

Parish Re-Consultation

Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Ed Fosker

Direct Line: 07971 534107

Application No. DC/22/1699/FUL

Consultation Period

Expires: 6 January 2023

13 December 2022

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning application - conversion and partial demolition to create a. ground floor retail unit b. courtyard garden c. seven residential units

LOCATION Surrey House, 41 High Street, Newmarket, Suffolk,

APPLICANT Ms Alison Barnes

AGENT Ms Nikki O'Hagan

You have been consulted previously in respect of the application noted above. The following amendments by the applicant/agent have been received:

Amended Plans

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIZ618PD02I00>

Would you please let me know in writing by 6 January 2023 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision electronically.

Ed Fosker

Ed Fosker
Planning Officer

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
13 December 2022

Case Officer: Ed Fosker
Direct Line: 07971 534107
Application No: DC/22/1699/FUL
Consultation Period
Expires: 6 January 2023

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning application - conversion and partial demolition to create a.
ground floor retail unit b.courtyard garden c. seven residential units

LOCATION Surrey House, 41 High Street, Newmarket, Suffolk,

APPLICANT Ms Alison Barnes

AGENT Ms Nikki O'Hagan

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

Townclerk

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>
Sent: 14 December 2022 10:34
To: Townclerk
Cc: Rachel Hood (SCC Councillor); Andy Drummond (SCC Councillor)
Subject: Exning Road, Newmarket.
Attachments: 09-2020 Application form Highways Street Furniture.docx

Good morning, Cathy.

Councillor Hood has asked me to contact you directly regarding issues with vehicles parking on the verge on Exning Road and the suggestion that either bollards or a low fence be installed – or potentially double-yellow lines:

Unfortunately, Suffolk Highways is not in a position to install these and a separate source of funding would need to be identified. Councillors Hood and Drummond have offered to contribute towards the cost of these.

If progressed through the Local Highways Budget Team, this will have to be raised as a Minor Works Scheme. Works ordered via this process are subject not only to the cost of the materials themselves, but also the cost of the contractors themselves, any traffic management required and the internal fees (which are approximately £450 per order, plus 15% of the total cost for contingencies). An approximate full cost would be in the region of £700 (but potentially higher)

It would be significantly cheaper if Newmarket Town Council were to consider installing these themselves: Most Town and Parish Councils have a Highways License from us which allows them to install simple street furniture themselves (this license covers planters, bollards, gateways, non-regulatory signs etc). This License scheme was set up to allow PCs/TCs to undertake smaller pieces of work that Suffolk Highways are unable to provide in a far quicker and cheaper way than going through us directly. The licenses cost £150 and can cover multiple sites within the town of parish. I've attached a copy of the application above, the form sets out all the details that are required to apply etc. Councillors Hood and Drummond could still assist with retrospective funding for this.

The request for double-yellow lines would not be able to be covered by a Highways License. This could only be progressed directly through Suffolk Highways and subject to the normal surveys etc. The application for this is an extremely costly process, both at the initial survey/design stage and to implement the Traffic Regulation Order and works themselves. This could cost in excess of £4000 to begin the process – without a guarantee that the application would be successful.

I would not recommend considering these in this location, instead physical bollards or a fence would be more appropriate, vastly cheaper and have much less of a visible impact to the area.

I hope this makes sense, please let me know if you have any further questions or require any additional information.

Kind regards.

Matthew Fox,
Community Liaison Engineer.

Suffolk Highways | Rougham Service Delivery Centre, Rougham Industrial Estate, Bury St Edmunds, Suffolk, IP30 9ND

Sent: 06 September 2022 15:47

To:

Cc: Unique Newmarket <juiceunique@gmail.com>; stuart@fireconsultancy ltd.co.uk; Amanda Shelly <amanda@lynwoodassociates.co.uk>

Subject: RE: Unique, Newmarket

Hi Dennis

Thanks for your email , further to our telephone conversion this afternoon, I confirm that I am ok with the revised proposal for the new arrangements to the basement area.

I am still awaiting a response from the Fire Officer.

Regards

Sid

Sid Webb

C.Build E MCABE

Project Manager

Cambridge Office

M: 07887 343662

email:

Office: Assent Building Control Limited, Espace South, [26 St Thomas Place, Ely, CB7 4EX](#)

Hopefully, Julian has spoken to you and you will be expecting this email!

I have attached our layout currently with the Planners. The case officer is happy to approve but the Town Council have objected on safety grounds.

The case officer has said to me if we can get something in writing from Building Control that the means of escape is ok he should be able to get the Town Council to remove their objection and he can then deal with the application under delegated powers.

I'm hoping you will be happy with this layout, please let me know.

Regards

Dennis Brocklesby

Director

Lynwood Associates Ltd

Lynwood House

Murray park

Newmarket

CB8 9BU

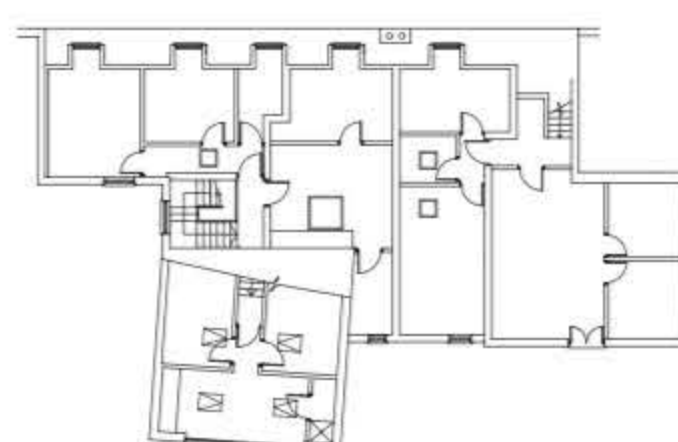
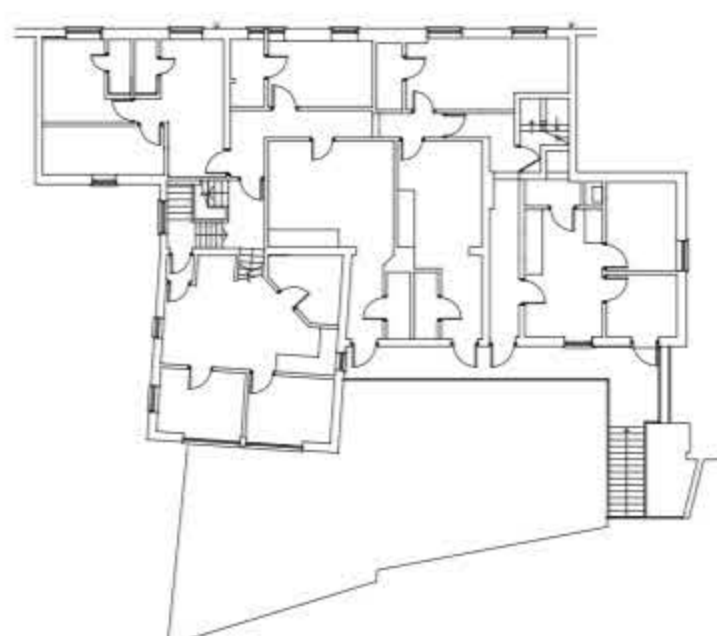
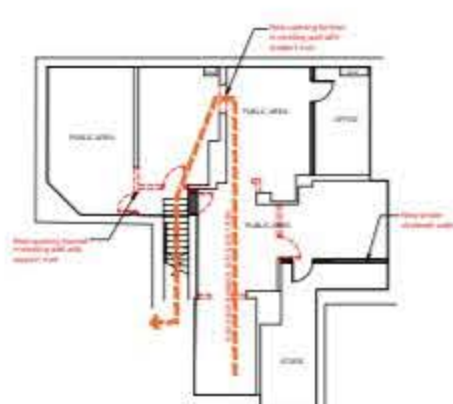
Tel: 01638 661044

Mobile: 07889049312

E-mail: dennis@lynwoodassociates.co.uk

Web: www.lynwoodassociates.co.uk

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K. The owner's email address (not):		DATE:	 Lynnwood Associates a subsidiary of The Associated General Contractors of America	
M. (City/State):		DATE:	7. Any other comments:	
PROJECT:		DATE:	JUNE 2021	
PROPOSED CHAIRMAN OF THE BOARD GENERAL ADMINISTRATIVE BUILDING PROJECT AND TO PUBLIC CORP AREA		DATE:	AG	
OWNER: MARYLAND MANAGEMENT		DATE:	08	
CLIENT: MARYLAND MANAGEMENT		SCALE:	1/8" = 1' AT	
PROJECT LOCATION:		DATE:	12/14/01	
TITLE:		REVISION:		
PROPOSED FLOOR PLAN AND SITE LOCATION				

Dennis Brocklesby
Lynwood Associates Ltd
Lynwood House
Murray Park
Suffolk
Newmarket
CB8 9BU

E-Mail dennis@lynwoodassociates.co.uk

Dear Dennis

CONVERSION OF EXISTING TOILET BLOCKS ON THE FIRST FLOOR INTO TWO SELF CONTAINED APARTMENTS (NUMBERED 3 AND 4) IN AN EXISTING THREE STOREY BUILDING, INCLUDING REPLACEMENT OF ALL FIRST-FLOOR WINDOWS FACING ONTO SUN LANE AND NEW STAIRS ACCESS TO BASEMENT ROOMS
UNIQUE, 2 SUN LANE, NEWMARKET, SUFFOLK, CB8 8EW

We refer to the above and subsequent consultation with the Fire Authority and attach a copy of their report the requirements of which should be reviewed and addressed as appropriate.

If you would like to discuss, or require any assistance in respect of the items raised, please do not hesitate to contact us.

Yours sincerely



Sid Webb
Project Manager

E-mail: Sid@assentbc.co.uk

Contact No: 07887 343662

Enc: Fire Authority Report

Assent
LB Building Control
Espace South
26 St Thomas Place
Ely
Cambridgeshire
CB7 4EX

sid@assentbc.co.uk

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: CB 259424
Our Ref: FS/F350254
Enquiries to: Chris Cage
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 08/09/2022

Dear Sirs,

Regulatory Reform (Fire Safety) Order 2005
Building Regulation Application No: CB 259424
Conversion of First Floor Toilet Block to Two Self-contained Flats & New Stairs to Basement
Unique, 2 Sun Lane, Newmarket CB8 8EW
Drawing No's: 2244/02 Rev A

I have examined your letter, dated 25 August 2022, concerning the above application. The following comments refer to the additional amended works to the basement area only.

Main Staircase

The stair leading up from the basement and the flight serving the upper floors are both located in the same stair well. Escape from manager's flat 1 can only be achieved by passing through this staircase. It is assumed therefore that these flights of stairs are adequately separated by the necessary fire-resistant construction. If this is not the case please inform this Authority accordingly.

Basement

Inner Rooms

The office and store in the basement area are inner rooms. One of the 3 prescribed methods documented in ADB to mitigate inner room situations should be adopted.

The maximum number of persons in this area should not exceed 30 persons.

Management

During the course of the building work, adequate means of escape from the premises must be maintained at all times the premises are occupied.

/continued

OFFICIAL

It is the Responsible Person's duty to have a suitable and sufficient fire risk assessment when the premises are occupied.

The provisions of primary fire safety legislation (The Fire Safety Order) mean that subsequent enforcement action by the Fire and Rescue Authority cannot be discounted upon occupation of the building.

Please forward the following information to your client.

CHANGES TO FIRE SAFETY LEGISLATION

Your attention is drawn to changes in fire safety legislation which impose significant legal requirements for Responsible Persons.

Fire Safety Act 2021

Affects responsibilities in managing fire safety matters within **premises containing two or more sets of domestic premises**. A Fire Risk Assessment Prioritisation Tool is available to assist Responsible Persons to develop a strategy to prioritise building stock with the new legislative changes. The following link will provide the required information to the relevant changes:

<https://www.gov.uk/government/publications/fire-safety-act-2021>

The Fire Safety (England) Regulations 2022

Introduced to meet the recommendations with Phase 1 of the Grenfell Tower Inquiry, and concerns fire safety in **multi-occupied residential buildings**, depending on the height of the building, and requires information to be provided to the Fire & Rescue Service. These regulations will be fully in force on the 23 January 2023. Responsible Persons are encouraged to start preparing for this. The following link will provide the required information to the relevant changes:

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022>

Should you require any information or assistance, please do not hesitate to contact me on the telephone number above.

Yours faithfully



Chris Cage
Protection Officer
Fire Safety Inspector