

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 19th December 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 5th December**
 - 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 28/11/2022 & 05/12/2022
- 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 28/11/2022 & 05/12/2022
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Pre-application Consultations** – To receive pre-application consultations from Clarke Telecom Ltd regarding proposed radio base station upgrades
 - a) At Cricket Field Road
 - b) At Heath Road
- 14. Licensing** – To receive any reports from the NTC Licensing Working Group
- 15. Verge Parking on Exning Road** – To receive a report regarding the parking on the centre verges between Suffolk Motors and Icewell Hill
- 16. Correspondence**
- 17. Date of next meeting** – Monday 9th January 2023

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 13th December 2022

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

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

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

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

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

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

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

Informative notes:

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

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

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

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

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

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

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

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

Suffolk Guidance for Parking 2019 {excerpt}

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

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

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

Reductions to the minimum parking guidance

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

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

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

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

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

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

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

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

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



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 5th December 2022 at 6.15pm

Attendance:

Councillor M Jefferys (Chairman nominate)
Councillor J Berry
Councillor J Clover

Councillor J Ferries
Councillor J Harvey
Councillor P Hulbert

Also Present: C Whitaker- 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/22/12/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> Town Clerk opened the meeting and, as the Chairman and Vice Chairman had given apologies, asked for nominations for the Chairman. Cllr Jefferys was nominated and with their being no other nominations the following was agreed: <u>D/22/12/0/1.01 Resolved</u> That Cllr Jefferys be elected as the Chairman for this meeting. The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.	
D/22/12/2	<u>Apologies</u> Apologies were received from Cllr Drummond, Hood and Lay. Cllr Hall was absent.	
D/22/12/3	<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/22/12/4	<u>To Confirm the Minutes of the Meeting Held on 21st November 2022 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 21st November 2022 and the following was agreed: <u>D/22/12/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st November 2022 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/22/12/5	<u>Public Open Session</u>	

A member of the public raised an issue regarding parking on the grass verge in Exning Road and that nobody is taking action to prevent this illegal parking.

Cllr Berry and Clover joined the meeting

The Chairman gave thanks for raising the issue and an item will be added to the next agenda. Town Clerk will make enquiries and report back.

D/22/12/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

D/22/12/7 Planning Applications

Week Commencing 14/11/2022, and 21/11/2022

D/22/12/7/1 DC/22/1978/TPO - TPO 004 (1992) and TPO 004 (1989) tree preservation order - three Limes (G1 on plan, T7, T8 and T9 on order) pollard to 10 metres above ground level; one Horse Chestnut (T2 on plan, T4 on order) overall crown reduction by two metres; one Pine (T3 on plan, T7 on order) and one Yew (T4 on plan, T5 on order) crown lift to eight metres above ground level - 25 Exeter Road Newmarket Suffolk.

D/22/12/7.01 Resolved

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

D/22/12/7/2 DC/22/1967/HH - Householder planning application - pitched roof to existing side and rear extension - 27 Exning Road Newmarket Suffolk.

D/22/12/7.02 Resolved

The Committee voiced no objections subject to the concerns from the neighbour being taken into account.

D/22/12/7/3 DC/22/1980/TCA - Trees in a conservation area notification – one Conifer (T1 on plan) remove - 25 Exeter Road Newmarket Suffolk.

D/22/12/7.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacement be planted.

D/22/12/7/4 NMA(A)/21/1852 - Non material amendment to DC/21/1852/HH - a. overall height of the extension has been reduced from 3593 millimetres to 3300 millimetres b. further demolition is proposed by removing an existing lean-to element at ground floor c. roof light number reduced and design simplified d. circular window to north elevation replaced with traditional sash window and altered fenestration pattern to ground floor extension - Woodland The Severals Newmarket Suffolk.

D/22/12/7.04 Resolved

No comment was required by the Committee.

D/22/12/7/5 DC/22/2031/FUL - Planning application - one dwelling and vehicular access - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/22/12/7.05 Resolved

The Committee voiced no objections.

D/22/12/7/6 DCON(A)/22/0478 -Application to discharge conditions 5 (ventilation systems), 10 (fire hydrants), 13 (headlight glare) 16 (deliver and service management plan) and 18 (biodiversity enhancement plan) of application DC/22/0478/FUL - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/22/12/7.06 Resolved

No comment was required by the Committee.

D/22/12/7/7 DC/22/1958/FUL - Planning application - change of use of retail unit (E) to Thai massage (sui generis) - 21 High Street Newmarket Suffolk.

D/22/12/7.07 Resolved

The Committee regrets the loss of a retail outlet in the High Street.

D/22/12/7/8 DC/22/2043/TPO - TPO 032 (1960) tree preservation order – one Walnut (T1 on plan, within A1 on order) overall crown reduction by three metres - Balaton Lodge Snailwell Road Newmarket Suffolk.

D/22/12/7.08 Resolved

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

D/22/12/7/9 DC/22/2052/TCA - Trees in a conservation area notification - one Willow (1 on plan) upper crown reduction by up to 2.5 metres and thin crown by 20% on western, eastern and southern aspects, repollard northern aspect by 2.5 metres; one Cherry plum (marked in red on plan) crown reduction in height to 3.5 metres; one Cherry plum (marked in red on plan) lateral crown reduction to northern aspect by two metres and reduce smallest sucker by one metre - Lincoln Lodge R ayes Lane Newmarket Suffolk.

D/22/12/7.09 Resolved

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

D/22/12/8 Amended and Deferred Planning Applications

None noted.

D/22/12/9 Referral to Development Control Committee

DC/22/0511/FUL – Remco Leisure Limited, Remco Leisure Limited - Planning application - change of use from Bank (Class E) to Adult Gaming Centre (Sui Generis) - 104 High Street, Newmarket, Suffolk.

It was noted that the above application has been referred to the WSC Development Control Committee and will be considered on 7th December 2022. The Committee had previously objected to this application and the following was agreed:

D/22/12/9.01 Resolved

That delegated powers be given to the Chairman and Town Clerk to strengthen the objection comments by registering a written statement to be read out by a WSC Officer at the Development Control Committee.

D/22/12/10 Planning Appeals

DC/21/1237/FUL - Planning application - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening - Queensbury Stables Queensbury Lodge High Street Newmarket.

The appeal to the Secretary of State regarding the above application was noted and the date and time of the hearing is awaited.

D/22/12/11 East Cambs Planning Applications

None noted.

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

West Suffolk Planning Determinations received during weeks commencing, 14/11/2022, and 21/11/2022

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1634/FUL	Planning application - installation of air source heat pump	St Louis Catholic Academy Fordham Road Newmarket Suffolk	Approved	No objections
DC/22/1489/HH	Householder planning application - a. entryway relocated on front elevation b. addition of pitched roof to front elevation c. raising of existing roof to create habitable second floor rooms d. two dormer windows to front elevation e. replacement windows to front and side elevation f. first floor side extension above existing garage g. two storey rear extension h. single storey rear extension. i. Demolition of two chimneys	25 Hamilton Road Newmarket Suffolk	Approved	No objections
DC/22/1913/VAR	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	Withdrawn	
DC/22/1694/CLE	Application for lawful development certificate for existing use or development - single storey outbuilding	4 Duchess Drive Newmarket Suffolk	Approved	No objections
DC/22/1471/FUL	Planning application - (a) partial change of use of first floor from retail (class E) to residential (class	116 - 118 High Street Newmarket Suffolk	Approved	Objected

	C3) to create two flats (b) external changes to form new doors and windows				
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D/22/12/13 Delegation Panel Decisions

None noted.

D/22/12/14 Licensing

None noted.

D/22/12/15 Consultation

The Greater Cambridgeshire Partnership 'Making Connections 2022' consultation was considered and the following was agreed:

D/22/12/15.01 Resolved

That a working group be set up consisting of Cllrs Harvey and Perry with Terms of Reference - To form a response to the Consultation and report to full Council on 19th December.

D/22/12/16 Enforcement

Planning conditions imposed on applications and the enforcement of them was discussed and the following was agreed:

D/22/12/16.01 Resolved

That a letter be sent to WSC Planning to ask what monitoring and enforcement action is taken on planning applications that have conditions imposed. e.g. Specified living conditions.

D/22/12/17 Highways/Parking

The standard responses from WSC and SCC to Planning Application for Town Centre Developments were discussed and the following was agreed:

D/22/12/17.01 Resolved

That a letter be sent to SCC and WSC to discuss their standard responses to parking requirements in town centres due to the latest changes and limited availability to public transport in Newmarket and the implications in respect of new developments.

D/22/12/18 Trees

The historic tree responses deferred to the WSC Tree Officer by NTC were discussed and the following was agreed:

D/22/12/18.1 Resolved

That a letter be sent to WSC to ask why NTC was not informed that there was no longer a Tree Officer in post and what are their subsequent actions.

D/22/12/19 Correspondence

Speeding issues in Adastral Close – Issues have been raised, including but not limited to, the dropping off of children at the local nursery and driving too fast into Kingsway and Adastral Close. Town Clerk to ask the PCSO to monitor the

area.

Fordham Road Speeding – the response from SCC to the request to impose a 20mph zone in Fordham Road was noted and a request will be made for a mobile speed camera to monitor the traffic and gather evidence.

D/22/12/20 Date of Next Meeting

Monday 19th December 2022 at the Memorial Hall.

Meeting closed at 7:10 pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/22/12/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/12/7.02 Resolved</u>	The Committee voiced no objections subject to the concerns from the neighbour being taken into account.
<u>D/22/12/7.03 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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that suitable replacement be planted.
<u>D/22/12/7.04 Resolved</u>	No comment was required by the Committee.
<u>D/22/12/7.05 Resolved</u>	The Committee voiced no objections.
<u>D/22/12/7.06 Resolved</u>	No comment was required by the Committee.
<u>D/22/12/7.07 Resolved</u>	The Committee regrets the loss of a retail outlet in the High Street.
<u>D/22/12/7.08 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/12/7.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/22/12/9.01 Resolved</u>	That delegated powers be given to the Chairman and Town Clerk to strengthen the objection comments by registering a written statement to be read out by a WSC

	Officer at the Development Control Committee.
<u>D/22/12/15.01 Resolved</u>	That a working group be set up consisting of Cllrs Harvey and Perry with Terms of Reference - To form a response to the Consultation and report to full Council on 19th December.
<u>D/22/12/16.01 Resolved</u>	That a letter be sent to WSC Planning to ask what monitoring and enforcement action is taken on planning applications that have conditions imposed. e.g. Specified living conditions.
<u>D/22/12/17.01 Resolved</u>	That a letter be sent to SCC and WSC to discuss their standard responses to parking requirements in town centres due to the latest changes and limited availability to public transport in Newmarket and the implications in respect of new developments.
<u>D/22/12/18.01 Resolved</u>	That a letter be sent to SCC and WSC to discuss their standard responses to parking requirements in town centres due to the latest changes and limited availability to public transport in Newmarket and the implications in respect of new developments.

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 28 th November & 5 th December						
DC/22/2040/HH Householder planning application - single storey rear extension 6 Brazilian Terrace Newmarket Suffolk CB8 0JU	Conservation Area	Gregory McGarr	Mr And Mrs Sidhey and Jennifer Ricketts	Councillor Andy Drummond Councillor James Lay	Tue 20 Dec 2022	no
DC/22/1976/FUL Planning application - a. four replacement range buildings comprising horse boxes, tack boxes, wash bay and hay barns b. covered lunge ring c. muck bunker d. resurfacing of yard and adjacent roadways Terrace House Queensberry Road Newmarket Suffolk CB8 9BT	Conservation Area	Savannah Cobbold	Mr Jordan Jenkins	Councillor Andy Drummond Councillor James Lay	Tue 20 Dec 2022	no
DC/22/2027/VAR Planning application - variation of condition 2 of F/2006/1036/COU to allow for use of amended plans for change of use from offices to five self-contained flats 34 Fitzroy Street Newmarket Suffolk CB8 0WH	Conservation Area	Savannah Cobbold	Mr Rowland Hay	Councillor Andy Drummond Councillor James Lay	Thu 22 Dec 2022	no
DC/22/1988/HH Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor single storey rear extension 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND		Adam Yancy	Mr And Mrs Clift	Councillor Andy Drummond Councillor James Lay	Thu 22 Dec 2022	no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/22/2065/FUL Planning application - a. building to accommodate three equine treadmills; b. additional horse walker Clarehaven Bury Road Newmarket CB8 7BT		Savannah Cobbold	John And Thady Gosden	Councillor Rachel Hood Councillor Robert Nobbs	Thu 22 Dec 2022	no
DCON(A)/20/0174 Application to discharge condition 14 (travel information pack) and condition 29 (operational waste management strategy) of DC/20/0174/VAR Development Site Adj South Drive Exning Road Newmarket Suffolk		Penny Mills	Paul Anchor Hanover Group	Councillor Andy Drummond Councillor James Lay		no
<i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>						
DC/22/2051/FUL Planning application - a. roof extension with five dormer windows to second floor b. external fire escape staircase Flat 2 Sun Lane Newmarket Suffolk CB8 8EW		Savannah Cobbold	Mr J Cunningham	Councillor Rachel Hood Councillor Robert Nobbs	Fri 23 Dec 2022	no
DC/22/1977/FUL Planning application - two substations and one foul water pumping station and associated works.  Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL		Amy Murray	N/A	Councillor Michael Anderson Councillor Karen Soons	Wed 28 Dec 2022	no
DC/22/2033/FUL Planning application - a. conversion and alterations of existing annexe to form one dwelling (C3) b. two storey front extension c. partial demolition of existing building Studio 5 34 Fitzroy Street Newmarket Suffolk	Conservation Area	Savannah Cobbold	Mr Rowland Hay	Councillor Andy Drummond Councillor James Lay	Thu 29 Dec 2022	no

DC/22/2126/HPA <u>Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height of 3.8 metres and a height of 2.7 metres to the eaves</u> 63 Exning Road Newmarket Suffolk CB8 0EA		Clare Oliver	Laura Hawkins	Councillor Rachel Hood Councillor Robert Nobbs	N/A	no
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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

www.eastcambs.gov.uk

Newmarket Town Council
FAO Mrs Cathy Whitaker
King Edward VII Memorial Hall
High Street
Newmarket
CB8 8JP

This matter is being dealt with by:

Anne James

Telephone: 01353 616241

E-mail: anne.james@eastcambs.gov.uk

My Ref: 22/00471/RMM

Your ref

8th December 2022

Dear Sir/Madam

Proposal: Reserved matters pursuant to outline planning permission 18/00752/ESO, to create perimeter road around the south and west sides of the site, linking the approved roundabout junctions to deliver the by-pass to the village and the main access to Kennett Garden Village

Location: Phase 1A (Perimeter Road) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett

Reference: 22/00471/RMM

I am writing to inform you that the above proposal has been considered at Planning Committee on 7th December 2022 and it was resolved to approve the application.

In considering this application your comments were taken into consideration. You are able to view the officer/committee report using public access <https://pa.eastcambs.gov.uk/online-applications/>.

If you wish to discuss this matter further please contact the case officer Anne James on 01353 616241

Yours faithfully

Anne James
Planning Consultant

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Decision List

Weeks commencing 28 th November and 5 th December	NTC Comments
Householder planning application - a. two storey rear extension b. single storey rear extension Esher Cottage 37 King Edward VII Road Newmarket Suffolk CB8 0ET DC/22/0932/HH	NTC no objection 
Planning application - change of use from Bank (Class E) to Adult Gaming Centre (Sui Generis) 104 High Street Newmarket Suffolk CB8 8JQ DC/22/0511/FUL	NTC objected 

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Our ref: CTIL11414423

01st December 2022

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

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

To the Town Council Clerk,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL11414423 NEWMARKET FC / FOOTBALL / CRICKET CLUB VODAFONE BEACON, CRICKET FIELD ROAD, NEWMARKET, CB8 8BT.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of identifying a suitable site in the Newmarket area for a radio base station to maintain and improve existing levels of service provision. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone is committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced coverage and capacity, and 5G coverage ensuring that this area of East Cambridgeshire has access to the latest technologies.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

• **CTIL11414423 NEWMARKET FC / FOOTBALL / CRICKET CLUB VODAFONE BEACON**

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The preferred Cornerstone option is as follows:

NEWMARKET FC / FOOTBALL / CRICKET CLUB VODAFONE BEACON, CRICKET FIELD ROAD, NEWMARKET, CB8 8BT | NGR 564755 262928

The proposed works comprise the existing 18m monopole, removing 6 no. antennas on existing headframe and replacing with 6 no. new antennas and an additional 2 no. 300mm dishes. Removal and addition of ancillary equipment, including an additional new 12 RRU's, all as detailed in the enclosed plans.

The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

As this is an existing ground-based installation, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area. As such, no other options have been considered.

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Theale, Berkshire, RG7 4SA

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the Regulation 5 notification.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before proceeding with the works. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the Newmarket East District Councillor (Robert Nobbs), the Exning and Newmarket County Councillor (Rachel Hood), the West Suffolk MP (Matt Hancock) and the East Cambridge District Council Local Planning Authority.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL11414423)

Yours faithfully,



Mark Braithwaite
Acquisition Surveyor
Acquisition
Clarke Telecom
Tel: +44 7918 607466
Email: Mark.Braithwaite@Clarke-Telecom.com

(for and on behalf of Cornerstone)

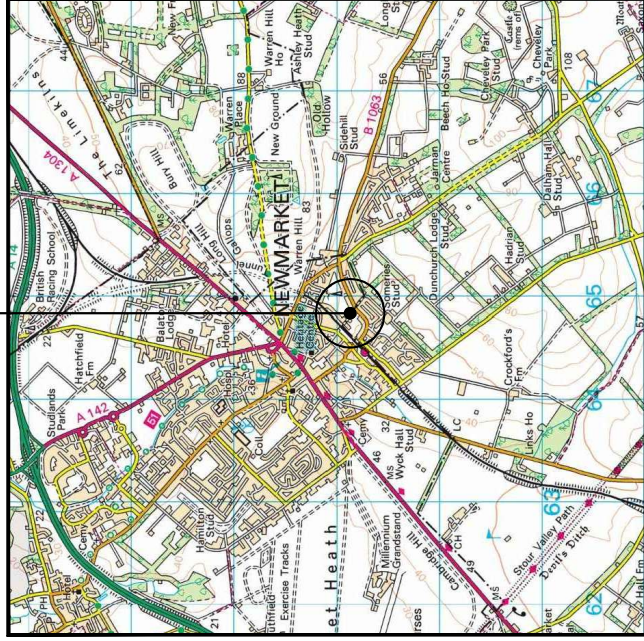
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 Cornerstone, Hive 2,
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SITE LOCATION



SITE LOCATION

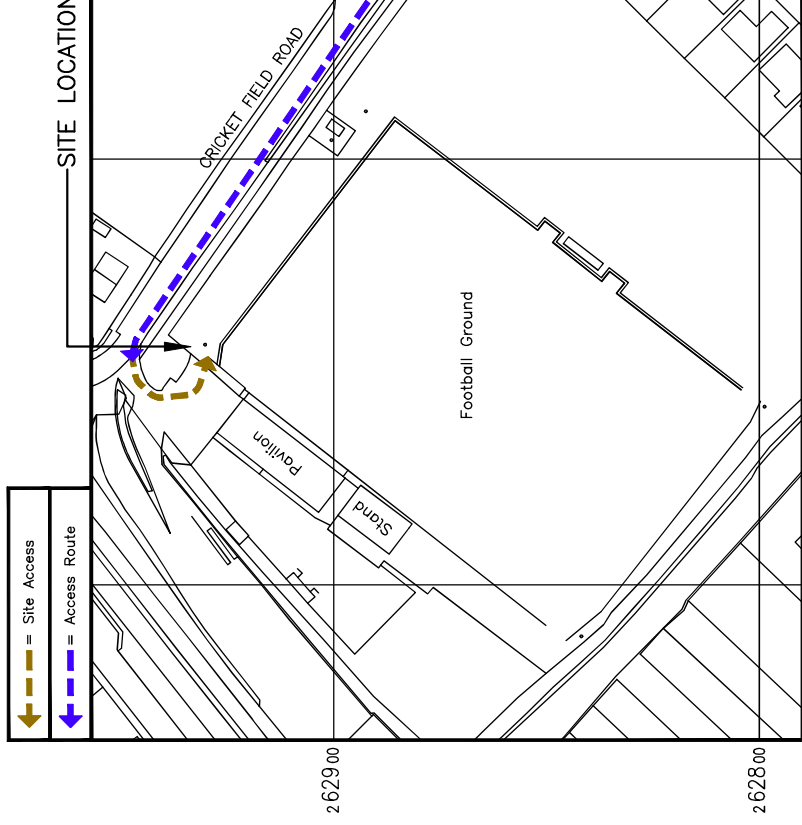
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Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
Her Majesty's Stationery Office
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Crown copyright.



SITE PHOTOGRAPH

The drawings comply with VM02 Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0013.



DETAILED SITE LOCATION

(Scale 1:1250)

Based upon Ordnance Survey map extract
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ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.G.R	E: 564755 N: 262928

N.G.R.	E: 564755	N: 262928
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DIRECTIONS TO SITE:
 HEADING NORTH ON THE M11 EXIT AT
 JUNCTION 9 TOWARD NEWMARKET/ A11.
 MERGE ONTO M114 AND CONTINUE ONTO
 A11. EXIT ONTO LONDON RD/A1304 TOWARD
 NEWMARKET. CONTINUE TO FOLLOWABOUT
 A1304. GO THROUGH 1 ROUNDABOUT TURN
 RIGHT ONTO THE AVE/B1103 TURN LEFT TO
 STAY ON THE AVE/B1103. CONTINUE TO
 FOLLOW B1103 TURN LEFT ONTO CRICKET
 FIELD RD THE CLUB IS LOCATED AT THE END
 OF THE ROAD ON THE LEFT.

NOTES:

A	Issued for Approval	D8DA	PCH	21.11.22
REV	MODIFICATION	BY	CH	DATE



O₂
CORNERSTONE - BEACON

Cell Name	Op
CRICKET FIELD ROAD	A

Cell ID No		
CORNERSTONE	VMO2	VF
11414423	070470	34771

Site Address / Contact Details

NEW MARKET FC
CRICKET FIELD ROAD
NEWMARKET
CB8 8BT

Drawing Title:

Purpose of Issue:	PLANNING	Dwg Rev
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Drawing Number:	100	A
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Surveyed By: MB	Original Sheet Size: A3		Pack Issue: A
Drawn: DBDA	Date: 21.11.22	Checked: PCH	Date: 21.11.22

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 564755

N: 262928

DIRECTIONS TO SITE:

HEADING NORTH ON THE M11 EXIT AT JUNCTION 9 TOWARD NEWMARKET/ A11. MERGE ONTO M114 AND CONTINUE ONTO A11. EXIT ONTO LONDON RD/A1304 TOWARD NEWMARKET. CONTINUE TO FOLLOW THE A1304, GO THROUGH 1 ROUNDABOUT. TURN RIGHT ONTO THE AVE/B1103 TURN LEFT TO STAY ON THE AVE/B1103, CONTINUE TO FOLLOW B1103 TURN LEFT ONTO CRICKET FIELD RD THE CLUB IS LOCATED AT THE END OF THE ROAD ON THE LEFT.

NOTES:

REV

A

Issued for Approval

DBDA PCH

21.11.22

DATE

BY

CH

DATE

CLARKEtelecom

Unit E, Madison Place, Northampton Road, Manchester, M60 5AG
Tel: 0161 785 4500
Fax: 0161 785 4508
Web: www.clarke-telecom.com

O₂

CORNERSTONE - BEACON

Cell Name

CRICKET FIELD ROAD

Opt

A

Cell ID No

VMO2

VF

11414423

070470

34771

Site Address / Contact Details

NEW MARKET FC
CRICKET FIELD ROAD
NEWMARKET
CB8 8BT

Drawing Title:

LEASE DEMISE

Purpose of Issue:

PLANNING

DWG Rev:

A

Drawing Number:

101

Surveys By:

MB

Original Sheet Size

A3

Issue:

A

Drawn:

DBDA

Date:

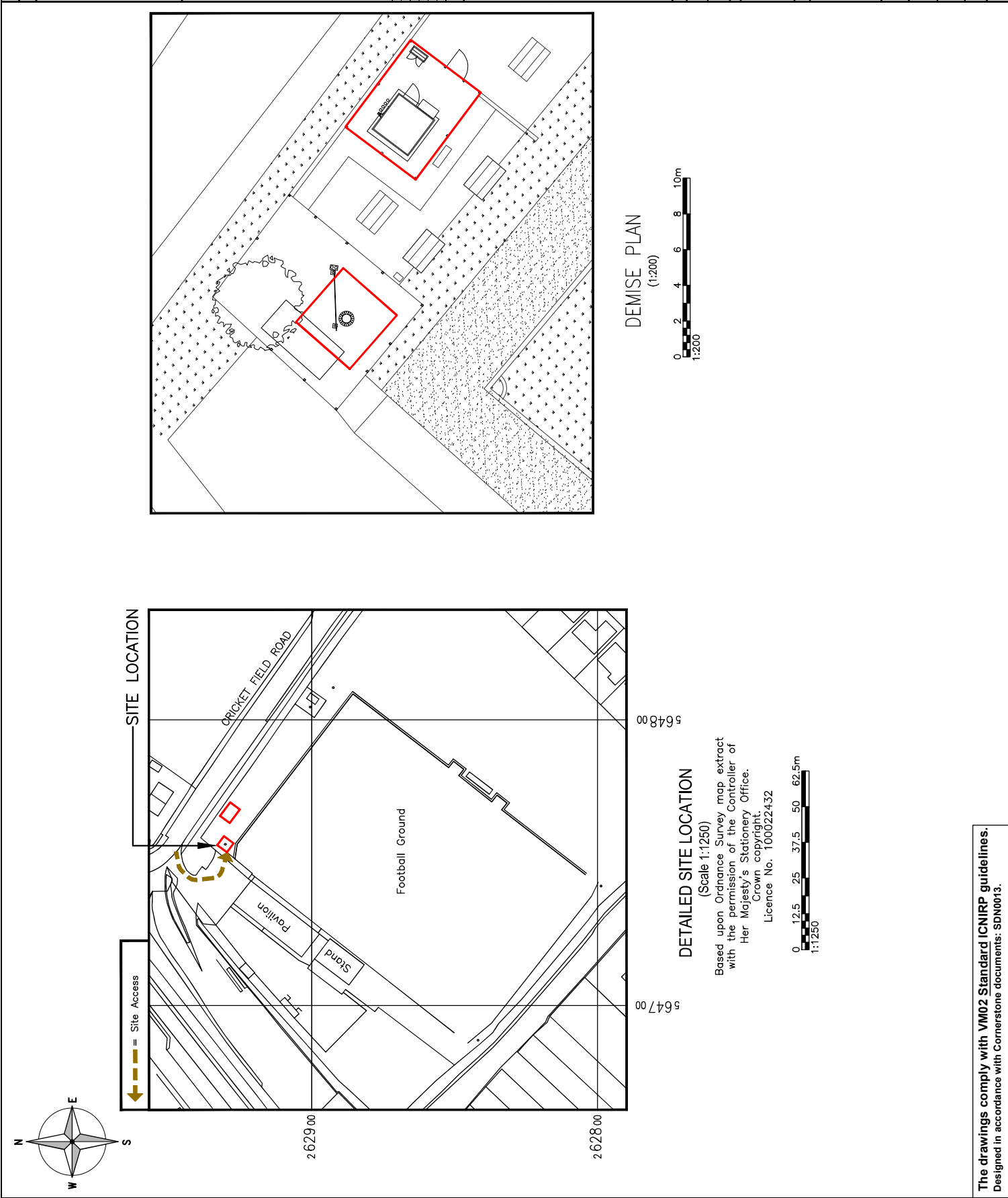
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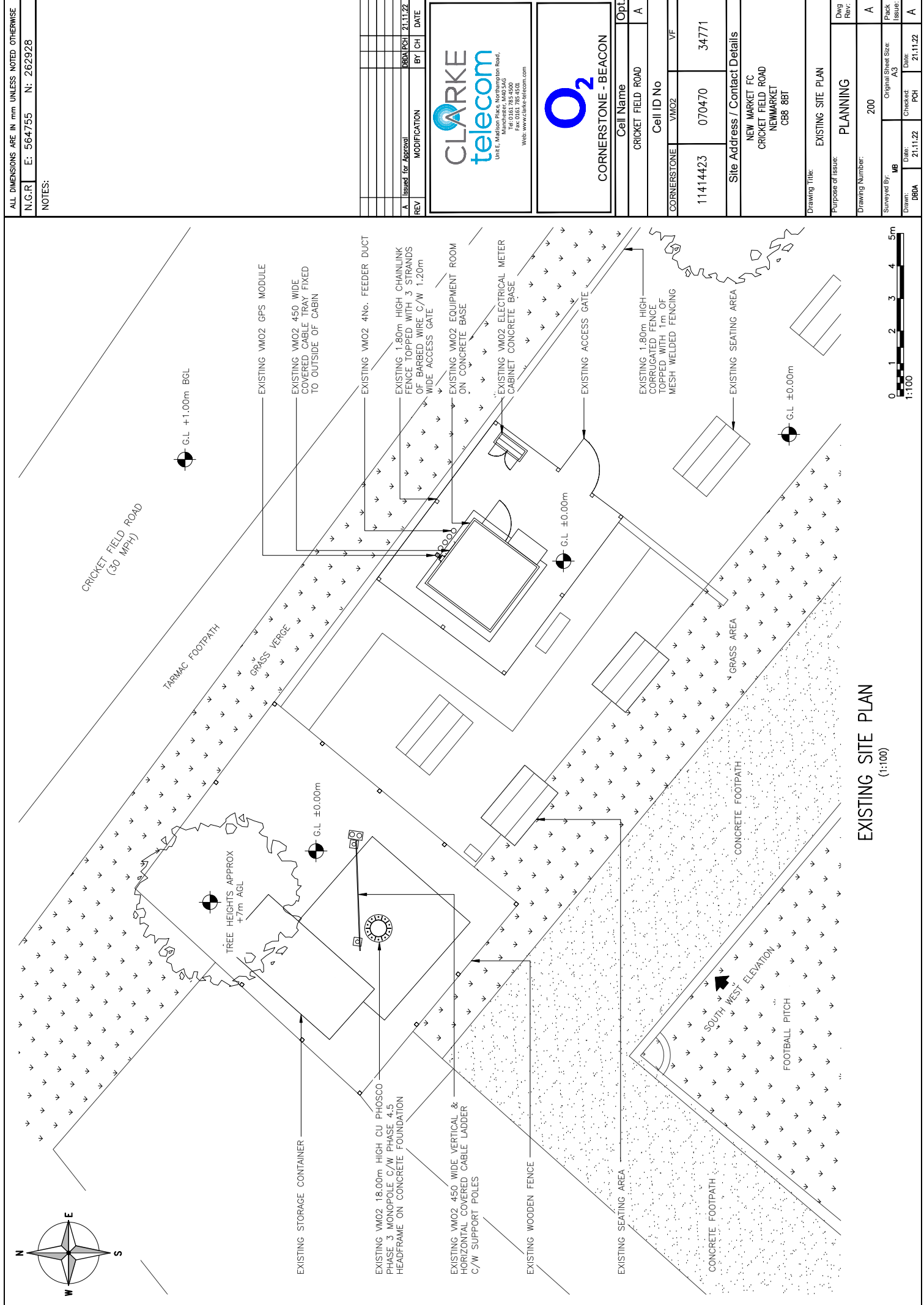
Checked:

PCH

Date:

21.11.22





ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 564755

N: 262928

NOTES:
EXISTING HEADFRAME TO BE ROTATED TO
SUIT BEARINGS.

REV	Issued for Approval	MODIFICATION	BY	CH	DATE
A	08/04/2021				21.11.22

CLARKE
telecom

Unit E, Madison Place, Northampton Road,
Manchester, M6 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com

O₂

CORNERSTONE - BEACON

Cell Name	Opt
CRICKET FIELD ROAD	A

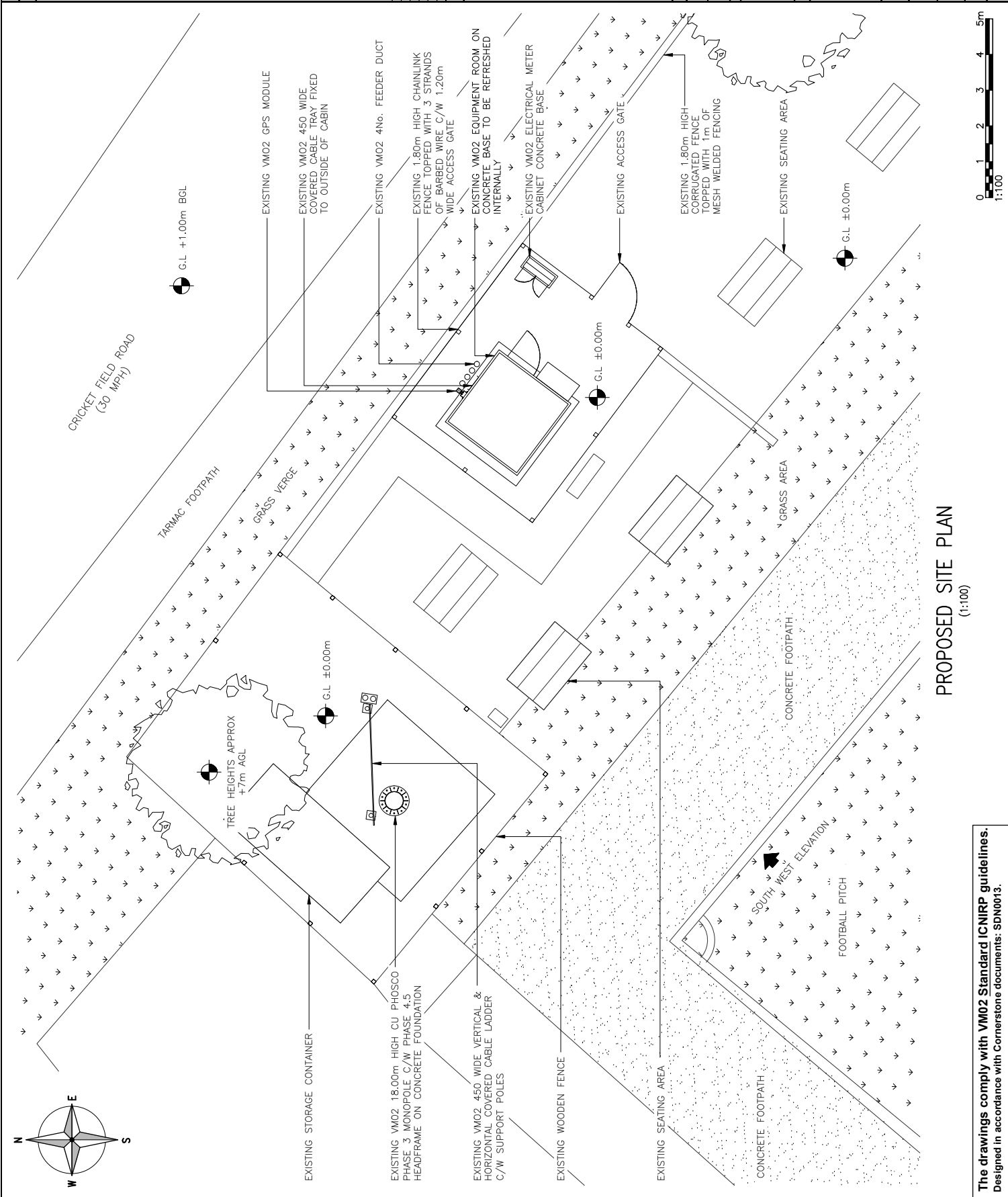
Cell ID No	VF
11414423	070470
	34771

Site Address / Contact Details
NEW MARKET FC
CRICKET FIELD ROAD
NEWMARKET
CB8 8BT

Drawing Title: PROPOSED SITE PLAN

Purpose of Issue:	PLANNING	DWG Rev:
Drawing Number: 201		A

Surveys By:	MB	Original Sheet Size	Issue:
Drawn:	DBDA	A3	
Date:	21.11.22	Checked:	Date:
		PCH	21.11.22



PROPOSED SITE PLAN
(1:100)

The drawings comply with VM02 Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0013.

NOTES:

A	Issued for Approval	DBDA	PCH	21.11.22
REV	MODIFICATION	BY	CH	DATE



O₂
CORNERSTONE - BEACON

Cell Name	Op
CRICKET FIELD ROAD	A

CORNERSTONE	VMO2	VF
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Site Address / Contact Details

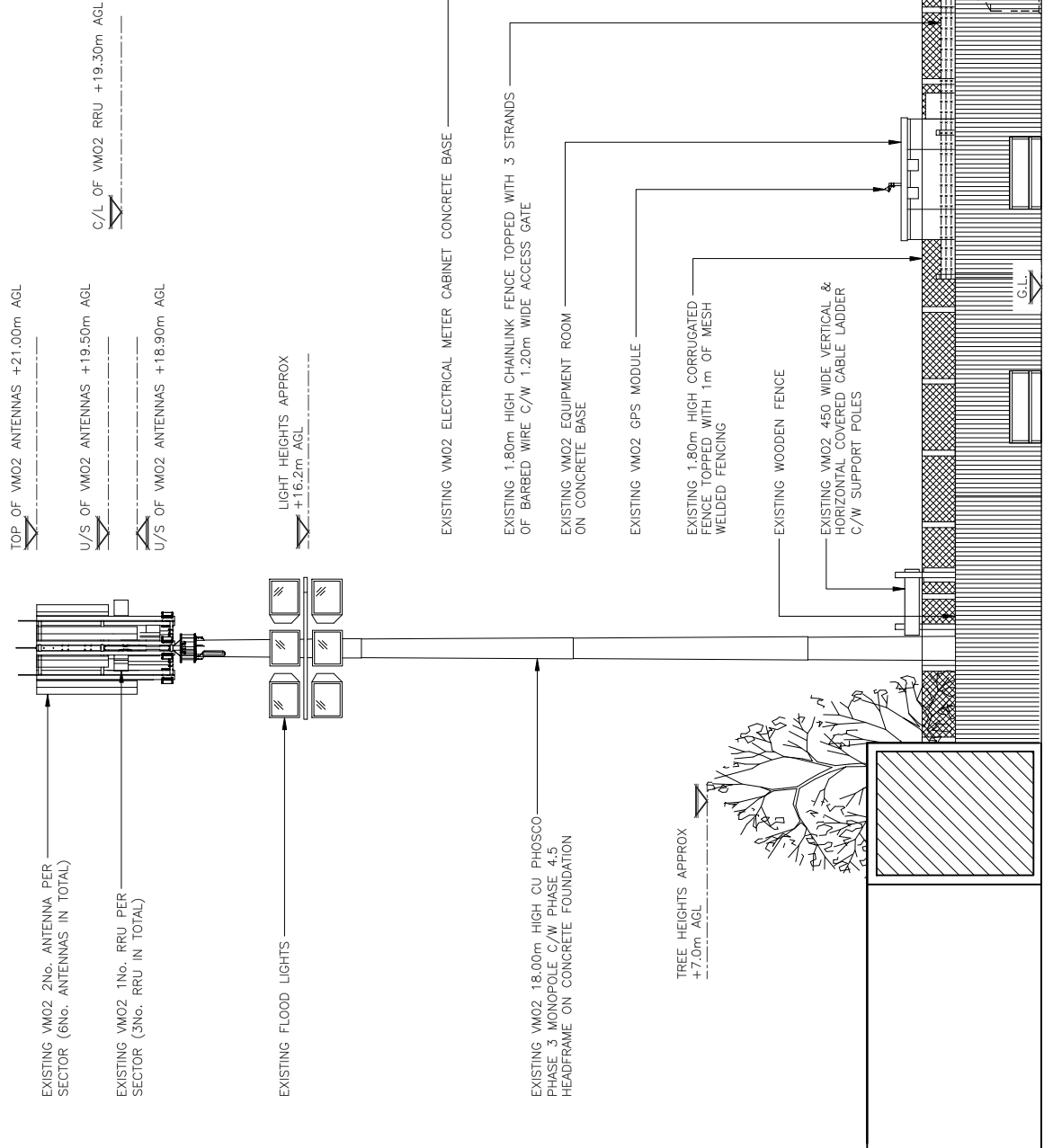
NEW MARKET FC
CRICKET FIELD ROAD
NEWMARKET
CB8 8BT

Drawing Title:

Purpose of Issue:	PLANNING	Dwg Rev
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Drawing Number:	300	A
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Surveyed by:	MB		Original sheet size: A3		Issue
Drawn:	Date:	Checked:	Date:	A	



EXISTING SOUTH WEST ELEVATION
(1:100)



NOTES:
EXISTING HEADFRAME TO BE ROTATED TO
SUIT BEARINGS.

A	Issued for Approval	DBDA	PCH	21.11.22
REV	MODIFICATION	BY	CH	DATE

CLARKE
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Northampton NN1 6BG
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O₂
CORNERSTONE - BEACON

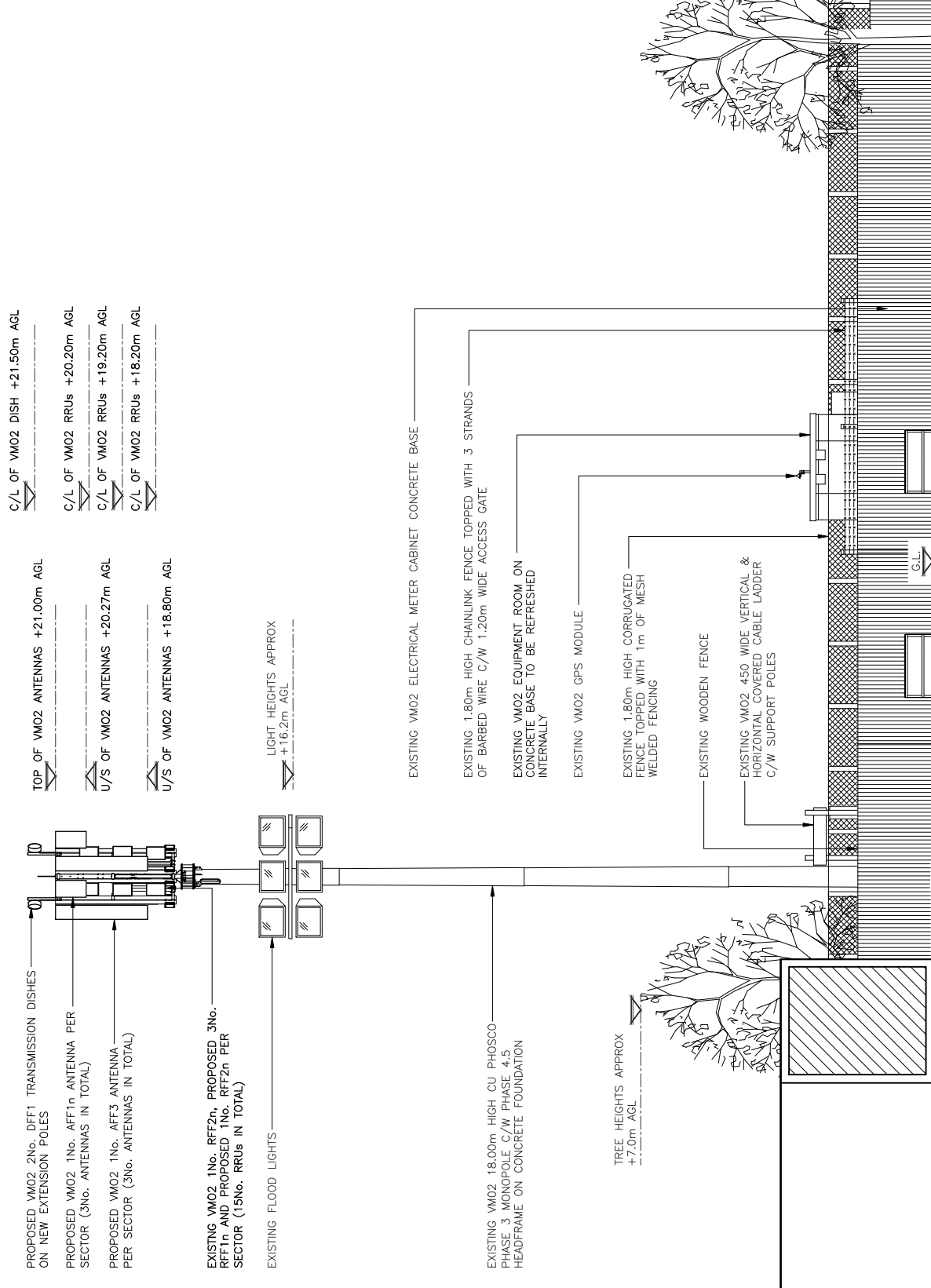
Cell Name	Op
CRICKET FIELD ROAD	A
Cell ID No	
CORNERSTONE	VFC2
	VFC

Site Address / Contact Details
NEW MARKET FC
CRICKET FIELD ROAD
NEWMARKET
CB8 8BT

Drawing Title: **PROPOSED SITE ELEVATION**

Purpose of issue:	PLANNING	Dwg Rev
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Drawing Number:		301		A	
Surveyed By:		MB		Original Sheet Size: A3	
Drawn:	DBDA	Date:	21.11.22	Checked:	POH
					Date: 21.11.22
				A	



PROPOSED SOUTH WEST ELEVATION
(1:100)

**The drawings comply with VM02 Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0013.**

Cornerstone Community Information Sheet

5G Services

As 5G technology is deployed across the country more and more services will become available and our lifestyles, economy and even the way we commute will be transformed. Additional base stations and upgrades to existing ones will be needed to meet this demand and improve the quality of service.

Practical uses of 5G

Two areas where these benefits are becoming evident are education and health,

The relationship between 5G and education is evolving at a massive rate with educators exploring the relevance of Virtual Reality (VR) technologies for education and training. Crucially, VR can support remote learning, allowing students a presence in the classroom even when working elsewhere.

5G's ability to deliver real-time information (low latency), ultra-fast speeds (critical for high-definition images and video), increased capacity and heightened security will also allow learning on the job, thanks to technologies such as Augmented Reality (AR) goggles, which can give engineers real-time instructions on how to fix a machine on a production line, for example.

Health care is undergoing a rapid transformation, patients across the country are now becoming accustomed to relying on remote healthcare services such as virtual GP appointments, and ordering online deliveries of essential medical supplies.

5G will prove critical in providing the infrastructure required to deliver remote health services over the next decade. 5G's fast and secure services will be fundamental in scaling the patient benefits of remote healthcare and keeping medical records protected and private. Trials have shown that connecting ambulance crews to expert resources using 5G allows paramedics to work with doctors and conduct specialist procedures in real time whilst on the road.

Health concerns

Various international assessments have concluded that below the International Commission on Non-Ionizing Radiation (ICNIRP) Guidelines there is no evidence of adverse health effects for wireless networks (including 5G).

In January 2019 the Finnish Radiation and Nuclear Safety Authority (STUK) concluded that:

In the light of current information, exposure to radio frequency radiation from base stations will not rise to a significant level with the introduction of the 5G network. From the point of view of exposure to radio frequency radiation, the new base stations do not differ significantly from the base stations of existing mobile communication technologies (2G, 3G, 4G).'
<https://www.stuk.fi/aiheet/matkapuhelimet-ja-tukiasemat/matkapuhelinverkko/5g-verkon-sateilyturvallisuus>

 **Cornerstone, Hive 2**
1530 Arlington Business Park
Theale, Berkshire, RG7 4SA

In the UK Ofcom, the regulator for the communications services, undertook measurements of electromagnetic fields (EMFs) around 5G base stations. In 2020 they noted: "In all cases, the measured EMF levels from 5G-enabled mobile phone base stations are at small fractions of the levels identified in the ICNIRP Guidelines" https://www.ofcom.org.uk/_data/assets/pdf_file/0015/190005/emf-test-summary.pdf

In Norway the Norwegian Radiation and Nuclear Safety Authority (DSA), noted:

'The overall research shows that the radiation from wireless technology is not hazardous to health, as long as the levels are below the recommended limit values. This is the prevailing view among researchers in many countries today, and it is supported by the EU Scientific Committee. We have used cell phones and radio transmitters for decades and much research has been done on how this affects our health. Risk factors of importance to public health have not been found. With the knowledge we have today, there is no need to worry that 5G is hazardous to health.' January 2019
<https://www.dsa.no/temaartikler/94565/5g-teknologi-og-straaling>

In the light of concerns about 5G signals from some members of the public Public Health England (PHE) commented in 2019:

"It is possible that there may be a small increase in overall exposure to radio waves when 5G is added to an existing network or in a new area. However, the overall exposure is expected to remain low relative to guidelines and, as such, there should be no consequences for public health"
<https://www.gov.uk/government/publications/5g-technologies-radio-waves-and-health/5g-technologies-radio-waves-and-health>.

In 2020 the ICNIRP updated their safety guidelines to include further restrictions for frequencies used for 5G services. ICNIRP Chairman, Dr Eric van Rongen stated 'the new guidelines provide better and more detailed exposure guidance in particular for the higher frequency range, above 6 GHz, which is of importance to 5G and future technologies using these higher frequencies. The most important thing for people to remember is that 5G technologies will not be able to cause harm when these new guidelines are adhered to.' https://www.icnirp.org/cms/upload/presentations/ICNIRP_Media_Release_110320.pdf.

In 2020 the World Health Organisation commented on 5G stating: "Provided that the overall exposure remains below international guidelines, no consequences for public health are anticipated"
<https://www.who.int/news-room/q-a-detail/5g-mobile-networks-and-health>.

In common with all mobile phone base stations, Cornerstone sites with 5G technology will be checked and certified for ICNIRP compliance.

For further information please contact

Community, Cornerstone

The Hive 2, 1530 Arlington Business Park, Theale, Berks, RG7 4SA

Tel. 01753 564306, community@ctil.co.uk

 Cornerstone, Hive 2
1530 Arlington Business Park
Theale, Berkshire, RG7 4SA

Blank

Our ref: **CTIL 10912401**

08/12/2022

Parish Clerk
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Sir/Madam,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL 10912401 HEATH ROAD HANGARS, HEARTH ROAD NEWMARKET HEARTH, NEWMARKET, CB8 0XG, NGR E: 560823 N: 263489

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of identifying a suitable site in the Newmarket area for a radio base station to maintain and improve existing levels of service provision. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone is committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced coverage and capacity, and new 5G coverage ensuring that this area of Newmarket has access to the latest technologies. This upgraded site will also ensure that we will be able to continue to utilise the same site and maintain, enhance and provide new 5G service provision in the area as well.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

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Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

CTIL 10912401 HEATH ROAD HANGARS

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G / technologies.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The preferred Cornerstone option is as follows:

HEATH ROAD HANGARS, HEARTH ROAD NEWMARKET HEARTH, NEWMARKET, CB8 0XG, NGR E: 560823 N: 263489

The proposed works comprise the existing 15.0m lattice tower to be extended by 5.0m high tower extension. The removal of the existing 3 no. antennas on existing headframe and the installation of 3 no. replacement antennas on existing headframe. The installation of 2 no. 300mm dishes and ancillary development thereto including the installation of 9 no. Remote Radio Units (RRUs) and 1no. GPS module.

The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

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 **Cornerstone, Hive 2,**
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

As this is an existing ground based installation, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area. As such, no other options have been considered..

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the Regulation 5 notification.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before proceeding with the works. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillor for Newmarket West district Ward (Cllrs A. Drummond, J. Lay), the Exning and Newmarket County councillor (Cllr R. Hood), local MP and Planning officers.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number [CTIL 10912401])

Yours faithfully



Wasim Patel
Acquisition Surveyor
Clarke Telecom
Tel: +44 (0)161 785 4500
Fax: +44 (0)161 785 4501
Email: wasim.patel@clarke-telecom.com

(for and on behalf of Cornerstone)

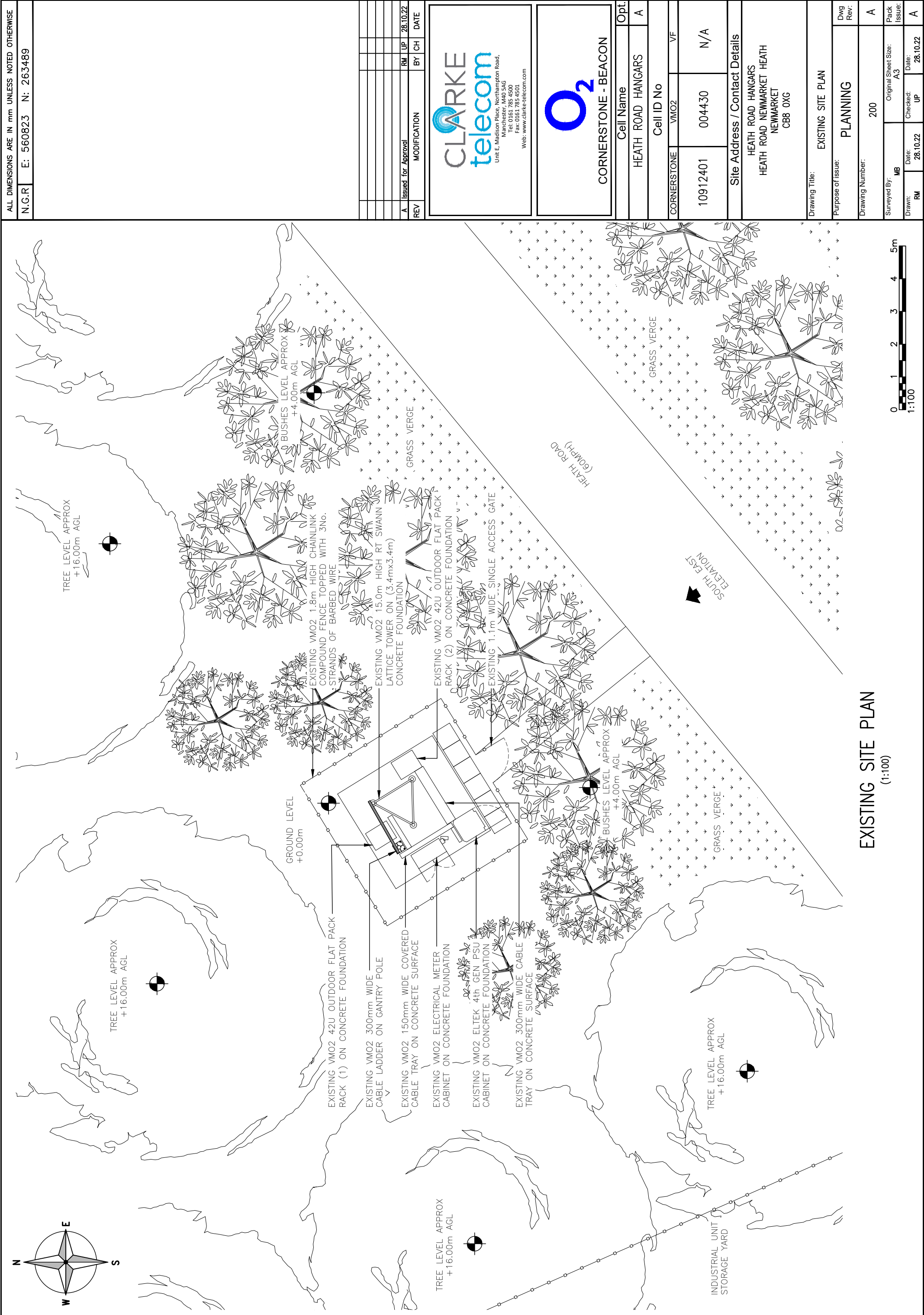
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N.G.R	E: 560823	N: 263489
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NOTES:



(1:100)

The drawings comply with VMO2 Standard ICNIRP guidelines.
Designed in accordance with Cornerstone documents: SDN0013.



Report to	Development & Planning Committee
Subject	Verge Parking
Purpose	Information
Classification	Unrestricted
Meeting date	19th December 2022
Item number	15
Written By	Cathy Whitaker CLERK

Summary: This report outlines the issue of parking on the centre verges on Exning Road between Suffolk Motors and Icewell Hill.

1.	Introduction
a.	At the DP meeting on 5/12/22 a member of the public raised an issue regarding parking on the grass verges in Exning Road and that nobody is taking action to prevent this illegal parking.
2.	Context
a.	This has been an issue also last year to the Town Council as parking in places in on top of planted bulbs.
b.	The nearby building works is exacerbating the problem. Clerk has contacted the builders.
3.	Information update
a.	SCC Highways has confirmed that it is not illegal for people to park on verges unless there are parking restrictions. There are no such restrictions in place in this area. Therefore, the WSC Civil Parking Enforcement officers cannot operate there.
b.	The solutions appear to be:- • Installing bollards along length of verge • Installing low fencing around the verge • Installing parking restrictions (yellow lines) along the roadside
5.	Next Steps/Recommendations
a.	SCC Cllrs Hood and Drummond have been contacted for assistance with a proposal for bollards / fencing.
b.	Monitor the situation; recontact builders nearby should problem persist.

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Cathy Whitaker

From: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>
Sent: 09 December 2022 08:46
To: Cathy Whitaker
Cc: Councillor Lay; Drummond, Andy
Subject: RE: Tree Officer

Dear Cathy,

Thank you for your email below. No Parish/Town Councils were notified of the Tree Officer vacancy because alternative arrangements were put in place by the Council. All West Suffolk Members were notified of our interim arrangements at the end of April 2022 through Members News on the Council's Intranet page – a weekly email is sent to all Members notifying them of the news on the page for that week.

Every TCA application is viewed by an Arboricultural Officer at Place Services (an Essex County Council owned company) and the decision is then overseen by a planning officer at the Council. Applications are considered through an initial desk based analysis, including satellite imagery, Google Street View, planning history documentation and site visits where considered necessary.

Yours sincerely

Rachel Almond
Service Manager (Planning - Development)
Planning Development
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West Suffolk Council
#TeamWestSuffolk

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From: Cathy Whitaker <Cathy.whitaker@newmarket.gov.uk>
Sent: 08 December 2022 11:56
To: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>

Cc: Councillor Lay <CouncillorLay@newmarket.gov.uk>; Drummond, Andy <andy.drummond@westsuffolk.gov.uk>
Subject: Tree Officer

[THIS IS AN EXTERNAL EMAIL]

Dear Rachel,

I am writing to convey Newmarket Town Council's disappointment regarding the situation at West Suffolk Planning of the lack of a Tree Officer.

At Newmarket, particularly within our Conservation Area, trees are so important to our environment and our Neighbourhood Plan supports this.

We are disappointed that we were not notified of the fact that there has been no Tree Officer in position since April this year. In fact, the West Suffolk Council Tree Champion was not even aware of this fact.

Newmarket Town Council Development and Planning committee consider tree applications and its policy is to object to the felling of healthy trees and to request replanting takes place. Often committee states that it would request the advice of the Tree Officer at WSC. I attach a list of recent applications when this was the case. At no time were we informed, following our submission, that there was no Tree Office in post.

I do note that you are using the services of Place Services for tree reports. Could you tell us if assessments are done remotely or by site visit please?

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council

I am working flexibly so may send emails outside of normal office hours.

There is no expectation that you will respond outside of your normal working hours.



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