

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 20th February 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 6th February 2023**
 - 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 30/01/2023 & 06/02/2023
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 30/01/2023 & 06/02/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive any reports from the NTC Licensing Working Group
14. **Trees** – To receive notification of a Tree Preservation Order
15. **Parking** – To receive an update regarding verge parking
16. **Flagship Garages** – to discuss the garages at Icewell Hill (verbal)
17. **Correspondence**
18. **Date of next meeting** – Monday 6th March 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 14th February 2023

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 6th February 2023 at 6.15pm

Attendance:

Councillor J Lay (Chairman)

Councillor J Berry

Councillor A Drummond

Councillor P Hulbert

Councillor M Jefferys

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press and 4 Members of the Public.

	Minute	Action by
D/23/02/1 <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/23/02/2 <u>Apologies</u> Apologies were received from Cllrs Clover, Ferries, Harvey and Hood. Cllr Hall was absent.		
D/23/02/3 <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.		
<i>A member of the press joined the meeting</i> D/23/02/4 <u>To Confirm the Minutes of the Meeting Held on 23rd January 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 23rd January 2023 and the following was agreed: <u>D/23/02/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 23rd January 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		
D/23/02/5 <u>Public Open Session</u> A member of the public asked for an update on the Queensbury Lodge Planning Application. Cllr Drummond advised that the plan is being revised regarding the block of flats and at the moment the application is not compliant with the WSC Local Plan. However, WSC are in the process of updating their Local Plan.		

A member of the public spoke to item 14 asked for an update on the parking on the verge issue. Cllr Drummond advised that notices for no parking on the grass should be put up as an interim measure.

The Mayor spoke to item 14 parking on the grass verge and raised concerns about the cost and maintenance of the proposed bollards. An example of a plastic bollard was presented and the Committee were asked to delay making a resolution to allow for further quotes and enquiries.

It was suggested that putting up signs with penalty notices should be the first consideration followed by looking into by laws for a long-term solution.

Cllr Berry joined the meeting

D/23/02/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 applied to the tree applications.

Two members of the public left the meeting

D/23/02/7 Planning Applications

Week Commencing 16/01/2023, and 23/01/2023

D/23/02/7/1 DC/23/0068/TCA - Trees in a conservation area notification - one Horse Chestnut (HC1 on plan) crown lift lower branches to three metres over public footpath and remove large epicormic growth on drive side - The Lodge 42 Bury Road Newmarket Suffolk.

D/23/01/7.01 Resolved

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

D/23/0/7/2 DC/23/0092/TPO -TPO 02 (1978) tree preservation order - one Horse chestnut (T1 on order) height reduction by 10 metres - 9 Saint Albans Newmarket Suffolk.

D/23/01/7.02 Resolved

The Committee actively encourages responsible tree management but thought reducing the tree by 10 metres was excessive and requested that the application be referred to the TO for consideration.

D/23/02/7/3 DC/23/0095/TCA - Trees in a conservation area notification - one Acer (on plan) reduce two lower laterals on eastern side by two metres to clear entrance gate and pavement - 1 Rous Memorial Court Old Station Road Newmarket Suffolk.

D/23/01/7.03 Resolved

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

D/23/02/7/4 DC/22/2130/HH - Householder planning application - a. dropped kerb b. vehicular access - 63 Exning Road Newmarket Suffolk.

D/23/02/7.04 Resolved

The Committee voiced no objections.

D/23/02/7/5 DC/22/1504/VAR -Planning Application - variation of condition 4 of F/2003/171 change of opening times - Sunday - Thursday 11.00 to 02.00 and Friday - Saturday 11.00 to 04.00 hours - 94 High Street Newmarket Suffolk.

D/23/02/7.05 Resolved

The Committee objected to the extension of the hours on the grounds of it possibly leading to antisocial behaviour issues and may contravene the Cumulative Impact Assessment.

Cllr Crissall and three members of the public joined the meeting

D/23/02/7/6 DC/23/0086/TPO - TPO 040 (1989) tree preservation order - one Pine (T1 on plan and T7 on order) fell - 25 Exeter Road Newmarket Suffolk.

D/23/02/7.06 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/23/02/7/7 DC/23/0106/VAR - Planning application - variation of condition two of DC/19/0895/FUL to allow use of revised drawings to enable revised design for detached dwelling and annexe Brickfields Stud Cemetery Hill Newmarket Suffolk.

D/23/02/7.07 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/23/02/7/8 DCON(C)/20/0174 - Application to discharge condition 28 (Lighting - prior to first occupation) of application DC/20/0174/VAR - The Silks 69 Exning Road Newmarket Suffolk.

D/23/02/7.08 Resolved

The Committee voiced no comments.

D/23/02/7/9 DC/23/0114/TPO - TPO 323 (1973) tree preservation order - six Lime (x on plan within G4 on order) pollard to previous pollard points - 12 The Hamiltons Newmarket Suffolk.

D/23/02/7.09 Resolved

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

D/23/02/8 Amended and Deferred Planning Applications

None noted.

D/23/02/9 Planning Appeals

None noted.

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D/23/02/10 East Cambs Planning Applications

None noted.

D/23/02/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 16/02/2022, and 23/01/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/22/2126/HPA	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.	63 Exning Road Newmarket Suffolk	Prior approval not required	No objection
DC/22/1958/FUL	Planning application - change of use of retail unit (E) to Thai massage (sui generis)	21 High Street Newmarket Suffolk	Approved	No objections
DC/22/2195/TCA	Trees in a conservation area notification - one Eucalyptus (marked on plan) Fell	21 Leaders Way Newmarket Suffolk	Approved	No objections
DC/22/2065/FUL	Planning application - a. building to accommodate three equine treadmills; b. additional horse walker	Clarehaven Bury Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
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	Approved	No objections
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	Approved	No objections
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 1.0 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) remove three lowest branches on western aspect; one Yew (T4 on plan, T5 on order) reduction of up to 1.5m to suitable growth point on southwestern aspect.	25 Exeter Road Newmarket Suffolk	Approved	No objections
DC/22/1163/HH	Householder planning application - Two storey side and rear extensions	4 Hallwyck Gardens Newmarket Suffolk	Approved	No objections

D/23/02/12 Delegation Panel Decisions

None noted.

D/23/02/13 Licensing

None noted.

D/23/02/14 Parking

A report regarding installing bollards on the verges on Exning Road was considered and the following was agreed:

D/23/02/14.01 Resolved

That in the short-term no parking signs with penalty notices be put on the grass verges in Exning Road and in the medium-term, that by laws are investigated for all green areas in Newmarket. That bollards are considered as a last resort.

A request was made to contact Flagship to ask that they demolish all unused garages and an item for this will be added to the next agenda.

D/23/02/15 Correspondence

Resident letter regarding parking on the verge in Exning Road was noted.

Chairman's letter to WSC Planning regarding Town Centre planning developments with no parking provision was noted. A response was still awaited and a request was made to send it again.

D/23/02/16 Date of Next Meeting

Monday 20th February 2023 at the Memorial Hall.

Meeting closed at 7:00pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/02/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/02/7.02 Resolved</u>	The Committee actively encourages responsible tree management but thought reducing the tree by 10 metres was excessive and requested that the application be referred to the TO for consideration.
<u>D/23/02/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/02/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/7.05 Resolved</u>	The Committee objected to the extension of the hours on the grounds of it possibly leading to antisocial behaviour issues and may contravene the Cumulative Impact Assessment.

<u>D/23/02/7.06 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/23/02/7.07 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/23/02/7.08 Resolved</u>	The Committee voiced no comment.
<u>D/23/02/7.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/02/14.01 Resolved</u>	That in the short-term no parking signs with penalty notices be put on the grass verges in Exning Road and in the medium-term, that by laws are investigated for all green areas in Newmarket. That bollards are considered as a last resort.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 30 th January & 6 th February						
DC/23/0168/HH <u>Householder planning application - single storey rear extension (following demolition of existing outbuilding)</u> 1 Freshfields Newmarket Suffolk CB8 0EH		Adam Yancy	Mr Bosley	Councillor Rachel Hood Councillor Robert Nobbs	Tue 28 Feb 2023	no
DC/23/0158/HH <u>Householder planning application - a. single storey side extension and replacement roof over existing garage b. two storey rear extension</u> Yarrowdale 16 King Edward VII Road Newmarket Suffolk CB8 0EU		Clare Oliver	Patricia Knight	Councillor Andy Drummond Councillor James Lay	Tue 28 Feb 2023	no
DC/23/0173/HH <u>Householder planning application - single storey rear extension (following demolition of existing conservatory)</u> 17 Barry Lynham Drive Newmarket Suffolk CB8 8YU		Gregory McGarr	Mandy Kefford	Councillor Rachel Hood Councillor Robert Nobbs	Wed 01 Mar 2023	no
DCON(B)/22/0478 <u>Application to discharge conditions 4 (fixed plant or equipment) and 6 (external lighting) of DC/22/0478/FUL</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX		Ed Fosker	Hobart Activum (Newmarket) Ltd	Councillor Karen Soons Councillor Michael Anderson	Mon 06 Mar 2023	no
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.						

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
DC/23/0105/FUL <u>Planning application - Installation of two air source heat pumps in lower-courtyard area</u> 1 The Avenue Newmarket Suffolk CB8 9AA	Conservation area	Tamara Benford-Brown	Brendan Scott	Councillor Rachel Hood Councillor Robert Nobbs	Fri 03 Mar 2023	no

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Decision List

Weeks commencing 30 th January & 6 th February	NTC Comments
<u>Trees in a conservation area notification - 17 Lawson Cypress (indicated on plan) fell</u> Tattersalls The Avenue Newmarket Suffolk CB8 9AY DC/23/0025/TCA <i>"...does not object to this application to replace the hedge with more suitable specimens"</i>	NTC no objections 
<u>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</u> Studio 5 34 Fitzroy Street Newmarket Suffolk DC/22/2033/FUL	NTC no objections 
<u>Planning application - removal of the existing timber windows and doors and replace with upvc windows and composite entrance doors</u> The Gallops Old Station Road Newmarket Suffolk CB8 8LA DC/22/1198/FUL	NTC no objections 
<u>Planning application - change of use from ancillary office / store of basement to public use area</u> 2 Sun Lane Newmarket Suffolk CB8 8EW DC/22/1172/FUL <i>"The Committee confirmed that the safety concerns for Application DC/22/1172/FUL – 2 Sun Lane had now been fully addressed and agreed to change their objection to approval"</i>	NTC no objections 
<u>Trees in a conservation area notification - one Horse Chestnut (HC1 on plan) crown lift lower branches to three metres over public footpath and remove large epicormic growth on drive side</u> The Lodge 42 Bury Road Newmarket Suffolk CB8 7BT DC123/0068/TCA	NTC no objections 
<u>Non material amendment to DC/13/0408/OUT for re- wording of conditions 22, 24 and 26</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL NMA(C)/13/0408	Comments not invited 
<u>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</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX DCON(A)/22/0478	Comments not invited 

Decision List

<u>Planning application - a. two storey rear extensions; b. front porch; c. install windows; d. ancillary annexe; e. garage to side elevation to facilitate the use of the properties as a single dwelling</u> 1 Stanley Stud Cottages Snailwell Road Newmarket Suffolk CB8 7DJ DC/22/1894/FUL	NTC no objections 
<u>Trees in a conservation area notification - three Sycamore (1, 5 and 6 on plan) two Crab apple (2 on plan) one Cherry (3 on plan) two Sycamore and group of Sycamore (4,5 and 6 on plan) two Norway Maple (7 and 8 on plan) one Laurel (9 on plan) one Pyracantha (10 on plan) one Bay (11 on plan) group of Prunus and Saplings (12 on plan) fell</u> Eastcote 45 Bury Road Newmarket Suffolk CB8 7BY DC/23/0047/TCA	NTC strongly objected <i>Sycamores 5&6 issued with provisional TPOs – see agenda item 14</i> The rest: 

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To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

11 January 2023

Dear all

Delegation Panel - Tuesday 10 January 2023

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely

Julie Baird
Director Planning & Growth

–

Delegation Panel list

Date: Tuesday 10 January 2023
Time: 1.00pm
Location: Via MS Teams
Attended by: Councillors Andrew Smith, Mike Chester, Brian Harvey, Simon Brown, Robert Nobbs and Susan Glossop; in a purely observing capacity
Together with Dave Beighton, Sarah Drane, Jo-Anne Rasmussen, Connor Vince, Savannah Cobbold, Charlotte Waugh and Gregory McGarr

The Delegation Panel advised the Director (Planning and Growth) of their opinion as to whether these applications should be referred to the Development Control Committee for determination or whether they should otherwise be determined using delegated powers.

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NTC Comments - No objections (below)

2.	Application number	DC/22/1198/FUL
	Proposal:	Planning application - removal of the existing timber windows and doors and replace with upvc windows and composite entrance doors
	Location:	The Gallops, Old Station Road, Newmarket
	Case officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	Ward Members Councillor Rachel Hood and Robert Nobbs strongly object to this application regarding the provision of UPVC in a conservation area.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	DCC & Site visit
	Reason for DCC referral:	Proposal needs wider debate to ensure consistency in applying conservation policies and noting the prominent location adjacent to the training grounds
	Director decision:	DCC

3.	Application number	DC/22/2065/FUL
	Proposal:	Planning application - a. building to accommodate three equine treadmills; b. additional horse walker
	Location:	Clarehaven, Bury Road, Newmarket
	Case officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated

NTC Comments - No objections

9.	Application number	DC/22/2040/HH
	Proposal:	Householder planning application - single storey rear extension
	Location:	6 Brazilian Terrace, Newmarket, CB8 0JU
	Case officer:	Gregory McGarr
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No Ward Member comments received.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated

NTC Comments

The Committee objected on the grounds of it being an overdevelopment of the site

Item 14



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

Case Officer: Dave Beighton
Direct Line: 01638 719470
Email: planning.help@westsuffolk.gov.uk

Order no: TPO/003(2023)

Today's date: 9 February 2023

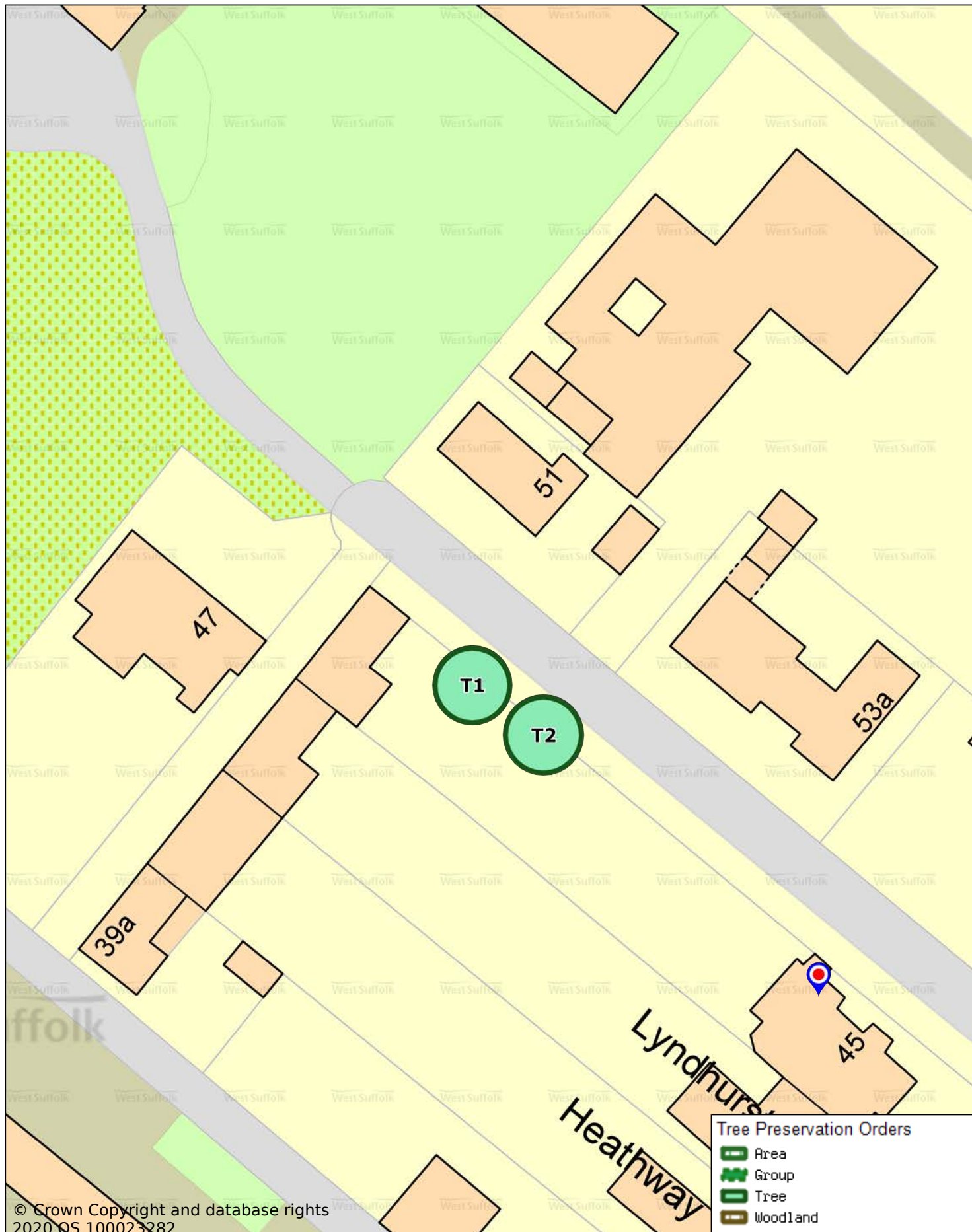
Tree Preservation Order - TPO/003(2023)

Location: Eastcote, 45 Bury Road, Newmarket, Suffolk, CB8
7BY

This is a notification that the above Tree Preservation Order was made
by the Council on 9 February 2023.

Dave Beighton

Dave Beighton
Principal Planning Officer



TPO/003(2023) - TPO at Eastcote, 45 Bury Road, Newmarket

Scale: 1:500

Printed on 2023-02-08 15:51:47

by DBrighton@SEBC_DOMAIN

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West Suffolk
Council



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

Town & Country Planning (Tree Preservation) (England) Regulations 2012

Town And Country Planning Act 1990 (as Amended)

**West Suffolk Council
Tree Preservation Order TPO/003(2023)
Eastcote, 45 Bury Road, Newmarket, Suffolk**

The West Suffolk Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, make the following Order:-

Citation

- 1.** This Order may be cited as Tree Preservation Order TPO/003(2023) for Eastcote, 45 Bury Road, Newmarket, Suffolk

Interpretation

- 2.** (1) In this Order "the authority" means the West Suffolk Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.** (1) Subject to article 4, this Order takes effect provisionally on 9th February 2023

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and, subject to the exceptions in regulation 14, no person shall -

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.
- 4. Application to trees to be planted pursuant to a condition**
In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 9th day of February 2023

The Common Seal of the West Suffolk Council
was affixed to this Order in the presence of:-



.....
Authorised by the Council to sign in that behalf

Authorised Signatory

CONFIRMATION OF ORDER

[This Order was confirmed by the West Suffolk Council without modification on the
..... day of20.....]

OR

[This Order was confirmed by the West Suffolk Council], subject to the modifications
indicated by *[state how indicated]*, on the
..... day of20.....]

.....
Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by the West Suffolk Council on the
..... day of20.....]

.....
Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by the West Suffolk Council on the

..... day of20.....] by a variation Order under the reference
number

*[insert reference number to the variation
which is attached]*
Order], [a copy of

.....
Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

[This Order was revoked by the West Suffolk Council on the

..... day of20.....] under the reference number

.....
Authorisation by the Council to sign in that behalf]

SCHEDULE

SPECIFICATION OF TREES Trees specified individually (encircled in green on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Sycamore (Acer pseudoplatanus)	
T2	Sycamore (Acer pseudoplatanus)	

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>

Group of Trees (within a broken black line on the map)

<i>Reference on Map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>

Woodlands (within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>

Blank

Report to	Development & Planning Committee
Subject	Verge Parking – Exning Road
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	20th February 2023
Item number	15
Written By	Cathy Whitaker CLERK

Summary: This report gives an update regarding investigations into a solution to verge parking at Exning Road.

1.	Introduction
a.	Verge parking in this area continues to cause damage.
2.	Context
a.	The installation of bollards has now been rejected by NTC due to the cost and aesthetics.
3.	Proposal/Options
a.	Bollards – discounted.
b.	Bye-laws – applications may only be made by landowner. Suffolk Highways is the landowner.
c.	Double yellow lines – financially prohibitive – would also compound the problem by removing legal parking spaces on the road.
d.	Awareness campaign – resident leaflet drop / windscreen leaflets for cars parked on grass, further signage.
4.	Next Steps/Recommendations
a.	Lobby SCC Highways to apply for a bye-law to prevent parking in the area.
b.	Possible lobbying of Flagship to remove further garages in the area to provide more parking.
c.	Awareness campaign by NTC.

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

Townclerk

Subject: FW: EN/23/0010 Development Site Adj South Drive, Exning Road, Newmarket

From: Bolan, George

Sent: 07 February 2023 12:29

To: Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>

Subject: EN/23/0010 Development Site Adj South Drive, Exning Road, Newmarket

Good Afternoon Councillor,

This is to update you in regards to the parking in relation to the consent given under application ref: DC/17/1881/FUL.

Development contractors are parking on grass verge on Exning Road, parallel to Freshfields, I have looked into the permission and have located the relevant section in the construction management plan. Whilst there is an area allocated for site parking it is out of our control to make them use this, I have copied in Charlotte from Suffolk County Council Highways to advise them of potential parking on their land and would advise contacting the police if there is illegal parking causing obstruction. I will also email the agent to advise of the parking situation off the site to hope this is relayed through the contract team and sub-contractors to prevent this occurring.

7.3 Construction Vehicle Management.

The site has limited parking 18no and therefore the majority of vehicles will need to park off site. The contractor will negotiate with adjoining users to see if it would be possible to provide some parking near to the site. See clause 5.3 above. The site labour force will be encouraged to share rides within Covid guidelines or use public transport to minimise the number of vehicles on site. Aldi will not allow any vehicles to use its car park.

On street parking will be discouraged and this will be reinforced through the induction process when sub-contractors first commence work on the project.

I am afraid past that there is nothing further us as the Planning Department can offer in regards to assisting hopefully an email to the site will prevent this occurring.

We will be closing the case in this instance, however if anything further occurs that we can assist in please let me know.

Kind Regards

George Bolan
Planning Enforcement Officer
Planning Development

Blank

Townclerk

From: consultations.planningpolicy <consultations.planningpolicy@westsuffolk.gov.uk>
Sent: 30 January 2023 13:04
Subject: Update to West Suffolk Local Plan timeline
Attachments: Local Development Scheme January 2023.pdf

Dear Parish Council

Thank you for your interest to date in the West Suffolk Local Plan. The information and evidence received to date has been invaluable and we wanted to provide you with a brief update as to where we have got to in our preparation of the final draft of the plan.

West Suffolk Council, through its officers and a working group comprising a cross party mix of councillors, has been making good progress in reviewing the submissions submitted from the preferred options consultation. We have looked at the various evidence, and we have had ongoing conversations with infrastructure providers and stakeholders to help test the deliverability of sites within the plan period and understand any barriers that would at first need to be overcome.

This has informed our ongoing work in the drafting of planning policies and the selection of sites for housing and employment. All of this has been in readiness for consulting on the submission draft plan, the final stage before it is sent to the planning inspectorate.

Given the significant progress that the council has already made with the evidence base already submitted, we will not be inviting or accepting the submission of any further sites.

We are, however, making a small adjustment to the West Suffolk Local Plan timetable (as attached). This is so the next stage of the draft can include changes to the National Planning Policy Framework (NPPF), which are part of a national policy consultation announced by Government shortly before Christmas. Any changes to the NPPF are expected to be published in the spring and will inform the preparation of local plans.

This means that rather than consulting on the submission draft in the spring, we will consult in the latter half of the year.

The Government's consultation on the NPPF includes suggested transitional arrangements for those authorities that are preparing local plans. This encourages local authorities to continue preparing local plans and for them to be submitted to the Inspectorate by the 25 June 2025 at the latest.

As you are a statutory stakeholder you will be informed of the consultation dates of the submission plan later this year.

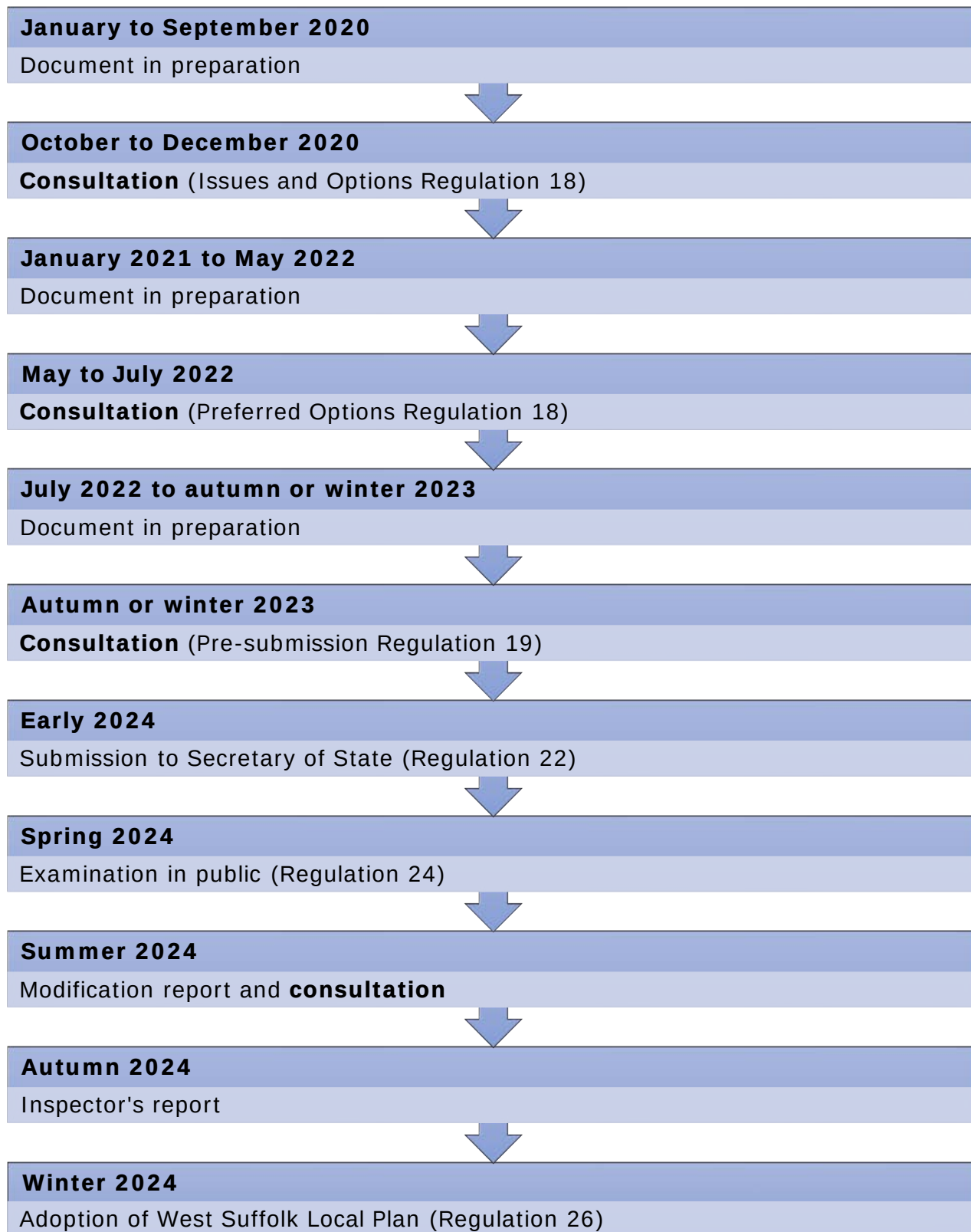
Kind Regards

Marie Smith
Strategic Planning Service Manager
West Suffolk Council

Local Development Scheme January 2023 (update)



West Suffolk Local Plan programme



Cathy Whitaker

From: Lay, James <James.Lay@westsuffolk.gov.uk>
Sent: 24 January 2023 09:55
To: Almond, Rachel
Cc: Cathy Whitaker
Subject: DC/22/1915/P3MA

Hi Rachel

As the Chair of Development and Planning at Newmarket Town Council I have been asked to raise with you questions raised regarding the above development.

My team do not believe that Newmarket has sufficient public transport to support development which does not need the owners of the properties to have their own transport. At best we had a bus service which met the needs of Newmarket five days a week, and on Sundays no way of leaving the town. As you are aware we have children who cannot get to school and a complete lack of services to Ely. Trains run less than one an hour to Cambridge and the these service terminate early evening.

Would you please ask your team to specify what you believe to be an adequate service to meet this planning need.

I understand the problems with developments with lack of outside space but may I ask have we looked at the situation where bin storage has no where else to go except in Newmarket High Street.

I am sure Mr Gredley the owner of the property would not want Newmarket High Street to be seen to be a place littered with bins and waste.

Kind regards

James

Councillor James Lay
Councillor for Newmarket West
West Suffolk Council

Email: James.Lay@westsuffolk.gov.uk

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West Suffolk Council

#TeamWestSuffolk

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