21/1190	NTC no objection 
Application to discharge condition 17 (levels) of DC/21/1190/FUL Unit 14 Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk CB8 7AU Ref. No: DCON(B)/21/1190	NTC no objection 

Decision List

Householder prior approval - Single storey rear extension which extends beyond the rear wall of the original house by four metres with a maximum height of 2.90 metres and a height of 2.90 metres to the eaves. 11 Tannersfield Way Newmarket Suffolk CB8 0EE Ref. No: DC/22/1519/HP	NTC no objection 
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 Ref. No: DC/22/1419/TCA	NTC no objection 
Planning application - replacement timber windows, doors and fascias Bryntirion Court Cheveley Road Newmarket Suffolk CB8 8FD Ref. No: DC/22/1300/FUL	NTC no objection 
Householder planning applications - a. two storey side and rear extensions b. two bay cart lodge c. dropped kerb Sefton Cottage Snailwell Road Newmarket Suffolk CB8 7DJ Ref. No: DC/22/1099/HH	NTC no objection 

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