

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 3rd April 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 20th March**
 - 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 intotal. 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 13/03/2023 & 20/03/2023
8. **Planning applications** – Amended and Deferred Plans
9. **Planning Appeals** – to discuss any notified appeals
 - a) **APP/F3545/Z/22/3308289 – 98 High Street** - Merkur Slots Ltd (UK)
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 13/03/2023 & 20/03/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive any reports from the NTC Licensing Working Group
14. **Correspondence**
15. **Date of next meeting** – Monday 17th April 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 28th March 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 20th March 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor A Drummond

Councillor J Ferries
Councillor J Harvey
Councillor P Hulbert
Councillor M Jefferys

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

Minute	Action by
D/23/03/18 <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/23/03/19 <u>Apologies</u> Apologies were received from Cllrs Clover and Lay. Cllr Hall was absent. <i>Cllr Berry joined the meeting</i>	
D/23/03/20 <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/23/03/21 <u>To Confirm the Minutes of the Meeting Held on 6th March 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 6th March 2023 and the following was agreed: <u>D/23/03/21/01 Resolved</u> That the minutes of the Development & Planning Committee held on 6th March 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 5 – D/23/02/14.01 – Town Clerk advised that Flagship had asked for specific questions to be submitted and an item will be added to the full Council agenda for discussion.	
D/23/03/22 <u>Public Open Session</u>	

A member of the public reported that the speed limit signs in Hamilton Road have faded and needed to be replaced. He also requested additional signs for Hamilton Road and Edinburgh Road and if a weight limit could be set to prevent HGVs from using the area.

Town Clerk advised that there are rules for fixed signs and she will make further enquiries.

The Chairman reported that Cllrs Drummond and Hood were trying to get a weight limit applied and she requested that the details of his proposals be sent to her and she will take up the issues with SCC Highways.

D/23/03/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

None noted.

D/23/03/24 Planning Applications

Week Commencing 27/02/2023, and 06/03/2023

D/23/03/24/1 DC/23/0331/FUL - Planning application - two storey rear extension - York House 18 All Saints Road Newmarket Suffolk.

D/23/03/24.01 Resolved

The Committee voiced no objections.

D/23/03/24/2 DCON(A)/20/1025 - Application to discharge conditions 4 (HGV condition) and 8 (dust management statement) of DC/20/1025/FUL - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/03/24.02 Resolved

No comment was required by the Committee.

D/23/03/24/3 DC/23/0284/HH - Householder planning application - single storey rear extension - 45 Green Road Newmarket Suffolk.

D/23/03/24.03 Resolved

The Committee objected on the grounds of light obstruction on a neighbouring property.

Cllr Winter joined the meeting.

D/23/03/24/4 DC/23/0378/HH - Householder planning application - a. replacement front door b. single storey side and rear extension c. two storey rear extension - Maple Lodge 6 Drinkwater Close Newmarket Suffolk.

D/23/03/24.04 Resolved

The Committee voiced no objections.

D/23/03/24/5 DC/23/0390/HH - Householder planning application - a. pitched roof to front elevation b. single storey side extension c. first floor side extension d. single storey rear extension (following demolition of existing extension) - 7 Malcolm Way Newmarket Suffolk.

D/23/03/24.05 Resolved

The Committee voiced no objections.

D/23/03/24/6 DC/23/0383/FUL - Planning application - a. installation of bi-fold doors b. raised decking area c. retractable canopy to front elevation - 5 All Saints Road Newmarket Suffolk.

D/23/03/24.06 Resolved

The Committee voiced no objections subject to confirmation of ownership of the land, if a pavement licence was required and that opening times be restricted to 23:00 on week days and midnight at the weekend.

D/23/03/25 Amended and Deferred Planning Applications

None noted.

D/23/03/26 Planning Appeals

DC/21/1242/OUT - Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk - Land At Black Bear Lane High Street Newmarket Suffolk.

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.

It was noted that the hearing for these appeals will start on 16th May 2023. The following was agreed:

D/23/03/26.01 Recommendation

The Committee supported the applications subject to the block of flats being restricted to three storeys.

D/23/03/27 East Cambs Planning Applications

None noted.

D/23/03/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 13/02/2023 and 20/02/2023

Applications	Description	Address	WS Decision	NTC Decision
NMA(A)/19/2459	Non-material amendment to DC/19/2459/HH - change side and rear extension from flat roof to pitch roofs	27 Exning Road Newmarket Suffolk CB8 0EA	Withdrawn	
DC/22/2031/FUL	Planning application - one dwelling and vehicular access	Land Adjacent To 26 Paget Place Newmarket Suffolk	Approved	No objections

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	Approved	No objections	
DC/23/0173/HH	Householder planning application - single storey rear extension (following demolition of existing conservatory)	17 Barry Lynham Drive Newmarket Suffolk	Approved	No objections	
DC/23/0045/P3CMA	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial (class E) to seven dwellings (class C3)	Rutland Chambers 19 High Street Newmarket Suffolk	Approved	Objected	
DCON(B)/20/0174	Application to discharge condition 25 (fire hydrants prior to use) of application DC/20/0174/VAR	The Silks 69 Exning Road Newmarket Suffolk	Discharged	No comments Invited	
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	Refused	Objected	

D/23/03/29 Delegation Panel Decisions

None noted.

D/23/03/30 Licensing

None noted.

D/23/03/31 Correspondence

A request from a resident in Croft Road to provide additional parking on grassed land at the end of the road was noted. The land is owned by WSC and the advice supplied by WSC was noted, giving matters for consideration and that such a matter would be problematic.

D/23/03/31.01 Resolved

The Committee agreed with the advice from WSC regarding the issues with converting green areas into parking facilities.

A request from a resident in Aureole Walk Studlands for assistance with a request to WSC to replace bollards to prevent cars parking on grass land that were removed by residents. The following was agreed:

D/23/03/31.02 Recommendation

That a letter be sent to WSC requesting them to take action to prevent parking on the green areas at Studlands and to draw attention to possible unlicensed houses of multiple occupation in the area.

This item will be added to the Full Town Council agenda for further discussion.

Red Lodge Masterplan – WSC Decision notice was noted.

D/23/03/32 Date of Next Meeting

Monday 3rd April 2023 at the Memorial Hall.

Meeting closed at 7:00pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/02/24.01 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/24.02 Resolved</u>	No comment was required by the Committee.
<u>D/23/02/24.03 Resolved</u>	The Committee objected on the grounds of light obstruction on a neighbouring property.
<u>D/23/02/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/24.05 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/24.06 Resolved</u>	The Committee voiced no objections subject to confirmation of ownership of the land, if a pavement licence was required and that opening times be restricted to 23:00 on week days and midnight at the weekend.
<u>D/23/03/26.01 Recommendation</u>	The Committee supported the applications subject to the block of flats being restricted to three storeys.
<u>D/23/03/31.01 Resolved</u>	The Committee agreed with the advice from WSC regarding the issues with converting green areas into parking facilities.
<u>D/23/03/31.02 Recommendation</u>	That a letter be sent to WSC requesting them to take action to prevent parking on the green areas at Studlands and to draw attention to possible unlicensed houses of multiple occupation in the area.

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 13 th Mar 20 th Mar						
DC/23/0355/HH <u>Householder planning application - a. pitched roof to rear extension b. insertion of windows to side elevation c. alterations to windows and doors to rear elevation d. two roof lights to rear elevation.</u> 27 Exning Road Newmarket Suffolk CB8 0EA		Adam Yancy	Mr Yeter	Councillor Rachel Hood Councillor Robert Nobbs	Wed 05 Apr 2023	no
DC/23/0425/HH <u>Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor rear extension (following removal of chimney)</u> 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND		Adam Yancy	Mr & Mrs Clift	Councillor Andy Drummond Councillor James Lay	Wed 05 Apr 2023	no
DC/23/0440/TCA <u>Trees in a conservation area notification - a. one Robinia (T1 on plan) - remove lowest branch growing over the roof back to secondary stem and overall crown reduction by up to two metres b. six Lime and two Sorbus (G1 on plan) reduce in height to previous pollard points and reduce laterals by up to two metres on the outside.</u> 8 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP		Sarah Drane	Joe Mcauley	Councillor Karen Soons Councillor Michael Anderson	Sat 08 Apr 2023	no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/23/0442/DE1 Notification under Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - demolition of one open-sided agricultural barn Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL		Amy Murray	Hatchfield Farm	Mr Tom Willshaw Councillor Karen Soons		no
DC/23/0450/TCA Trees in a conservation area notification - one London Plane (T1 on plan) overall crown reduction by up to three metres Planting Beds Adj Clocktower Roundabout High Street Newmarket Suffolk	Conservation Area	Dave Beighton	Newmarket Town Council	Councillor Rachel Hood Councillor Robert Nobbs	Wed 12 Apr 2023	no
DC/23/0423/HH Householder planning application - a. single storey front extensions b. render to all elevations c. replacement and alterations to windows c. roof light to kitchen c. one detached summer house d. widening of existing entrance and installation of gates Chels 51A Bury Road Newmarket Suffolk CB8 7BY	Conservation Area	Adam Yancy	Mr Stephen Redhead	Councillor Rachel Hood Councillor Robert Nobbs	Sat 15 Apr 2023	no
DC/23/0473/TCA Trees in a conservation area notification - one sycamore (red on plan) reduce stem overhanging boundary fence by up to four metres The Maltings Brewers Lane Newmarket Suffolk	Conservation Area	Sarah Drane	Mr Oliver Scott	Councillor Rachel Hood Councillor Robert Nobbs	Sat 15 Apr 2023	no

DC/23/0374/FUL <u>Planning application - conversion and extension to provide nine residential units and supporting infrastructure, with retention of ground floor retail unit and external alterations to the existing ground floor shop front</u> 122 High Street Newmarket Suffolk CB8 8JP	Conservation Area	Ed Fosker	TNK Lettings Ltd	Councillor Andy Drummond Councillor James Lay	Sun 16 Apr 2023	no
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Mrs C Whitaker (Newmarket Town
Council)
Memorial Hall
144 High Street
Newmarket
Suffolk
CB8 8JP

Our ref: AP/23/0019/CAS
Please ask for: Amy Murray
Direct Line: 01284 757366
Email: amy.murray@westsuffolk.gov.uk

17th March 2023

TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS)
(ENGLAND) REGULATIONS 2007

PROPOSAL: Application for advertisement consent - a. two non illuminated fascia signs; b. one non illuminated projecting sign; c. bespoke vinyl signs to windows

LOCATION: 98 High Street, Newmarket, CB8 8JX

APPLICATION NO: DC/22/0097/ADV

APPEAL REFERENCE: APP/F3545/Z/22/3308289

APPEAL START DATE: 14th March 2023

APPELLANT: Merkur Slots Ltd (UK)

APPEAL TYPE: Commercial Appeals Service

PROCEDURE: Written Representation

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above advertisement application. The procedure to be followed and the reason for the appeal are as indicated.

Any representation you made in respect of the original application before it was determined will be sent by me to the Planning Inspectorate, copied to the appellant and will be taken into account by the Inspector in determining the appeal. Should you wish to withdraw or modify comments made in respect of the original application in any way or if you wish to make any additional

comments you should write direct to **Planning Inspectorate, 3/09 Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the **appeal reference number** (above), **in triplicate, within THREE WEEKS of the appeal start date** (above). The planning Inspectorate will not acknowledge representations. Any representations received by the Planning Inspectorate after the deadline will not normally be seen by the Inspector and will be returned to you.

The planning file and appeal documents are available for inspection on our website www.westsuffolk.gov.uk. The Inspector's decision and information regarding the progress of this appeal can be accessed via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>

If you would like a copy of the booklet 'Guide to taking part in Advertisement Appeals' this available on the Planning Portal <https://www.gov.uk/government/organisations/planning-inspectorate> where the decision will also be published.

Amy Murray

Amy Murray
Planning Officer

Townclerk

Subject: FW: New Appeal Start Letter DC/22/0097/ADV
Attachments: CAS Start Letter - Dawn Hale - 14 Mar 2023.pdf

From: Thompson, Kylie <kylie.thompson@westsuffolk.gov.uk>

Sent: 17 March 2023 11:54

Subject: New Appeal Start Letter DC/22/0097/ADV

Good morning,

A new appeal has been received for DC/22/0097/ADV, 98 High Street, Newmarket, CB8 8JX

Proposal - Application for advertisement consent - a. two non-illuminated fascia signs; b. one non illuminated projecting sign; c. bespoke vinyl signs to windows

The appellant is Merkur Slots Ltd (UK)

The case office is Amy Murray, the appeal type is written representation and the case was refused

Under delegated powers.

Regards



The Planning Inspectorate

3C
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5302
Customer Services:
0303 444 5000

Email: east1@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: DC/22/0097/ADV
Our Ref: APP/F3545/Z/22/3308289

Dawn Hale
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

14 March 2023

Dear D Hale,

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Appeal by Merkur Slots Ltd (UK)

Site Address: 98 High Street, Newmarket, CB8 8JX

I have received an appeal form(s) and documents for this site. I am your case officer, if you have any questions, please contact me.

I have checked the papers and confirm that the appeal(s) is valid. If I find out later for any reason this is not the case, I will write to you again.

The procedure and starting date

The appellant(s) has requested the Written representations procedure. We have applied the criteria and considered all representations received, including the appellant's preferred choice. We consider that the Commercial Appeals Service (CAS) is suitable.

We therefore intend to determine the appeal(s) by this procedure.

If you believe the Commercial Appeals Service (CAS) is not appropriate for this appeal(s), you should email us immediately setting out the reasons why you think this is so. Please note there must be exceptional reasons for us to agree to a procedure other than the Commercial Appeals Service (CAS).

The date of this letter is the starting date for the appeal(s).

Sending documents to us and looking at the appeal(s)

Where applicable, you can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>.

The following documents must be sent within this timetable.

By 5 working days from the start date

You must send me a copy of a completed appeal questionnaire, which should include all supporting documentation, preferably via GOV.UK. Please also send a copy of the questionnaire and documents to the appellant(s) using their preferred method of communication as specified on their appeal form(s).

You must notify any person notified or consulted in accordance with the Act or a development order and any other interested persons who made representations to you about the application(s) that the appeal(s) has been made. The Commercial Appeals Service (CAS) does not offer an opportunity for interested parties to comment at the appeal(s) stage. However, any representations they may have made to you regarding the original application(s) will be forwarded to us and the Inspector will take full account of these representations when deciding the appeal(s).

You will need to set out how the interested persons can withdraw their earlier comments if they wish to do so.

You should also advise them that the appeal documents can be viewed at your offices (or on your website) and that the Inspector's decision (when it is issued) and information regarding the progress of this appeal(s), can be accessed via GOV.UK (<https://www.gov.uk/appeal-planning-inspectorate>).

Site visit

We will arrange for one of our Inspectors to visit the appeal site. The Inspector will conduct the site visit alone. If it is decided that he or she should be accompanied by the main parties, we will send you details nearer the time. Inspectors will not accept any documents or discuss the appeal at the site visit.

Up to date information about waiting times for appeals can be found on our "[Appeals: average timescales](#)" page on GOV.UK.

Costs

The appellant(s) has been directed to our Planning Portal for further information regarding costs - <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Further information

Further information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

Simon Dunn

Simon Dunn

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Decision List

Weeks commencing 13 th March & 20 th March	NTC Comments
DC/23/0295/TCA <u>Trees in a conservation area notification - one Silver Birch (T1 on plan) fell; three Sycamore (T2, T3 and T4 on plan) overall crown reduction by eight metres to previous pruning points</u> The Rectory 5A Fitzroy Street Newmarket Suffolk CB8 0JW	 NTC objected Referred to the Tree Officer
DC/23/0257/TPO <u>TPO 02 (1998) - Tree preservation order - one Corsican Pine (T1 on order) fell</u> 106 George Lambton Avenue Newmarket Suffolk CB8 0BQ	 NTC objected Referred to the Tree Officer
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	
DC/23/0086/TPO <u>TPO 040 (1989) tree preservation order - one Pine (T1 on plan and T7 on order) fell</u> 25 Exeter Road Newmarket Suffolk CB8 8AR	 NTC objected Referred to the Tree Officer
DCON(A)/20/0174 <u>Application to discharge condition 14 (travel information pack) and condition 29 (operational waste management strategy) of DC/20/0174/VAR</u> Development Site Adj South Drive Exning Road Newmarket Suffolk	 Condition(s) part discharged
DC/22/1704/FUL <u>Planning application - a. extension and refurbishment of existing stables with apartment and office on first floor b. two detached dwellings with associated landscaping, garage and parking c. alteration and refurbishment of existing barn to be used for storage d. existing outbuilding refurbished to form new stable block e. enclosed horse walker f. alterations to muck area</u> Calder Park Stables Hamilton Road Newmarket Suffolk CB8 0NY	 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.

Decision List

DC/23/0323/TCA <u>Trees in a conservation area notification - two Sycamore (G1 on plan) fell</u> The Rectory 5A Fitzroy Street Newmarket Suffolk CB8 0JW	 NTC objected Referred to the Tree Officer
DC/23/0231/HH <u>Householder planning application - gravel driveway and access from highway</u> 65 Exning Road Newmarket Suffolk CB8 0EA	 NTC no objections
DC/23/0106/VAR <u>Planning application - variation of condition two of DC/19/0895/FUL to allow use of revised drawings for a. one dwelling with attached annexe b. 1no. staff accommodation pod c. one stable d. open barn e. cycle store f. muck heap g. horse walk and h. improved access</u> Brickfields Stud Cemetery Hill Newmarket Suffolk	 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.
DC/23/0114/TPO <u>TPO 323 (1973) tree preservation order - six Lime (x on plan within G4 on order) pollard to previous pollard points</u> 12 The Hamiltons Newmarket Suffolk CB8 0NF	 NTC no objections
DC/22/2130/HH <u>Householder planning application - a. dropped kerb b. vehicular access</u> 63 Exning Road Newmarket Suffolk CB8 0EA	 NTC no objections

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