

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 26th 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:

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

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

- 1. 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**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 5th September 2022**
 - To consider and adopt the minutes, as a true record of the proceedings
 - 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 29/08/2022, 05/09/2022
- 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 29/08/2022, 05/09/2022
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. COSTA application** – to review Council's previous response following further information
- 14. Licensing** – To receive a report from the NTC Licensing Working Group
 - USA Chicken** – a report regarding the licence extension application
 - Gambling Commission Regulations** – to discuss the current GC regulations in the context of placing bets
- 15. Sunnica** – To approve the written representation from Newmarket Town Council
- 16. A14, j37 North Entrance to Newmarket** – To discuss County Highways response to complaints regarding the area
- 17. Correspondence**
- 18. Date of next meeting** – Monday 3rd October 2022

Signed:

Cathy Whitaker, Town Clerk

Date: 20th 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 5th 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 M Jefferys
Councillor P Hulbert

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 1 Member of the Public.

Minute		Action by
D/22/09/1	<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/22/09/2	<u>Apologies</u> None noted. Cllrs Clover and Hall were absent.	
D/22/09/3	<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/22/09/4	<u>To Confirm the Minutes of the Meeting Held on 15th August 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 15 th August 2022 and the following was agreed: <u>D/22/09/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th August 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/09/5	<u>Public Open Session</u> No members of the public wished to speak. <i>Cllr Berry joined the meeting</i> The Chairman made a proposal to bring forward item 14 and the following was agreed: <u>D/22/09/5.01 Resolved</u> That item 14 be brought forward.	

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Minutes of Development & Planning Committee held on Monday 5th September 2022

D/22/09/6 Land off Fordham Road

Further details of the proposal were noted.

Following a site visit the Committee agreed that a section of the land would be suitable for a sports field however, there were still concerns regarding the change of use of horse racing land and the following was agreed:

D/22/09/6.01 Resolved

That should a full planning application be submitted, the Committee would be minded to support the temporary change of use of the part of the land furthest from the stables to a sports field for Fairstead School, subject to the Horse Racing Policies not being breached.

A member of the public left the meeting

D/22/09/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – trees applied.

D/22/09/8 Planning Applications

Week Commencing 08/08/2022, 15/08/2022 and 22/08/2022

D/22/09/8/1 DC/22/1419/TCA - 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.

D/22/09/8.01 Resolved

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

D/22/09/8/2 DC/22/1420/TCA - 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.

D/22/09/8.02 Resolved

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

D/22/09/8/3 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.

It was noted that this application had been withdrawn.

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

D/22/09/8/4 DC/22/1353/FUL - Planning application - construction of four flats Southfield Farm Cottages Hamilton Road - Newmarket Suffolk.

D/22/09/8.04 Resolved

The Committee voiced no objections.

D/22/09/8/5 DC/22/1376/FUL - Planning application - change of use from betting shop (sui generis) to wine bar (sui generis) - 5 All Saints Road Newmarket Suffolk.

D/22/09/8.05 Resolved

The Committee voiced no objections and supported the application.

D/22/09/8/6 DC/22/1300/FUL - Planning application - replacement timber windows, doors and fascias - Bryntirion Court Cheveley Road Newmarket Suffolk.

D/22/09/8.06 Resolved

The Committee voiced no objections.

D/22/09/8/7 DC/22/1444/TPO - 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.

D/22/09/8.07 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 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/22/09/8/8 NMA(A)/17/1881 - Non material amendment to DC/17/1881/FUL - changes to landscaping in the south east portion of the site - The Silks 69 Exning Road Newmarket Suffolk.

D/22/09/8.08 Resolved

The Committee made no comment.

D/22/09/8/9 DC/22/1436/TCA - Trees in a conservation area notification – one Eucalyptus (T7 on plan) cut back overhanging limbs to boundary - The Gallops Old Station Road Newmarket Suffolk.

D/22/09/8.09 Resolved

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

D/22/09/8/10 DCON(D)/20/0624 - Application to discharge condition 17 of application DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/22/09/8.10 Resolved

The Committee made no comment.

D/22/09/8/11 DC/22/1463/TPO - 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.

D/22/09/8.11 Resolved

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

D/22/09/8/12 DC/22/1489/HH - 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.

D/22/09/8.12 Resolved

The Committee voiced no objections.

D/22/09/7/13 DC/22/1468/P3CMA - 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.

D/22/09/7.13 Resolved

The Committee voiced no objections.

D/22/09/9 **Amended and Deferred Planning Applications**
None noted.

D/22/09/10 **Planning Appeals**
None noted.

D/22/09/11 **East Cambs Planning Applications**

D/22/09/11/1 22/00471/RMM - 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 - Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett.

D/22/09/11.01 Resolved

The Committee strongly objects to this application with no additional services being provided on the development. The Committee requested a meeting with East Cambs to discuss the impact of the development and details of services to be located in the village rather than residents using the oversubscribed services in Newmarket, which will add to the traffic grid lock and to request that Section 106 monies be allocated to provide services in the village and to improve the infrastructure of Newmarket.

D/22/09/12 **To Receive Results of Applications as Determined by West Suffolk and Plans**

Withdrawn

West Suffolk Planning Determinations received during weeks commencing,
08/08/2022, 15/08/2022 and 22/08/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1248/TCA	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	Approved	No objections
DC/22/1236/TPO	Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell	The Lodge 23 Bury Road Newmarket Suffolk	Withdrawn	Objected
DC/22/1188/TCA	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	Approved	No objections
DC/22/1160/TCA	Trees in a conservation area notification - one Bird cherry (1 on plan) fell	All Saints Church All Saints Road Newmarket Suffolk	Approved	No objections
DC/22/1162/TCA	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	Approved	No objections
DC/22/1001/FUL	Planning application - install 14 upvc windows into existing box sash frames and replace one crittall window	5-7 The Avenue Newmarket Suffolk	Approved	No objections
DC/22/1274/TCA	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	Approved	No objections
DCON(A)/19/1084	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	Approved	No comment
DCON(A)/21/1074	Application to discharge conditions 4 (dust management plan) 11 (biodiversity enhancements) 13 (boundary treatments) 14 (materials) of C/21/1074/FUL	28 St Fabians Close Newmarket Suffolk	Approved	No comment
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	Approved	No comment
DC/22/1020/FUL	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	Refused	No objections
DC/22/0940/FUL	Planning application - removal of	53 High Street	Approved	No objections

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	existing external ATM and signage	Newmarket Suffolk			
DC/22/0762/FUL	Planning application - conversion and partial demolition to create a. ground floor retail unit; b. courtyard garden; c. eight residential units	Surrey House 41 High Street Newmarket Suffolk	Withdrawn	No objections	
DC/21/1964/FUL	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	Approved	No objections	
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	Approved	No objections	
DCON(C)/20/0624	Application to part discharge condition 22 (contaminated land) of application DC/20/0624/FUL	143A All Saints Road Newmarket Suffolk	Discharged	No comment	
DC/22/0583/FUL	Planning application - Construction of lunging ring	Solario Yard Tattersalls The Avenue Newmarket Suffolk	Approved	No objections	
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	Approved	Objected	
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	Refused	Objected	

DC/22/0096/FUL – It was noted with disappointment that WSC had approved yet another gambling establishment in the High Street and the following was agreed:

D/22/09/12.01 Resolved

That a letter be sent to WSC to express the Committee's disappointment of application DC/22/0096/FUL being approved when NTC had strongly objected to it.

D/22/09/13 Delegation Panel Decisions

D/22/09/13/1 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.

It was noted that the WSC Officer was minded to grant the application and referred it to the Development Control Committee.

D/22/09/14 Licensing

Application for a new premises licence – USA Chicken – Late refreshments (indoors) Sunday – Thursday 11:00 – 0200 and Friday – Saturday 11:00 – 0400 - 94 High Street Newmarket.

The premises licence application was noted.

D/22/09/15 Litter

It was reported that the hedges on George Lambton playing field, along the Fordham Road had not been maintained and that no action has been taken to improve the entrance to the town from the A142. The Yellow Brick Road has similar issues and the Deputy Town Clerk was asked to arrange a site visit with WSC and Members of the Committee.

The response from McDonalds regarding the litter issues was noted. They were going to increase the litter picking activity and apologised for the inconvenience caused. The issue is not in the vicinity of the restaurant but from take-aways and litter picks need to be done in a radius of a 5 min walk from McDonalds.

D/22/09/16 Correspondence

None noted.

D/22/09/17 Date of Next Meeting

Monday 19th September 2022 at the Memorial Hall.

Meeting closed at 7:06pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/09/6.01 Resolved</u>	That should a full planning application be submitted, the Committee would be minded to support the temporary change of use of the part of the land furthest from the stables to a sports field for Fairstead School, subject to the Horse Racing Policies not being breached
<u>D/22/09/8.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/8.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/8.04 Resolved</u>	The Committee voiced no objections.
<u>D/22/09/8.05 Resolved</u>	The Committee voiced no objections and supported the application.
<u>D/22/09/8.06 Resolved</u>	The Committee voiced no objections
<u>D/22/09/8.07 Resolved</u>	The Committee voiced no objections

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Minutes of Development & Planning Committee held on Monday 5th September 2022

<u>D/22/09/8.08 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 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/22/09/8.09 Resolved</u>	The Committee made no comment.
<u>D/22/09/8.10 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/8.11 Resolved</u>	The Committee made no comment.
<u>D/22/09/8.12 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/7.13 Resolved</u>	The Committee voiced no objections
<u>D/22/09/11.01 Resolved</u>	The Committee strongly objects to this application with no additional services being provided on the development. The Committee requested a meeting with East Cambs to discuss the impact of the development and details of services to be located in the village rather than residents using the oversubscribed services in Newmarket, which will add to the traffic grid lock and to request that Section 106 monies be allocated to provide services in the village and to improve the infrastructure of Newmarket.
<u>D/22/09/12.01 Resolved</u>	That a letter be sent to WSC to express the Committee's disappointment of application DC/22/0096/FUL being approved when NTC had strongly objected to it.

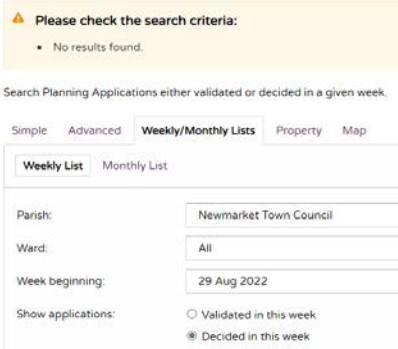
Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 29 th Aug (and late additions to 22 nd) & 5 th Sept						
DC/22/1471/FUL Planning application - (a) partial change of use of first floor from retail (class E) to residential (class C3) to create two flats (b) external changes to form new doors and windows 116-118 High Street Newmarket	Conservation area	Ed Fosker	Whitebox Architecture and Design Ltd	Councillor Andy Drummond Councillor James Lay	Thu 22 Sept 2022 (extension granted to 27 th)	no
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		Thea Stockley	Mary Webster	Councillor Michael Anderson Councillor Karen Soons	Fri 23 Sep 2022 (extension granted to 27 th)	no
DC/22/1472/FUL Planning application - use of dwelling for a mixed residential use (class C3) and childminding 39 Leaders Way Newmarket		Savannah Cobbold	Rachael Neill	Councillor Andy Drummond Councillor James Lay	Mon 26 Sep 2022 (extension granted to 27 th)	no
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		Gregory McGarr	Mrs M Walsh	Councillor Michael Anderson Councillor Karen Soons	Tue 27 Sep 2022	no

Development and Planning Committee

Planning Applications – West Suffolk Council

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		Adam Yancy	Mr S Bailey	Councillor Andy Drummond Councillor James Lay	Tue 27 Sep 2022	no
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		Gregory McGarr	Mr Littlewood	Councillor Michael Anderson Councillor Karen Soons	Tue 27 Sep 2022	no
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		Gregory McGarr	Mr C Ward	Councillor Michael Anderson Councillor Karen Soons	Wed 28 Sep 2022	no
DC/22/1556/TC 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 on 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	Conservation area	Sarah Drane	Mr C Ward	Councillor Michael Anderson Councillor Karen Soons	Fri 30 Sep 2022	no

Decision List

Week commencing 29th Aug 2022	NTC Comments
None (15/09/22) 	
Week commencing 5th Sept 2022	
<u>Trees in a conservation area notification - two Scots pine (SP1 and SP2 on plan) fell</u> The Lodge 42 Bury Road Newmarket Suffolk CB8 7BT Ref. No: DC/22/1408/TCA	NTC objected – referred to tree officer 
<u>Application to discharge conditions 6 (details of access) 7 (bound material) and 13 (materials) of application DC/20/0821/FUL</u> St Gaten Cottage Stables Vicarage Road Newmarket Suffolk Ref. No: DCON(A)/20/0821	NTC not consulted/comments not invited 
<u>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)</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL Ref. No: DC/22/0420/RM	NTC objected (April) 
----- end -----	

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Townclerk

Subject: FW: DC/22/1199/ADV - Costa, Newmarket Retail Park, Oaks Drive, Newmarket
Attachments: 1977541-Site and Other Plans Drawings-LANDSCAPING DETAILS.pdf

From: Fosker, Edward <edward.fosker@westsuffolk.gov.uk>
Sent: 07 September 2022 09:51
To: Townclerk <Townclerk@newmarket.gov.uk>
Subject: DC/22/1199/ADV - Costa, Newmarket Retail Park, Oaks Drive, Newmarket

Dear Cathy,

With regard to the above application Newmarket Town Council have commented:

"The Committee are inclined to object due to the possible detrimental effect on an entrance to the town. Costa had indicated in previous talks that there would be landscaping/screening and this is not apparent from the plans and is not in line with Newmarket Neighbourhood Plan 32 – attractive entrances to the town".

The landscaping of this site was detailed when the permission was granted for the drive through itself within application DC/22/0478/FUL and conditioned to be implemented (I have attached the landscaping plan from that application).

In light of this could you please let me know if the Town council wish to remove the objection from application DC/22/1199/ADV as the landscaping was dealt with in the previous application DC/22/0478/FUL.

Kind regards

OUTLINE SPECIFICATION

Refer to schedules for plant sizes, form, support and treepit dimensions

Treepit dimensions: Formation depth as schedules
300mm depth topsoil over 600mm depth tree draining subsoil
Plant beds: 300mm depth topsoil over 400mm depth of subsoil
Amenity and Turf Grass Areas: Do not disturb existing grass areas/ 150mm depth topsoil over 400mm depth of subsoil
The CA, amenity and turf grass areas where topsoil can be placed directly onto undisturbed clean site subsoil.

Subsoil shall be sourced from soils below the topsoil layer with minimal organic matter and consist of a mix of clay and stone. No construction fill shall be evident in this layer.

Imported topsoil shall be in accordance with BS5882:2015. "Multi-Purpose" grade as supplied by Freeland Horticulture or otherwise approved.
Tel:01322-619161

Remove objects greater than 75mm in size from the topsoil and cart away.
Provide an analysis of imported/ stockpiled topsoil with recommendations for making good any deficiencies. Provide details of the source and a 1kg sample of imported topsoil for approval by the Landscape Architect.

TREES

Tree Inspection
Trees to be selected by the Landscape Architect at the grower's nursery.

Triple staking: 3No. 75mm diam. x 1800mm long stakes set equidistant around the tree rootball. Top of stake 800mm above ground level. Tree tied to each stake with 25mm wide neoprene straps and 300mm long plastic sleeves.

Root Preparation

Trees to be rootballed for planting between November and March inclusive. All trees to be container grown or containerised for planting between April to October inclusive.

Install 75mm diameter land drain to completely surround the rootball of each tree with one end exposed above the mulch.

SHRUB SELECTION

Do not deliver onto site any substitution of species, cultivar, plant size or form other than those specified in the Plant Schedules without prior approval from the Landscape Architect. The Contractor shall submit a list of possible alternatives beforehand for agreement by the Landscape Architect.

SHRUB PLANTING

Refer to schedules for container grown or bareroot shrubs. Bareroots to be planted between November and March inclusive. For all shrubs and transplants, backfill 300 x 300 x 300mm deep plant pit with 1 part Green-Waste compost and 5 parts topsoil thoroughly mixed before backfilling.

MULCH

50mm thick 35-75mm size bark mulch cover to all exposed topsoil within plant beds. 14% maximum wood content permitted. Provide a sample to the Landscape Architect prior to delivery.

GRASS AREAS

A general pre-seeding fertiliser shall be applied to the soil between 3 and 5 days before laying turf or sowing seed and incorporated into the top 25mm of tith at a rate of 70g/m²/sq.m

Seed Grass: Grade "A19", as supplied by Germinal, sown at a rate of 35 grams per sq.m (01522-868714/ www.germinal.com)

Turf Grass: Lay ornamental quality turf grass. Turves shall be in accordance with BS3969, "Recommendations for turf for general landscape purposes".

WATERPOINT

1No. Waterpoint to be installed to meet the local Water Authority requirements: 25mm coupling set 300mm above ground level within lockable galvanised metal box on concrete foundation, separated from water supply with break valves.

MAINTENANCE

Defects Period for 52 weeks following Practical Completion.
Allow for 17 maintenance visits for watering, cutting, weeding, pruning and litter collection.



PLANT SCHEDULES

TOTAL	TREES	SIZE (girth)	FORM	SUPPORT	TREEPIT
1	Alnus cordata	18-20	Clear Stem	Triple	1.2x1.2x0.9m deep
10	Tilia cordata "Streetwise"	20-25	Clear Stem	Triple	1.2x1.2x0.9m deep
TOTAL	SHRUBS	SIZE (cm)	POT (litre)	COMMENTS	
84	Cholsya ternata	30-40	3.0		
16	Cotoneaster salicifolius "Gnom"	30-40	3.0		
148	Fagus sylvatica	60-80	3.0	Hedge plants	
80	Hebe "Great Orme"	40-60	5.0		
40	Hypericum dummeri "Peter Dummer"	30-40	3.0		
4	Ilex "Golden King"	60-80	5.0	Bushy plants	
26	Prunus "Cherry Brandy"	30-40	3.0		

UNIT 6 DRIVE-THRU
STUDLANDS RETAIL PARK, NEWMARKET

PLANTING LAYOUT

Scale 1:200 @ A1

Date MARCH 2022

Drawing Revision

850.19.02

TALA

TERRY ANDERSON LANDSCAPE ARCHITECTS

54 Kenilworth Avenue - Wimbleson - London SW19 7LW Tel: 020-8947 6859
info@terryanderson.co.uk

Townclerk

From: Townclerk
Sent: 09 September 2022 14:21
To: licensing@westsuffolk.gov.uk
Cc: Townclerk
Subject: USA CHICKEN Newmarket

Dear Licencing Team,

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.

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council



King Edward VII Memorial Hall
High Street
Newmarket
Suffolk CB8 8JP
Tel: 01638 661777
www.newmarket.gov.uk

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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	11:00 – 02:00
	Friday - Saturday	11:00 – 04:00

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

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

WRITTEN REPRESENTATION FOR SUNNICA

Newmarket is a town steeped in history and has been the world epicentre of horseracing since the 17th century. It is located on the border of the counties of Suffolk and Cambridgeshire. It has a population of 18,220; with 18.3% being aged 0-15, 62.4% being aged 16-64 and 19.3% being aged 65+. (Suffolk Observatory).

Town History – Newmarket has a unique history and heritage; an area of early settlement because of its water sources, it claims the oldest road in Britain – The Icknield Way – which runs through the town. The remains of Bronze Age and Iron Age barrows were scattered across the Heath until the 19th century. The powerful Iron Age Iceni tribe included the Newmarket area in their lands. The huge “Devil’s Dyke” earthwork on Newmarket Heath, which runs for about 7 miles between Woodditton and Reach, is Anglo-Saxon in origin, dating from the 600s AD. It was originally a defensive structure but today the footpath running along the dyke offers interesting and varied walks, together with some spectacular views across the Heath and Racecourses. It is also a site of Special Scientific Interest and home to rare species of flora and fauna. From 1604 the town’s Royal connection began with King James I, followed by King Charles I, creating palaces. The sport of horseracing in the area emerged and today, Newmarket is still known as “Headquarters” in the racing world. The wonderful expanse of heathland around Newmarket is here today for everyone to enjoy. It is said to be the largest expanse of cultivated heathland in the world but it probably would not exist if it was not for the horseracing industry and the people who tend it on the industry’s behalf.

Our Town Council – Newmarket Town Council is responsible for a number of community facilities, areas and services throughout the town and running and facilitation of events & festivals for the town. The council committee has 18 elected councillors and is led by the Town Mayor. Meetings are held on Monday evenings and members of the public may attend and speak on matters at the beginning of the agendas.

Our town council is completely against Sunnica Ltd’s plans for the Sunnica Industrial Energy site. Sunnica Ltd.’s consultation process has been completely inadequate and has left many of our residents in the dark about the construction, operation, and decommissioning of the Sunnica Industrial site. Although the solar farm is not set to be built within our town borders it still affects us as a town massively for the following reasons:

a) Effect on Agriculture

Historically, the area in and around Newmarket has always had farming as one of its main occupations. Our area produces a substantial variety of vegetables for the country, helping to secure our national food security. Sunnica plans to build their industrial solar site on this high-quality agricultural land. We as a country simply cannot afford to lose arable land to industrial solar farms. The effect of building thousands upon thousands of these solar panels on farmland for 40 years will be completely detrimental to the land quality. This land will likely be used for industry following Sunnica’s decommissioning in 40 years’ time, representing a permanent loss of agricultural land.

b/ Solar on Warehouses

We, as a council, cannot understand how this loss of agricultural land is even being considered when rooftops of warehouses are the clear superior option. In our area we have a large number of warehouses whose rooftops could be used for solar power. A recent study shows that UK warehouse rooftops have the capability of doubling the UK's solar output contributing up to 15GW of new solar power, without compromising our essential agricultural land.

c/ The Effect on the Horse Racing Industry

Newmarket has been considered the home of the horse racing industry for centuries. A report commissioned by Forest Heath District Council in 2014 concluded that Newmarket is a unique training centre which is incomparable in economic and historical importance. This relationship between horse racing and Newmarket has always been protected, this can be seen throughout history with infrastructure projects being modified to protect the Heath. In 1851 the railway was tunnelled under the Heath and moved North of the Limekilns. Similarly, during wartime the Heath was never touched, whilst most other land was ploughed for agriculture. The Sunnica Industrial Solar site poses a great threat to Newmarket's status as the Headquarters of racing worldwide. We must not allow this premier position to slip.

As well as the historical importance of Newmarket, the horse racing industry contributes massively to our town's economy. In Newmarket there are countless horse racing businesses - The Jockey Club, Tattersalls, the National Stud, the National Horseracing Museum, the British Racing School, 70 licensed trainers, 3 equine hospitals, 100 vets, as well as various bloodstock services, veterinary research centres, farriers, feed suppliers, saddlers and many others. By threatening the horse racing industry, the Sunnica industrial site subsequently threatens each of these individual businesses. A study in 2017 showed that the horse racing industry alone creates 3,597 jobs and contributes almost 242 million pounds to our local economy each year. This clearly reflects our towns complete reliance on the industry economically. Therefore, this clear threat that the Sunnica Industrial site poses to our town must be stopped.

e/ The Effect on Tourism in our area

A large amount of time and effort has been put in to make our town the tourist destination it is today. People visit our town largely to experience the home of horseracing first hand, but also due to the beautiful countryside views from our town. The Sunnica Industrial site will essentially industrialise the countryside of our area, destroying this renowned landscape. For example, the famous views over the Limekilns gallop will be turned into a sea of solar panels with a 10-meter high electricity substation. This is the same for other areas (please add any other areas where views will be compromised if possible) of countryside around our town. The resulted effect on the number of tourists visiting us will be catastrophic. Local businesses like The Bedford Lodge Hotel, The Packhorse Inn, Discover Newmarket, The National Horseracing Museum, and many others will be threatened by Sunnica's plans.

f/The Effect on Traffic through our town

Sunnica's construction vehicles during the construction period will travel to our area on the A14 dual carriageway, taking the junction off onto the Fordham Road, and travelling to Exning past Tesco. Tesco is our town's main supermarket, and those travelling there will be affected by this traffic. As well as this, our town is the official bypass from the A14 when there is an accident, and recently there has been an overwhelming amount of traffic coming through Newmarket from the A14. Consequently, the whole Fordham Road and our High Street are constantly in standstill traffic. This will only worsen during the construction period with heavy good vehicles transporting solar panels to our area for the Sunnica Industrial site. This will negatively impact the lives of our residents. People who use this route daily. Both Fairstead House School and St. Louis Primary School are located on the Fordham Road among others, where traffic will be at its worst. Many residents walk their children to school, will this still be considered safe with constant construction vehicles on roads? The construction of Sunnica Industrial site will negatively impact daily lives of those who work, live, or go to school in our town, and this must be taken under consideration.

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Townclerk

From: Councillor Ferries
Sent: 08 September 2022 09:28
To: Townclerk; Councillor Lay
Subject: Fwd: Suffolk County Council Problem Report 00371753
Attachments: ATT00001.bin; image_50407937.jpg

Dear Cathy,

I would like to add this response from Suffolk Highways to the agenda of the next D&P meeting, attached is the image I sent them which reflects the current state of the north entrance.

I'm concerned regarding the following statement:

"Our staff have visited the location of your report and assessed the issue you reported. We believe that at this time it does not warrant remedial action. However, we will continue to monitor the location as part of our routine inspections, and if the matter worsens significantly, we will take action."

Thanks in advance.

Kindest Regards

Julian

Julian Ferries
Newmarket Town Councillor (Studlands Ward)

Newmarket Town Council
www.newmarket.gov.uk

From: noreply@suffolkhighways.org <noreply@suffolkhighways.org>
Sent: Wednesday, September 7, 2022 10:42 am
To: Councillor Ferries <councillorferries@newmarket.gov.uk>
Subject: Suffolk County Council Problem Report 00371753

Thank you for logging a report.

Your report reference number is: 00371753
FORDHAM ROAD, NEWMARKET
Date reported: 06/09/2022
Description: Signage covered by tree foliage. Sign unreadable.

Our staff have visited the location of your report and assessed the issue you reported. We believe that at this time it does not warrant remedial action. However, we will continue to monitor the location as part of our routine inspections, and if the matter worsens significantly, we will take action.

While we would like to resolve every problem as soon as it is identified, financial and practical considerations mean that we must prioritise our work, as set out in [publicly available criteria](#), and based on the severity and risk associated with the defect.

We receive thousands of highway-related reports each month, with significantly increased demand in winter months. We assess each and every report and when appropriate, repair or rectify the reported issue.

We need to ensure that all reports are treated with fairness across the entire county, as well as prioritising issues that pose an immediate threat to public safety.

Information about how our services are organised and managed can be found on our website at the link below:
www.suffolk.gov.uk/roads-and-transport/.

If you wish to track progress of your report, please use the following link:
<https://highwaysreporting.suffolk.gov.uk/?id=00371753>

Please note that this email has been sent from an unmonitored mailbox and any reply sent to this mailbox will not be seen or responded to.

If you'd like to contact us then you can do so in a number of ways, full details are available on our website at the link below:

<https://www.suffolk.gov.uk/about/contact-us/>

Kind Regards,

