

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 17th 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:

- 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 3rd October 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 26/09/2022 & 03/10/2022
- 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 26/09/2022 & 03/10/2022
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Budget 2023/2024** – To receive a draft budget proposal for the municipal year 2023/2024 for the Development & Planning Committee
- 14. Licensing** – To receive any reports from the NTC Licensing Working Group
 - 19 Rous Road** – to receive a report regarding a licence application
 - Heaven** – to receive an update regarding a licence application (verbal)
 - Gambling Commission Regulations** – to discuss the current GC regulations in the context of placing bets
- 15. Signage** – to discuss signage on the highway (verbal)
- 16. Correspondence**
- 17. Date of next meeting** – Monday 7th November 2022

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 11th October 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 3rd October 2022 at 6.15pm

Attendance:

Councillor J Lay (Chairman)
Councillor A Drummond
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 and 1 Member of the Public.

Minute	Action by
D/22/10/1 <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/22/10/2 <u>Apologies</u> Apologies were received from Cllrs Berry and Ferries. Cllrs Clover and Hall were absent.	
D/22/10/3 <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/22/10/4 <u>To Confirm the Minutes of the Meeting Held on 26th September 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 26th September 2022 and the following was agreed: <u>D/22/10/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 26th September 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/10/5 <u>Public Open Session</u> A member of the public spoke to application DC/22/1495/OUT and the dereliction of the White Lion pub. Concerns were also raised about the proposed size of the block of flats and traffic management. The Chairman proposed that planning application 22/1495/OUT be brought forward and the following was agreed: <u>D/22/10/5.1 Resolved</u> That planning application 22/1495/OUT be brought forward.	

D/22/10/5/1 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.

D/22/09/5.01 Recommendation

NTC supports the outline plan in principle subject to the following conditions:

- That Queensbury Lodge be retained as a starter yard.
- That there is no vehicle access to the horse walk except for emergency access from Rowley Drive.
- That the block of flats be restricted to three storeys.
- That the façade of the historic White Lion pub and the clunch-built wall be retained and maintained.
- The Committee does not agree with the WSC requirement for mitigation preventing excess dog walking on Devil's Dyke.
- That the entrance and exit to the development be carefully considered as it is onto a very busy road.

A member of the public joined the meeting and a member of the public left the meeting.

D/22/10/6 **Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

Policy 14 applied to the tree applications and Policy 32 for attractive entrances to the Town.

D/22/10/7 **Planning Applications**

Week Commencing 12/09/2022 and 19/09/2022

D/22/09/7/1 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.

D/22/09/7.01 Resolved

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

D/22/09/7/2 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.

D/22/09/7.02 Resolved

The Committee made no comment.

D/22/09/7/3 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.

D/22/09/7.03 Resolved

The Committee made no comment.

D/22/09/7/4 DC/22/1634/FUL - Planning application - installation of air source heat pump - St Louis Catholic Academy Fordham Road Newmarket Suffolk.

D/22/09/7.04 Resolved

The Committee voiced no objections and supported the environmental initiative.

D/22/09/7/5 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.

D/22/09/7.05 Resolved

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

D/22/10/8 Amended and Deferred Planning Applications

None noted.

D/22/10/9 Planning Appeals

None noted.

D/22/10/10 East Cambs Planning Applications

None noted. A response on the Kennett Garden Village was still awaited.

D/22/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 12/09/2022 and 19/09/2022

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
DC/22/1420/TCA	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	Approved	No Objections
DC/22/1315/FUL	Planning application - installation of kiosk for water softener	McDonalds Willie Snaith Road Newmarket Suffolk	Approved	No objections
DC/22/1218/HH	Householder planning application - a. replacement cladding on front elevation b. first floor side extension with flue	15 Hamilton Road Newmarket Suffolk	Approved	No objections
DC/22/1251/HH	Householder planning application - first floor side extension	11 Paddocks Drive Newmarket Suffolk	Approved	No objections
DC/22/1047/TE1	Determination in respect of Development by Telecommunications Code systems operators - 15 metre monopole tower to support antenna, associated radio-equipment housing and ancillary development	Monopole Tower Rowley Drive Newmarket Suffolk	Refused	Strongly objected
DCON(A)/21/1190	Application to discharge conditions	Studlands Park	Approved	No comment

	11 (Hard Landscaping Specification), 12 (Landscape Management plan) and 14 (Biodiversity Strategy) of DC/21/1190/FUL	Industrial Estate, Unit 14 Studlands Park Avenue Newmarket			
DCON(B)/21/1190	Application to discharge condition 17 (levels) of DC/21/1190/FUL	Unit 14 Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk	Approved	No comment	
DC/22/1519/HP	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	Approved	No objections	
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	Approved	No objections	
DC/22/1300/FUL	Planning application - replacement timber windows, doors and fascias	Bryntirion Court Cheveley Road Newmarket Suffolk	Approved	No objections	
DC/22/1099/HH	Householder planning applications - a. two storey side and rear extensions b. two bay cart lodge c. dropped kerb	Sefton Cottage Snailwell Road Newmarket Suffolk	Approved	No objections	

The Committee were pleased to note the refusal of the Monopole Tower in Rowley Drive and a letter will be sent to WSC to reflect this.

D/22/10/12 Delegation Panel Decisions

None noted.

D/22/10/13 Licensing

None noted.

D/22/10/14 Correspondence

None noted.

D/22/10/15 Date of Next Meeting

Monday 17th October 2022 at the Memorial Hall.

Meeting closed at 6:47pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/09/5.01 Recommendation</u>	The Committee supports the outline plan in principle subject to the following conditions: • That Queensbury Lodge be retained as a starter yard. • That there is no vehicle access to the horse walk except for emergency vehicles. • That the block of flats be restricted to three storeys. • That the façade of the historic White Lion pub and the clunch-built wall be retained and maintained. • The Committee does not agree with the WSC requirement for mitigation preventing excess dog walking on Devil's Dyke. • That the entrance and exit to the Town be carefully considered as it is onto a very busy road.
<u>D/22/09/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/09/7.02 Resolved</u>	The Committee made no comment.
<u>D/22/09/7.03 Resolved</u>	The Committee made no comment.
<u>D/22/09/7.04 Resolved</u>	The Committee voiced no objections and supported the environmental initiative.
<u>D/22/09/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 26 th Sept & 3 rd Oct						
Ref. No: DC/22/1694/CLE Application for lawful development certificate for existing use or development - single storey outbuilding 4 Duchess Drive Newmarket CB8 8AQ		Clare Oliver	Mrs Emily Jarvis	Councillor Rachel Hood Councillor Robert Nobbs	Fri 21 Oct 2022	no
Ref. No: DC/22/1607/HH Housholder planning application - a. front porch b. two storey side extension 59 Beaverbrook Road Newmarket Suffolk CB8 0ST		Adam Yancy	Marek Wojtkiewicz	Councillor Rachel Hood Councillor Robert Nobbs	Wed 19 Oct 2022	no
Ref. No: DC/22/1721/TCA Trees in a conservation area notification - one Chestnut (indicated on plan) fell Green Lodge The Severals Newmarket Suffolk	Conservation Area	Dave Beighton	Mr Christopher Ranson	Councillor Rachel Hood Councillor Robert Nobbs	Tues 25 Oct 2022	no
Ref. No: DC/22/1702/HH Householder planning application - a. porch with pitched roof b. single storey side extension (following demolition of existing conservatory) c. single storey rear extension 504 Aureole Walk Newmarket Suffolk CB8 7BH		Gregory McGarr	Ms Ruth Worledge	Councillor Karen Soons Councillor Michael Anderson	Mon 24 Oct 2022	no
Ref. No: DC/22/1699/FUL Planning application - conversion and partial demolition to create a. ground floor retail unit b. courtyard garden c. seven residential units Surrey House 41 High Street Newmarket Suffolk	Conservation area	Ed Fosker	Ms Alison Barnes	Councillor Rachel Hood Councillor Robert Nobbs	Tues 25 Oct 2022	no

Ref. No: DC/22/1375/LB Application for listed building consent - a. six replacement windows and one replacement dormer window on elevation one b. one replacement window on elevation two Sandiver House 13 St Marys Square Newmarket Suffolk CB8 0HZ	Conservation area	Clare Oliver	Dr Klodian Allabjeu	Councillor Rachel Hood Councillor Robert Nobbs	Wed 26 Oct 2022	no
Ref. No: DC/22/1198/FUL Planning application - removal of the existing timber windows and doors and replace with upvc windows and composite entrance doors The Gallops Old Station Road Newmarket Suffolk CB8 8LA	Conservation area	Savannah Cobbold	The Gallops	Councillor Rachel Hood Councillor Robert Nobbs	Fri 28 Nov 2022	no

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Decision List

Weeks commencing 26 th September, 3 rd October	NTC Comments
Non-material amendent to DC/20/0624/FUL - render finish to 143A All Saints Road Newmarket Suffolk CB8 8HH NMA(A)/20/0624	Comments not invited 
Application to discharge condition 17 of application DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk CB8 8HH DCON(D)/20/0624	Comments not invited 
Planning application - change of use from betting shop (sui generis) to wine bar (sui generis) 5 All Saints Road Newmarket Suffolk CB8 8ES Ref. No: DC/22/1376/FUL	NTC no objection/support 
Planning application - construction of four flats Southfield Farm Cottages Hamilton Road Newmarket Suffolk CB8 0TE Ref. No: DC/22/1353/FUL	NTC no objection 
Householder planning application - a. single storey side extension (following demolition of existing garage) b. single storey rear extension c. removal of garage door and replacement additional window to front elevation 18 Derby Way Newmarket Suffolk CB8 0DD Ref. No: DC/22/1323/HH	NTC no objection 
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 0AB Ref. No: NMA(A)/22/1019	Comments not invited 
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 Suffolk CB8 7YE Ref. No: DC/22/1556/TCA	NTC no objection 

Decision List

Application for advertisement consent - a. three internally illuminated fascia signs b. internally illuminated roof letters c. one non illuminated wall sign d. two internally illuminated built up letter signs e. internally illuminated double sided height barrier f. one internally illuminated exit sign g. internally illuminated directional signs h. two internally illuminated digital menu boards Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX Ref. No: DC/22/1199/ADV	NTC no objection 
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PUBLIC NOTICE
Application
Premises Licence – New Application

Name of Applicant: Richer Foods Ltd		Name of Premises: Richer Foods	
Postal Address of Premises (or description of premises): 19 Rous Road, Newmarket, Suffolk, CB8 8DH		This application may be viewed by appointment at: West Suffolk Council, West Suffolk House Western Way, Bury St Edmunds IP33 3YU	
Proposed Licensable Activities: Off Sales of Alcohol. Premise Not Open to the Public.			
Activity	Day/s	Times	
Alcohol Sales OFF Premises	Monday - Sunday	07:00 – 23:00	

Date by which representations may be made to the Licensing Authority:

End Date: 25 October 2022

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to

licensing@westsuffolk.gov.uk.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is £5000.

Full details here:

<https://www.westsuffolk.gov.uk/Business/Licensing-and-regulation/Licensing/currentpremiseslicenceapplications.cfm>

Item 14c

Included in the current government's manifesto in advance of the General Election of 2019 was a commitment to conduct a Gambling Review, the White Paper of which should be published at some point. Ideally this would have been published by now but there have been several delays, most recently in July when 'Boris' Johnson announced that it would not come out until the next Prime Minister had been installed. (For details, the situation is well summed up in a *Guardian* article of 14th July 2022 under the headline 'Dismay as UK gambling reform white paper shelved four fourth time' with the standfirst 'Delay follows advice to PM that proposals cannot be published until new Conservative leader in place'). Now that we have a new Prime Minister, one presumes that the White Paper might come out soon, with a rough date of early 2023 having been mooted. As it was a pre-election pledge to conduct this review, one would presume that the White Paper is going to come out at some point.

What will be in the White Paper is unknown, but it is widely anticipated that it will include instructions for gambling operators to put in place affordability checks for anyone who might be losing £125 per month, which is basically just over £4 per day; or £500 per year, which equates to less than £1.50 per day (as outlined in an article by Bill Barber in the *Racing Post* of 21st July 2022). Of all the gambling locations, the ones where it will be hardest to conduct these affordability checks will be gambling arcades, where there isn't the human interaction involved in placing a bet with a person, who would be in a position to have some idea of how much the gambler might be losing.

How the presence of gambling arcades will fit in with the stipulations which might be included in the Gambling Review White Paper is anyone's guess. On that basis, if and when licensing applications are received for such premises at the present time, would it not make sense to defer judgement until after the White Paper is published, rather than give the go-ahead to something which might within a few weeks be deemed to be incompatible with the new regulations?

John Berry



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email sps@suffolksociety.org
www.suffolksociety.org

03 October 2022

Mr Gareth Durrant
Planning Officer,
West Suffolk Council,
West Suffolk House,
Western Way,
Bury St Edmunds, IP33 3YU

Dear Mr Durrant,

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

Thank you for re-consulting the Suffolk Preservation Society (SPS) on the latest application which appears only to differ from the 21/1242/OUT scheme with regard to the means of access. The latest variation of the proposals does not alter our position regarding this application – as set out in our letters of 4 November 2021, 2 December 2021, 27 July 2021 and 27 January 2022. Notwithstanding the further details of the proposed access, SPS remains of the opinion that the substantial loss of the open space of the Fitzroy Paddock would result in significant level of heritage harm to the Newmarket Conservation Area. The density of the scheme provides for minimal open space, most of which is allocated to SUDS. Furthermore, the proposed demolition of part of the listed Queensbury Stables to provide the horse walk would also result in a high level of harm.

The public benefits of providing 123 dwellings are acknowledged, and must be weighed against the considerable levels of heritage harm. For these reasons, SPS continues to object to the scheme and urge that a reduced scheme should be secured in order to preserve the character and appearance of this part of the Newmarket Conservation area together with the setting of Queensbury Lodge.

Yours sincerely,

Bethany Philbidge
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