

Membership as from June 2022

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
Councillor Harvey
Councillor Hood (Vice)
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 21st November 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 7th November**
 - 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 31/10/2022 & 07/11/2022
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 31/10/2022 & 07/11/2022
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Sunnica**
 - a) To note WSC notice of objection and written representation
 - b) To note the dates and times for the Sunnica Hearing at the Memorial Hall
14. **Licensing** – To receive any reports from the NTC Licensing Working Group
15. **Enforcement** – To discuss imposed planning conditions (verbal)
16. **Traffic** – To consider weight-limiting through town (verbal)
17. **Bahram Close** – to discuss parking issues
18. **Fordham Road** – to discuss the speed limit
19. **Correspondence**
20. **Date of next meeting** – Monday 5th December 2022

Signed:

CE Whitaker

Cathy Whitaker, Town Clerk

Date: 15th November 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 - W SC 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	
Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.	
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 7th November 2022 at 6.15pm

Attendance:

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

Councillor J Ferries
Councillor J Harvey
Councillor R Hood
Councillor P Hulbert

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

Minute	Action by
D/22/11/1 <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/22/11/2 <u>Apologies</u> Apologies were received from Cllr Jefferys. Cllr Hall was absent.	
D/22/11/3 <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> Cllr Hood declared an interest in applications: D/22/1766/TCA and D/22/1787/TCA. There were no requests for dispensations.	
D/22/11/4 <u>To Confirm the Minutes of the Meeting Held on 17th October 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 17th October 2022 and the following was agreed: <u>D/22/11/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th October 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.	
<i>Cllr Berry Joined the meeting</i> Matters arising. Page 2 – D/22/10/22.03 Resolved – It was noted that the WSC Tree Officer had approved the felling of the Chestnut Tree on the Severals despite the strong objections of the Committee. The Chairman, Cllr Drummond and Town Clerk will contact the Tree Officer to request an explanation for felling the tree and to establish if the Tree Officer visited the site; to communicate with WSC in the hope of a better outcome in this case.	

Page 5 – D/22/10/30.01 Resolved – Town Clerk was asked to arrange for photos to be taken of any illegal signs around Town for Cllr Hood to report to SCC to take action.

D/22/11/5 Public Open Session

A member of the public spoke to item 14 and pointed out that the horse walk in Fordham Road had always been too narrow. He raised the following points:

- Is the design of the horse walk the problem? Is it time to close it and put the road back to the way it was and horses use the Snailwell Road crossing?
- Were the VDIs on the road?
- Was the police and the Health and Safety Executive informed about the accidents? He had not been able to find any information about this.
- What can the police do? Could the PCSO do anything?
- Could the Jockey Club do anything by allocating staff to man the crossing at the Drill Hall?
- Has a Risk Assessment been carried out?

D/22/11/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

D/22/11/7 Planning Applications

Week Commencing 10/10/2022, 17/10/2022 and 24/10/2022

Cllr Hood declared a non-pecuniary interest in the following application and abstained from the vote

D/22/11/7/1 DC/22/1766/TCA - Trees in a conservation area notification - two Beech (indicated on plan) fell - Abington Place 44 Bury Road Newmarket Suffolk.

D/22/11/7.01 Resolved

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

D/22/11/7/2 DC/22/1762/TCA - Trees in a conservation area notification - a. one Bay (T1 on plan) overall crown reduction by 4.5 metres b. one Walnut (T2 on plan) overall crown reduction by 2.5 metres - 2 Meynell Gardens Newmarket Suffolk.

D/22/11/7.02 Resolved

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

Cllr Hood declared an interest in the following application and left the meeting.

D/22/11/7/3 D/22/1787/TCA - Trees in a conservation area notification - one Horse Chestnut (T1 on plan) pollard to 4.5 metres above ground level; one Horse Chestnut (T2 on plan) and one Maple (T3 on plan) fell - Clarehaven Stable 57 Bury Road Newmarket Suffolk.

D/22/11/7.03 Resolved

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

Cllr Hood returned to the meeting.

D/22/11/7/4 DC/22/1704/FUL - Planning application - a. extension and refurbishment of existing stables with apartment and office on first floor b. two detached dwellings with associated landscaping, garage and parking c. alteration and refurbishment of existing barn to be used for storage d. existing outbuilding refurbished to form new stable block e. enclosed horse walker f. alterations to muck area - Calder Park Stables Hamilton Road Newmarket Suffolk.

D/22/11/7.04 Resolved

The Committee voiced no objections subject to the accommodation only being used for equine staff working in the training yard and are not privately sold.

D/22/11/8 Amended and Deferred Planning Applications

D/22/11/8/1 D/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. Demolition of two chimneys - 25 Hamilton Road Newmarket Suffolk.

D/22/11/8.01 Resolved

The Committee voiced no objections.

D/22/11/9 Planning Appeals

None noted.

D/22/11/10 East Cambs Planning Applications

None noted. A response on the Kennett Garden Village was still awaited to a second letter being sent to East Cambs and the following was agreed:

D/22/11/10.01 Resolved

That the letter be sent to all East Cambs District Council Cllrs to point out the strain the development will put on the Town community and resources and to reiterate that the Section 106 agreement should be providing some funding towards relevant infrastructure.

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

West Suffolk Planning Determinations received during weeks commencing, 1/10/2022, 17/10/2022 and 24/10/2022

Applications	Description	Address	WS	NTC Decision
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			Decision		
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	Approved	No objections	
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; two Walnut (G4 on plan, within area A1 on order) overall crown reduction by two metres	18 Paget Place Newmarket Suffolk	Approved	No Objections	
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 3 metres; four Lime (T3, T4, T5 and T6 on plan, T3, T4, T5 and T6 on order) crown lift to 4 metres above ground level	The Gallops Old Station Road Newmarket Suffolk	Approved	No objections	
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	Approved	No comment	
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	Approved	No objections	
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	Approved	No objections	
DC/22/1444/TPO	Tree preservation order TPO 02 (1980) - one Lime (T1 on plan, T100 on order) - Prune to appropriate pruning points to achieve 2.5 to 3 metres clearance from structures. One Lime (T2 on plan, T98 on order) reduce crown height by 2-3 metres to remove dead and dying areas in upper canopy.	9 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk	Approved	No objections	
DC/22/1821/TCA	Trees in a conservation area notification - one Chestnut (indicated on plan) fell	Green Lodge The Severals Newmarket Suffolk	Approved	Objected	
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	Approved	No objections	
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	Approved	No comment	
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	3 Arborfield Drive Newmarket Suffolk	Approved	Objected	

	Sycamore (T2 on plan, T16 on order) fell				
DCON(B)/13/0408/OUT	Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of application DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No comment	
DCON(B)/13/0408	Application to discharge condition 20 archaeological work) of application DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No comment	

It was noted that the trees in applications DC/22/1721/TCA and DC/221533TPO had been approved for felling and these will be added to the discussions to be held with the WSC Tree Officer.

D/22/11/12 Delegation Panel Decisions

None noted.

D/22/11/13 Licensing

None noted.

D/22/11/14 Speeding

The issue of traffic speed on Fordham Road was considered and the following was agreed:

D/22/11/14.01 Resolved

That Cllrs Hood and Drummond be asked to provide funds from their locality budgets to purchase an additional SID for the Fordham Road; investigation into the exact location to be carried out.

D/22/11/15 Correspondence

A response from West Suffolk regarding HGV issues on Exning Road and Studlands will be added to the next agenda.

D/22/11/16 Date of Next Meeting

Monday 21st November 2022 at the Memorial Hall.

Meeting closed at 7:02pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Book Number 86 2022 - 2023

Minutes of Development & Planning Committee held on Monday 7th November 2022

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/11/7.01 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/11/7.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/11/7.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/22/11/7.04 Resolved</u>	The Committee voiced no objections subject to the accommodation only being used for equine staff working in the training yard and are not privately sold.
<u>D/22/11/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/22/11/10.01 Resolved</u>	That the letter be sent to all East Cambs District Council Cllrs to point out the strain the development will put on the Town community and resources and to reiterate that the Section 106 agreement should be providing some funding towards relevant infrastructure.
<u>D/22/11/14.01 Resolved</u>	That Cllrs Hood and Drummond be asked to provide funds from their locality budgets to purchase an additional SID for the Fordham Road; investigation into the exact location to be carried out.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 31 st & 7 th October						
DC/22/1913/VAR P planning application - variation of condition two of DC/21/2135/FUL to enable use of revised plans to allow additional floor space for the roof extension with five dormer windows to second floor 📧 2 Flat Sun Lane Newmarket Suffolk CB8 8EW	Conservation area	Savannah Cobbold	Mr J Cunningham	Councillor Rachel Hood Councillor Robert Nobbs	Mon 28 Nov 2022	no
DC/22/1915/P3CMA Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from second floor offices (class E) to five dwellings (class C3) Second Floor 96 High Street Newmarket Suffolk CB8 8JX	Conservation area	Charlotte Waugh	Lanevo Estates Ltd	Councillor Rachel Hood Councillor Robert Nobbs	Tue 29 Nov 2022	no
DC/22/1894/FUL P planning application - a. conversion of existing two properties to one dwelling; b. two storey rear extension; c. front porch; d. install windows; e. ancillary annexe. 📧 1 Stanley Stud Cottages Snailwell Road Newmarket Suffolk CB8 7DJ	Conservation area	Ed Fosker	Jim And Christine Harvey	Councillor Karen Soons Councillor Michael Anderson	Thu 24 Nov 2022	no
DC/22/1923/P3CMA Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use commercial (class E) to seven dwellings (class C3) Rutland Chambers 19 High Street Newmarket Suffolk CB8 8LX	Conservation area	Amy Murray	Unex (No. 1) Limited	Councillor Rachel Hood Councillor Robert Nobbs	Tue 29 Nov 2022	no

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
DC/22/1955/HH Householder planning application - a. porch extension b. wrap around extension to the side and rear (following demolition of existing porch, garage and conservatory) 67 Edinburgh Road Newmarket Suffolk CB8 0QD		Clare Oliver	Josh Richardson	Councillor Andy Drummond Councillor James Lay	Thu 01 Dec 2022	no
DC/22/1503/HAZ Hazardous substances consent - storage of 40 tonnes of liquefied petroleum gas at six locations around the site Rowley Mile Racecourse Newmarket Suffolk CB8 0TF	Site of Special Scientific Interest	Amy Murray	Darren Townsend	Councillor Andy Drummond Councillor James Lay	Fri 02 Dec 2022	no

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Decision List

Weeks commencing 31 st October and 7 th November	NTC Comments
<u>Trees in a conservation area notification - two Beech (indicated on plan) fell</u> Abington Place 44 Bury Road Newmarket Suffolk CB8 7BT DC/22/1766/TCA	Objected referred to the Tree Officer 
<u>Trees in a conservation area notification - a. one Bay (T1 on plan) overall crown reduction by 4.5 metres b. one Walnut (T2 on plan) overall crown reduction by 2.5 metres</u> 2 Meynell Gardens Newmarket Suffolk CB8 7ED DC/22/1762/TCA	NTC no objection 
<u>TPO 013 (1991) tree preservation order - three Beech (T032, T033 and T035 on plan, within area A4 on order) fell</u> Godolphin Stables Snailwell Road Newmarket Suffolk CB8 7YE DC/22/1555/TPO	Objected referred to the Tree Officer 
<u>Crown reduce by up to 2 metres all round, to appropriate pruning points in line with BS3998:2010, pruning to side shoots at least 1/3rd diameter of stem to be cut, with no pruning wounds exceeding 75mm in diameter.</u> 8 Heasman Close Newmarket Suffolk CB8 0GR DC/22/1506/TPO	Comments not invited 
<u>Householder planning application - a. single storey rear extension b. installation of two roof lights</u> 30 St Fabians Close Newmarket Suffolk CB8 0EJ DC/22/1308/HH	NTC no objection 
<u>Trees in a conservation area notification - one Horse Chestnut (T1 on plan) pollard to 4.5 metres above ground level; one Horse Chestnut (T2 on plan) and one Maple (T3 on plan) fell</u> Clarehaven Stable 57 Bury Road Newmarket Suffolk CB8 7BY DC/22/1787/TCA	Objected referred to the Tree Officer 
<u>Planning application - use of dwelling for a mixed residential use and childminding</u> 9 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND DC/22/1472/FUL	NTC no objection 

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Townclerk

From: Beaumont, Mark <Mark.Beaumont@westsuffolk.gov.uk>
Sent: 08 November 2022 19:51
Subject: Sunnica

Hello, please find a message sent on behalf of Cllr David Roach to all town and parish councils in West Suffolk

Good evening,

I wrote to you on 1 November (sent on my behalf by Mark Beaumont in our Corporate Communications team) to let you know that I would be asking Cabinet at our meeting tonight, to formally object to the Sunnica Energy Farm planning application.

This was the first opportunity that we have had to publicly discuss and give our opinion on the proposals. This brief update is to advise that following those discussions, Cabinet unanimously backed my recommendation to oppose the scheme.

Like you, we feel that the application is too big and in the wrong location.

As part of the planning process, we, alongside East Cambridgeshire district, Suffolk, and Cambridgeshire County Councils, have given our assessment of the likely impact of the Sunnica application, should it go ahead.

This included our concerns over the impact to ecology and biodiversity, the local landscape, flood risk, traffic, as well as potential damage to the horse racing industry and tourism. We have also echoed safety fears raised by Suffolk Fire and Rescue Service over the proposed battery energy storage system.

Whatever its good intent, if the scheme were given the go ahead it could have a damaging impact on our communities, their homes, and businesses, as well as to nature, the local landscape and more.

As you will no doubt be aware, due to its sheer size, the application is to be decided by the Secretary of State for Business, Energy and Industrial Strategy, and that decision is expected to take place next year.

Our decision tonight means that West Suffolk Council will formally call on the Secretary of State not to grant the application and we will shortly be issuing a press release to highlight our opposition to the scheme.

If you have any questions, please do not hesitate to get in touch.

With best wishes

Cllr David Roach
Cabinet Member for Planning
West Suffolk Council.

Mark Beaumont
Media Officer

Sunnica Energy Farm Nationally Significant Infrastructure Project (NSIP): Written Representation

Report number:	CAB/WS/22/057	
Report to and date:	Cabinet	8 November 2022
Cabinet member:	Councillor David Roach Portfolio Holder for Planning Tel: 01440 768966 Email: david.roach@westsuffolk.gov.uk	
Lead officer:	Julie Baird Director (Planning and Growth) Tel: 01284 757613 Email: julie.baird@westsuffolk.gov.uk	

Decisions Plan: Due to ensuring the representation is submitted by the required deadline of 11 November 2022, with the agreement of the Chair of the Overview and Scrutiny (O&S) Committee, the call-in procedure for this item has been suspended. The Chair of the O&S Committee is satisfied that the decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency.

Wards impacted: The Sunnica Energy Farm scheme is primarily located in Manor Ward but the scale of the scheme is such that surrounding wards may be impacted – including Icen, Mildenhall Kingsway & Market, Mildenhall Great Heath and Mildenhall Queensway. The cable route also passes through Exning Ward. In addition, parts of the site in Cambridgeshire are close to areas associated with the Horse-Racing Industry in Newmarket.

Recommendation: It is recommended that:

- 1. Cabinet endorses the Written Representation to be submitted to the Examining Authority (attached as Appendix 1 to Report number: CAB/WS/22/057).**
- 2. That the Director (Planning and Growth) in consultation with the Portfolio Holder for Planning, be authorised to make amendments to the Written Representation prior to its submission.**

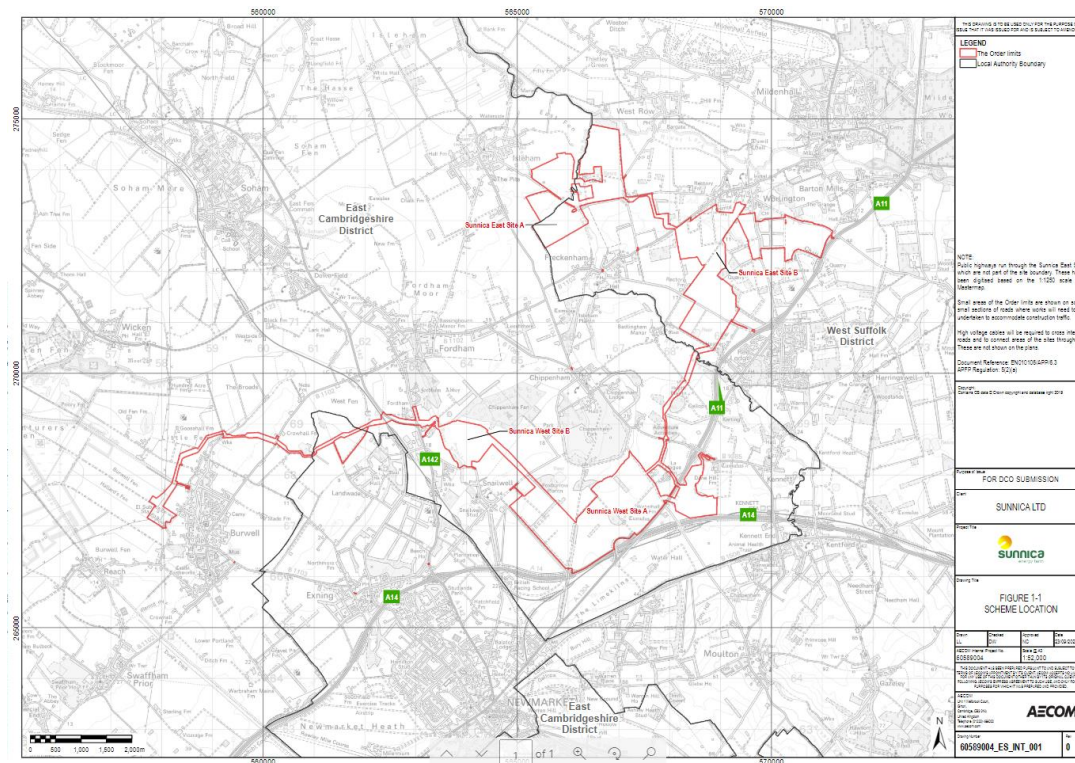
1. Context to this report

1.1 Sunnica Energy Farm is a scheme for the installation of solar photovoltaic (PV) generating panels and on-site battery energy storage systems (BESS) across two sites within Suffolk and Cambridgeshire. The proposal will include the infrastructure associated with the required connection to the national grid, which will either involve an extension to the Burwell National Grid Substation or the installation of the necessary equipment within the solar panel sites to enable the generated power to be transported to the grid.

1.2 The scheme is situated across four sites:

- a. Sunnica East Site A, which is situated partly in West Suffolk and partly in East Cambridgeshire, is located approximately 3.5 kilometres(km) east of Mildenhall, 0.5km south-east of Isleham and 0.6km south-west of West Row;
- b. Sunnica East Site B, located in West Suffolk, is approximately 1.5km south-east of Mildenhall, 1km east of Freckenham and immediately south of Worlington;
- c. Sunnica West Site A, located in East Cambridgeshire, is approximately 7km to the east of Burwell, immediately north of the A14 at Newmarket; and
- d. Sunnica West Site B, located in East Cambridgeshire, is approximately 5.5km to the east of Burwell and 0.5km north of Snailwell.

All locations will comprise ground mounted solar PV panel arrays, supporting electrical infrastructure and, with the exception of Sunnica West Site B, a BESS. A cable route (including interconnection between the Sites) and either an extension to the Burwell National Grid Substation or the installation of additional equipment on site are also proposed.



<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010106/EN010106-001879-SEF ES 6.3 Figure 1-1 Scheme Location.pdf>

- 1.3 The scheme is defined as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 as it is an onshore generating station in England exceeding 50 megawatts (MW). Consent for an NSIP takes the form of a Development Consent Order (DCO). The application will be determined by the Secretary of State for Business, Energy, and Industrial Strategy (BEIS). The Council is a statutory consultee in the consenting process.
- 1.4 Sunnica submitted its application for a Development Consent Order for its proposals to the Planning Inspectorate on 18 November 2021. The Planning Inspectorate accepted the application for examination on 16 December 2021.
- 1.5 On 28 June 2022 the Examining Authority issued the Rule 6 letter, confirming the appointment of the Examining Authority and the invitation to the Preliminary Hearing on 26 July 2022. Following the Preliminary Hearing the Examining Authority made a procedural decision to delay the start of the examination. On 31 August 2022 the Examining Authority issued a further Rule 6 letter confirming that the Preliminary Meeting would be resumed on 28 September 2022. Following the resumption and conclusion of the Preliminary Meeting the six month examination period commenced and on 4 October 2022 the Examining Authority issued the Rule 8 letter giving details of the Examination Timetable, Written Representations, Procedural Decisions and Notification of Hearing and Accompanied Site Inspections. The

Examination Timetable requires the submission of the Council's Written Representation by 11 November 2022.

- 1.6 At its meeting on 11 February 2020 Cabinet agreed the decision-making process in respect of the formal stages of the application process. Cabinet has agreed that the decision to submit the Written Representation will be taken by Cabinet.

2. Proposals within this report

- 2.1 A Written Representation is the most appropriate document for a local authority to set out its view on the application, i.e. whether or not it supports the application and its reasons. The Written Representation is distinct from the Local Impact Report, which is a technical document setting out an evidence-based assessment of the impacts of a proposal on the communities affected.
- 2.2 As noted at 1.1 and 1.2 above, the scheme is located across four sites within Suffolk and Cambridgeshire. Given that the impact of the development will be felt across four local authority boundaries, the preparation of a joint Local Impact Report by West Suffolk Council, East Cambridgeshire District Council, Suffolk County Council and Cambridgeshire County Council was considered to be the most appropriate way to provide the Examining Authority with a full and robust assessment of the impacts. The Local Impact Report was submitted to the Examining Authority on 19 October 2022. A link to the LIR can be found at section 8.3 below.
- 2.3 The four affected local authorities will submit individual Written Representations in order to express their views on the application, following the assessment of the impacts of the development through the Local Impact Report.

The Written Representation attached to this Report addresses the following matters:

- The significance of the proposed development together with an acknowledgement of the need for alternative sources of energy to be found. This is in the context of the climate change emergency that has been declared by the Council.
- The Council's general commitment to the principle of solar energy projects and the fact that it owns a solar farm.
- A brief description of the area including the key characteristics and landscape features that make up the application site within West Suffolk.
- An acknowledgement that an NSIPs of this nature is subject to the National Policy Statements relating to Energy (EN-1 Overarching National Policy Statement for Energy and EN-3 National Policy Statement for Renewable Energy) and that the application will be assessed against these policies. However, the Council has a raft of local

policy which it considers should be taken into account and that the scheme as proposed is contrary to many of these policies. In particular, if the application were to be assessed against the Council's policy on low and zero carbon energy it would be found to be contrary to that policy.

- The Council's concerns as they relate to the following key areas:

Landscape and visual amenity – The scale, duration and geographical extent of the proposal is such that it is likely to result in widespread and significant adverse landscape impacts. Elements of the scheme should be redesigned and the Applicant should propose more ambitious, robust and deliverable and properly secured mitigation proposals. The longevity of the impacts goes beyond the lifespan of PV panels. Impacts on the character, amenity and sense of place.

Ecology and biodiversity – in relation to the quality of the baseline survey work, areas in which mitigation and/or compensation measures designed to address impacts are either inadequate, too vaguely defined or inadequately secured by the proposed Development Consent Order and the fact that the Council does not agree with the Applicant's assessment that there would be no significant residual effects to ecological receptors.

Socio-economics and land use – Agricultural land use (noting the concerns that are being raised by the community in respect of the accuracy of the Applicant's Soils and Agriculture Baseline Report) and the concerns regarding food security arising from the loss of land to agriculture. Potential for adverse impacts on the horse racing industry and tourism.

Traffic impacts – Concerns raised by the local highway authorities (Suffolk County Council and Cambridgeshire County Council) in relation to the Applicant's Transport Assessment and the impact of construction traffic on the District's road network (including Public Rights of Way).

Battery Energy Storage System (BESS) safety – Concerns raised by the Suffolk and Cambridgeshire Fire and Rescue Services (also noting the concerns being raised by the community).

Flood Risk, Drainage and Water Resources – The need for the Lead Local Flood Authorities (Suffolk County Council and Cambridgeshire County Council) to be provided with sufficient evidence to demonstrate that a suitable drainage solution can be delivered as the information accompanying the application lacks required information.

Community impacts - The nature, size and duration of the construction phase of this development is likely to cause complaints of adverse effect on nearby sensitive receptors in relation to noise and vibration. Impact on the general health and wellbeing of the community caused by the prolonged consultation and pre-examination phases and the lack of detail causing widespread uncertainty.

- A recommendation that a Development Consent Order is not granted in respect of the application for the development in its current form.

3. Alternative options that have been considered

- 3.1 The Written Representation is one of the key documents prepared by the local authorities responsible for the area(s) in which the proposed development is located. The Examining Authority will take the contents of the Written Representation into account in its assessment of the application and its recommendation to the Secretary of State on whether Development Consent should be granted. If the Council do not submit a Written Representation the Examining Authority will not have the benefit of knowing that the Council does not support the proposed development in its current form.
- 3.2 Notwithstanding the above, the examination process is designed to thoroughly test the key issues that have arisen and the Council will have the opportunity to make its views known in other written and oral submissions.

4. Consultation and engagement undertaken

- 4.1 Regular updates are being provided to local members and the view of the member for Manor Ward has been sought on the content of the Written Representation. Regular engagement also takes place with the community action group. This engagement will continue throughout the Examination.
- 4.2 An all-member briefing was held on 19 October 2022 to inform members that the Examination has now commenced and explain the various stages in the process and address how the Council will engage with it.

5. Risks associated with the proposals

- 5.1 If the Council does not submit a Written Representation by the deadline set in the Examination Timetable its views on whether Development Consent should be granted will not be clear to the Examining Authority.

6. Implications arising from the proposals

- 6.1 An NSIP project of this size has the potential to benefit the economy and labour market of West Suffolk through the direct investment involved in building and operating the scheme that will link to supply chains (indirect impacts) and through increases to incomes, that could translate into additional spending by the workforce in the local economy.
- 6.2 There may be financial risk to the Council and other public sector bodies if mitigation provided by the applicant is insufficient to alleviate impacts caused

by the project. In particular this may relate to the investigation and enforcement of the Requirements in relation to matters such as nuisance and pollution.

- 6.3 An Equality Impact Assessment (EqIA) was not undertaken as the Council is responding to the planning proposals of the applicant. As such, it is the applicant that is required to satisfy the EqIA requirements as they promote their application. This assessment must account for people with protected characteristics and, in particular, must consider whether impacts of the scheme such as glint & glare or noise might affect people with physical or mental health conditions. The decision maker, in this case the Secretary of State for Business, Energy, and Industrial Strategy (BEIS), is required to have regard to the Public Sector Equality Duty.

7. Appendices referenced in this report

- 7.1 Appendix 1 – The Written Representation of West Suffolk Council

8. Background documents associated with this report

- 8.1 Sunnica Energy Farm examination library:
[Sunnica Energy Farm | National Infrastructure Planning \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/sunnica-energy-farm/)
- 8.2 West Suffolk Council Constitution: Article 6 The Cabinet – Procedure for decision-making by individual Portfolio Holders
([Part 2 - Article 6 - The Cabinet August 2021.pdf \(westsuffolk.gov.uk\)](#))
- 8.3 Joint Local Impact Report
[EN010106-003658-Suffolk County Council - Local Impact Reports \(LIR\) from local authorities.pdf \(planninginspectorate.gov.uk\)](#)

APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR THE PROPOSED SUNNICA ENERGY FARM PROJECT (APPLICATION REFERENCE: EN010106)

NOTIFICATION OF ISSUE SPECIFIC HEARINGS, COMPULSORY ACQUISITION HEARING and OPEN FLOOR HEARINGS UNDER SECTIONS 91, 92, 93 and 94 OF THE PLANNING ACT 2008 AND RULE 13(6) INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010

Notice is hereby given that the following hearings will be held by the Examining Authority for the examination of the application made by Sunnica Limited of 2 Crossways Business Centre, Bicester Road, Kingswood, Aylesbury, HP18 0RA ("the Applicant") for a Development Consent Order under the Planning Act 2008 for the Sunnica Energy Farm Project ("the Application"). The Application was made to the Planning Inspectorate (on behalf of the Secretary of State for Business, Energy and Industrial Strategy) under sections 14(1)(a), 15(2) and 37 of the Planning Act 2008 on 18 November 2021 and was accepted for examination on 16 December 2021 (Application Reference: EN010106). The Examining Authority was appointed on 8 March 2022 to examine the Application and the Preliminary Meeting was held on 28 September 2022. The Examination is due to close by 28 March 2023. After the Examination has closed, the Examining Authority will submit a report to the Secretary of State who will then make the decision on whether or not to grant the development consent order. The hearings will be held as indicated below:

Date	Hearing	Start Time	Venue and joining details
Tuesday 6 December 2022 (afternoon)	Compulsory Acquisition Hearing (CAH1)	Seating available at venue from: 13:00 Virtual Arrangements Conference from: 13:00 Hearing starts: 14:00	Blended event at: King Edward VII Memorial Hall, High Street, Newmarket, Suffolk, CB8 8JP and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre- registered
Tuesday 6 December 2022 (evening)	Open Floor Hearing (OFH1)	Seating available at venue from: 18:00 Virtual Arrangements Conference from: 18:00 Hearing starts: 19:00	Blended event at: King Edward VII Memorial Hall, High Street, Newmarket, Suffolk, CB8 8JP and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to

			those who have pre-registered
Wednesday 7 December 2022	Issue Specific Hearing (ISH2) – Environmental Matters including: Ecology and Biodiversity; Historic Environment; Landscape and Visual Impact	Seating available at venue from: 9:00 Virtual Arrangements Conference from: 9:00 Hearing starts: 10:00	Blended event at: King Edward VII Memorial Hall, High Street, Newmarket, Suffolk, CB8 8JP and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
Thursday 8 December 2022	Issue Specific Hearing (ISH3) – Other Environmental Matters including: Principle and nature of the Development; Air Quality and Human Health (especially Battery Energy Storage System (BESS)); Socio-economics and Land Use; Water Resources, Flood Risk and Drainage	Seating available at venue from: 9:00 Virtual Arrangements Conference from: 9:00 Hearing starts: 10:00	Blended event at: King Edward VII Memorial Hall, High Street, Newmarket, Suffolk, CB8 8JP and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
Friday 9 December 2022 (morning)	Open Floor Hearing (OFH2)	Seating available at venue from: 9:00 Virtual Arrangements Conference from: 9:00 Hearing starts: 10:00	Blended event at: King Edward VII Memorial Hall, High Street, Newmarket, Suffolk, CB8 8JP and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to

			those who have pre-registered
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NOTE: If any of the above hearings are no longer required then notification will be published by the Planning Inspectorate as soon as practicable on the Sunnica Energy Farm project webpage - <https://infrastructure.planninginspectorate.gov.uk/projects/Eastern/Sunnica-Energy-Farm/> providing reasonable notice to Interested Parties of the decision to cancel.

To find out how to register to participate in the above hearings and for further details please see The Planning Inspectorate's Sunnica Energy Farm projects webpage: <https://infrastructure.planninginspectorate.gov.uk/projects/Eastern/Sunnica-Energy-Farm/>

The Planning Inspectorate's case team can be contacted on:

sunnica@planninginspectorate.gov.uk

0303 444 5000

If you wish to make oral representations at the hearings, please contact the Planning Inspectorate Case Team using the details above.

Summary of the Project

The Application is for development consent to construct, operate, maintain and decommission ground mounted solar photovoltaic (PV) panel arrays, a Battery Energy Storage System (BESS) and supporting infrastructure, which together comprise Sunnica Energy Farm (or "the Scheme").

The proposed Sunnica Energy Farm is located in West Suffolk and East Cambridgeshire and would be situated across four sites:

- Sunnica East Site A which is located approximately 0.5 kilometres (km) south-east of the village of Isleham, 0.6km south-west of the village of West Row and 3.5km west of the town of Mildenhall;
- Sunnica East Site B which is located immediately south of the village of Worlington, approximately 1km east of the village of Freckenham and 1.5km south-west of the town of Mildenhall;
- Sunnica West Site A which is located immediately north of the A14 at Newmarket and approximately 0.3km east of the village of Snailwell, 1km south of the village of Chippenham and 1km west of the village of Kennett; and
- Sunnica West Site B which is approximately 0.5km north of the village of Snailwell; 1.4km south of the village of Fordham and 2km south west of the village of Chippenham.

The Scheme will be connected to the existing Burwell National Grid Substation, using cables buried underground. The cables will run between Sunnica East Site A, Sunnica East Site B and Sunnica West Site A (Grid Connection Route A), and then from Sunnica West Site A to Sunnica West B and onwards to the Burwell National Grid Substation (Grid Connection Route B). The cables will connect the Scheme to the existing Burwell National Grid Substation to allow distribution to the national transmission network. Depending on whether 400kV or 132kV cabling is used, a new substation extension at the existing Burwell National Grid Substation may be required. Further information can be found in the Scheme Description available on the National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk/wp->

[content/ipc/uploads/projects/EN010106/EN010106-002810-SEF ES 6.1 Chapter 3 Scheme%20Description.pdf](https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010106/EN010106-002810-SEF ES 6.1 Chapter 3 Scheme%20Description.pdf)

A map showing the location of Sunnica Energy Farm can be viewed on the National Infrastructure Planning website at the following link: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010106/EN010106-001879-SEF ES 6.3 Figure%201-1%20Scheme%20Location.pdf>

Environmental Impact Assessment Development:

The proposed works are environmental impact assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and accordingly an environmental statement accompanies the Application.

Application form and accompanying documents:

The application form and the accompanying documents, plans and environmental statement (ES) and Non-technical Summary (NTS) ("Application Documents") can be viewed and downloaded free of charge online on the Sunnica Energy Farm page of the Planning Inspectorate's National Infrastructure Planning website under the documents tab:

<https://infrastructure.planninginspectorate.gov.uk/projects/eastern/sunnica-energy-farm/?ipcsection=docs>

The Application Documents will be available to view online at least until the Secretary of State makes its decision whether or not to grant the Development Consent Order.

If you require a copy of the Application Documents to be supplied on a USB stick, this can be provided free of charge (one USB stick per household). Please use the contact details for the Applicant below to request for this to be provided.

If you have any questions about the Application Documents, you can email info@sunnica.co.uk, write to FAO Sunnica Ltd, Freepost SEC NEWGATE UK LOCAL, or contact the Applicant by telephone on 0808 168 7925.

The Application Documents can be supplied in hard copy format on request at a cost of:

- Consultation Report, Planning Statement and Statement of Need - £537.42;
- Environmental Statement Report Volumes 1-3 - £1,259.38; and
- Total cost for all documents (including files, covers and spines) - £4,570.44.

For any bespoke document reproduction please contact us and we will provide the cost.

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Townclerk

Subject: FW: Barham Close
Attachments: image001.png; Barham_Close - Ownerships.pdf

From: Andy Drummond
Sent: 27 October 2022 17:15
To: Parker Damien <Damien.Parker@westsuffolk.gov.uk>
Cc: James Lay <James.Lay@westsuffolk.gov.uk>; Rachel Hood <Rachel.Hood@suffolk.gov.uk>; Townclerk <Townclerk@newmarket.gov.uk>
Subject: Fwd: Barham Close

Hi Damien

Thank you for the explanation and map which is extremely helpful.
I've copied my fellow ward councillor and county councillor - and the clerk.
We need to have a think about what you have told us.
Very best regards
Andy Drummond

From: "Parker, Damien" <Damien.Parker@westsuffolk.gov.uk>

Date: 27 October 2022 at 18:46:32 EEST

To: Andy Drummond <

Subject: RE: Barham Close

Hi Andy,

Please see attached an ownership plan of the area in question.

By nibbling into the amenity green you could potentially get 5 bays at the end of the turning circle outside 10 & 11 Bahram Close.

Issues to consider

1. The highways authority would need to give consent to what is being proposed as cars would need to cross the existing footway, they would therefore need to agree to abolish that section of footway.
2. I believe that it would be in conflict with our planning policies to tarmac over green space.
3. It could be argued that 10 & 11's outlook would be adversely affected and they'd, I'd suggest, need to be supportive.
4. Who would own/hold the liability for the new parking bays if they were created ? I'd suggest that we'd WSC would want to transfer title to the local residents, as we don't have the capacity to get embroiled in car-parking disputes between residents.
5. Who would fund the capital works
6. The works would need to include drainage and boundary knee high rails to contain the cars within the new bay area.

I hope that this maybe of some help.
Kind regards

From: Andy Drummond
Sent: 19 October 2022 13:55
To: Parker, Damien <Damien.Parker@westsuffolk.gov.uk>
Subject: Barham Close
Damien
I hope you are well.

At D&P on Monday at NTC we had a deputation from residents of Barham Close concerned about the woefully inadequate parking - some having lost their garages to recent development and they asked what could be done?

Cllr Hood (county division) and I (WS west ward) said we would pick this up.

We have both now done a site visit.

This is the close which has some nearby green space. I have to say that the whole of the Valley Way development has cars littered on grass.

Please can you let me know who owns what, and suggestions as to what we might do to increase parking provision?

Many thanks.

Best regards,

Andy Drummond

WINDSOR ROAD



Bahram Close



3D



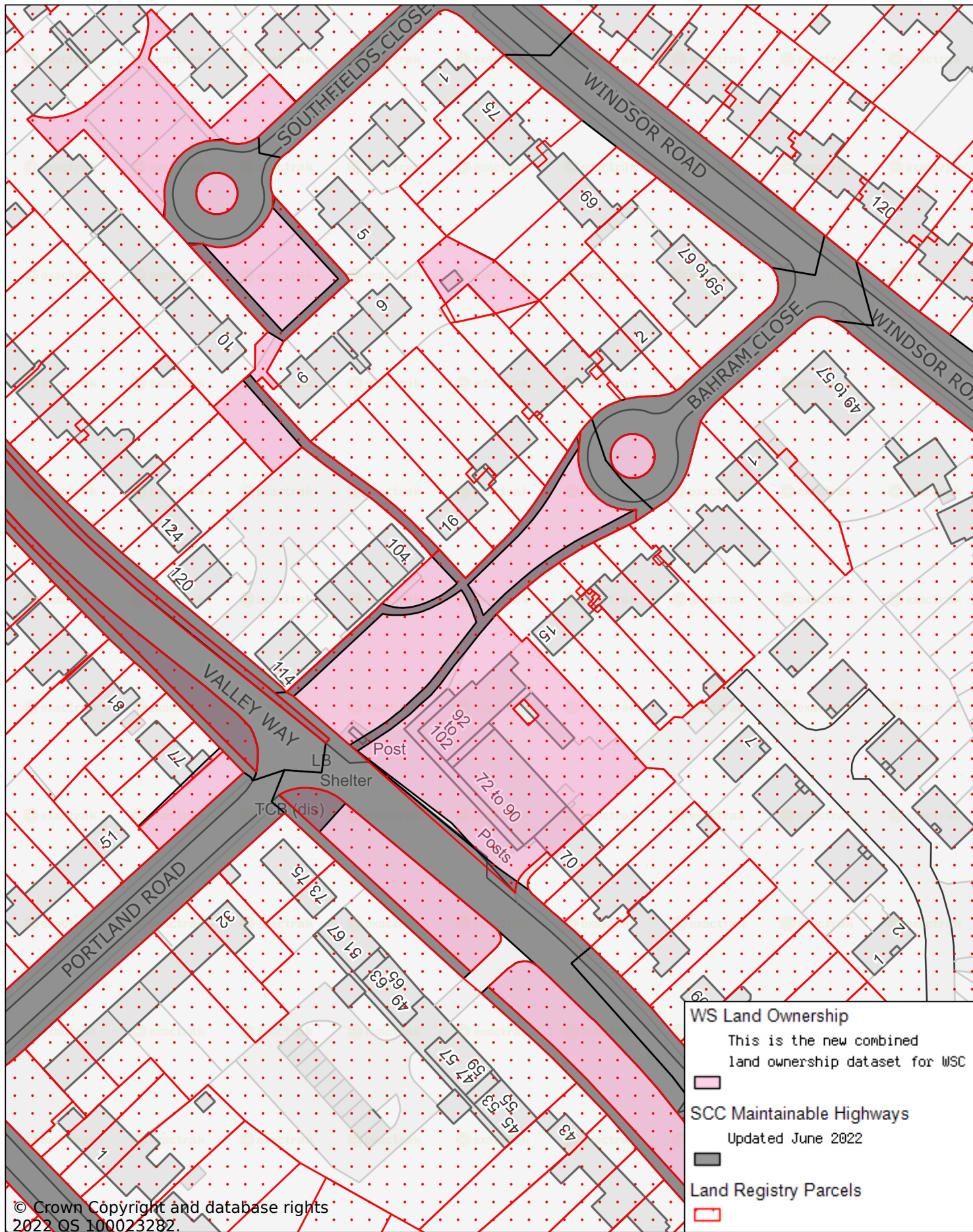
16°

AQI 1



Bahram Close





Barham Close

Scale: 1:1000

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by dparker@SEBC_DOMAIN

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West Suffolk
Council



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Western Way
Bury St Edmunds
IP33 3YU
01284 763233
www.westsuffolk.gov.uk

Townclerk

Subject: FW: Fordham Rd.

From: **Ian Young** <

Date: Wed, 9 Nov 2022 at 12:50

Subject: Fordham Rd.

To: admin@stlouisacademy.co.uk <admin@stlouisacademy.co.uk>

Dear Ms Blakeley and Ms Byrne

I am writing to yourselves to see if you could possibly help with a serious issue which also must be affecting the safety of pupils and others using your school site.

I attended a meeting at Newmarket Town Council last night, an item on the agenda involved the safety of the riders and horses using Fordham Rd and several accidents involving speeding traffic causing accidents over the last few months.

This got me thinking, if it is affecting horses, it must surely be dangerous for your pupils and others going to and from your school and the one opposite.

I proposed an idea to our County Councilor, Andy Drummond that a possible solution might be to make Fordham Rd from Waitrose to beyond the Snailwell Rd Junction a 20 mph zone to hopefully reduce the traffic speed. He was extremely receptive to the idea.

A request for such a scheme from both yourselves and the school opposite, submitted to the Town Council and Cllr Drummond could enable the start of the process of instigating such scheme to begin. It just needs a brief letter outlining the safety benefits such a scheme would bring from yourselves and would carry a lot more weight when Cllr Drummond presents it to Newmarket Town Council and Suffolk County Council for consideration.

Please feel free to forward this email to the chair of your PTA as the more people involved, the better chance of success there will be.

Please contact

Cathy Whitaker - Newmarket Town Clerk

townclerk@newmarket.gov.uk

Cllr Andy Drummond - SCC

Andy.drummond@suffolk.gov.Uk

If you require any further information please feel free to contact me.

Thanks in anticipation

Ian Young

Cc Cllr Drummond

Kathy Whitaker

Townclerk

Subject: FW: Request for support for 20MPH speed limit in vicinity of Fordham Road Schools

From: Bethan Byrne

Sent: 12 November 2022 13:05

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

Subject: Re: Request for support for 20MPH speed limit in vicinity of Fordham Road Schools

Dear Mrs Whitaker,

As Chair of Governors for St Louis Catholic Academy I very much agree with Sue Blakeley's sentiments in her email below.

The safety of school pupils attending St Louis is of paramount importance to the local governing body and a reduction of the speed limit outside the school along the Fordham Road to 20mph would not only greatly benefit pupils at St Louis but positively impact children attending Fairstead across the road. The addition of a traffic crossing, in my opinion, if being considered at all would be an ideal solution and provide a safe route across what is a very busy road.

Furthermore, having worked within the equine industry for over 20 years I very much support Mr Young's initiative as any measure to increase the safety of horses and riders is to be applauded and encouraged. With the horse crossing close by at Rayes Lane a lower speed limit would provide extra protection at a point where both horse and rider are particularly vulnerable.

Any assistance you could provide with moving this matter forward would be greatly appreciated.

Kind regards

Mrs Bethan Byrne

Chair of Governors

St Louis Catholic Academy

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On Wed, 9 Nov 2022 at 14:33, Sue Blakeley> wrote:

Dear Mrs Whitaker,

I have received a letter from Mr Young seeking a lower speed limit outside our schools that was initially for protection of horses and riders. Of course, the school would welcome such a restriction for the increased safety of children. In addition, a traffic crossing would be greatly welcomed. If you are in communication with the County Council, we'd also welcome increased cleaning of Rayes Lane because it has been especially bad in recent weeks. Finally, a further danger to the children is the riders using mobile phones whilst in the area. When on the phone, they are distracted, and not focused on the environment around them. Sometimes the language that they use is not appropriate for young ears (or even older ones like my own).

If I can be of any further assistance, do not hesitate to let me know,

Kind regards

[Sue Blakeley](#)

[Headteacher](#)

[St Louis Catholic Academy](#)