

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

Tuesday 2nd May 2023 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 17th April 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 10/04/2023 & 17/04/2023
- 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 10/04/2023 & 17/04/2023
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To receive any reports from the NTC Licensing Working Group
- 14. Premises at The Guineas** – to discuss the empty ex-WSC offices (verbal)
- 15. Correspondence**
 - a) Travelodge
- 16. Date of next meeting** – 15th May 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 25th April 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 degree 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 17th April 2023 at 6.15pm

Attendance:

Councillor J Lay (Chairman)
Councillor A Drummond
Councillor J Harvey

Councillor R Hood
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 2 Members of the Public.

	Minute	Action by
D/23/04/16 <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/23/04/17 <u>Apologies</u> Apologies were received from Cllrs Berry, Clover and Ferries. Cllr Hall was absent.		
D/23/04/18 <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 dispensation.		
D/23/04/19 <u>To Confirm the Minutes of the Meeting Held on 3rd April 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 3rd April 2023 and the following amendment was made: All pages – the book numbers were changed to start from 1 for 2023-2024. Subject to the amendment being made, the following was agreed: <u>D/23/04/19/01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd April 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		
D/23/04/20 <u>Public Open Session</u> A member of the public asked for an update on the work to reinstate the public footpath at Allied as they had now tarmacked it over. Town Clerk advised that she		

Book Number 6 2023 - 2024

Minutes of Development & Planning Committee held on Monday 17th April 2023

was looking into getting the original path put on the DMMO (Definitive Map Modification Order), however it was noted that SCC needed to update the DMMO. A request will then be made to WSC for them to make a PPO (Public Path Order) application. Cllr Drummond stated that there is a covenant on the land and that WSC has an obligation to reinstate the Right of Way. The Clerk will send in current evidence received from the public regarding historic use of the path.

The same member of the public raised the matter of the old Community Church in garage block 6 on Studlands: has there been a Change of Use?

A member of the public left the meeting

A member of the public reported that there were parking issues in Drinkwater Close due to a single dwelling being changed to 4 separate dwellings. He made a plea for future planning applications to have adequate parking and infrastructure. Town Clerk was asked to check if the property was being used as an Air B&B property.

The chairman made assurances that NTC works hard to include parking provision in planning applications as a priority.

D/23/04/21 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered
Policy 14 - Trees.

D/23/04/22 Planning Applications
Week Commencing 27/03/2023, and 03/04/2023

D/23/04/22/1 DC/23/0470/FUL - Planning application - partial change of use of store rooms of existing library (use Class F1 (d)) to building society (use class E - commercial, business and service) - 24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk.

D/23/04/22.01 Resolved
The Committee voiced no objections.

D/23/04/22/2 DC/23/0505/HH - Householder planning application - single storey side and rear extensions (following demolition of existing conservatory) - 84 Drinkwater Close Newmarket Suffolk.

D/23/04/22.02 Resolved
The Committee voiced no objections.

D/23/04/22/3 DC/23/0561/TCA - Trees in a conservation area notification - one Eucalyptus (T1 on plan) overall crown reduction by up to 3.5 metres - 2 Rockingham Villas Church Lane Newmarket Suffolk.

D/23/04/22.03 Resolved
The Committee actively encourages responsible tree management and does not object to this application.

D/23/04/23 Amended and Deferred Planning Applications
None noted.

D/23/04/24 Planning Appeals

APP/F3545/W/22/32911269 - DC/21/2009/FUL – Demolition of existing shop unit, erection of new single storey shop unit with 6 residential flats on 2 storeys above along with external stairs and landings and cycle store - 2-3 Crown Walk, Newmarket.

It was noted that the Inspector had dismissed the appeal.

D/23/04/25 East Cambs Planning Applications

None noted.

D/23/04/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 27/03/2023 and 03/04/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0288/TCA	Trees in conservation area notification - one larch, several box and laurel (G1 blue area on plan), one Pine, several box, holly and yew (G2 yellow area on plan), one Cherry (H1 - Red area) three Cherry (G3 - White area on plan) fell; Conifer Hedge (H3 -Orange area) Privet hedging (H4 - Green area on plan) and mixed hedge (H1 red area and H2 Purple area) remove	Mesnil Warren 40 Bury Road Newmarket Suffolk	Approved	No objection
DC/23/0168/HH	Householder planning application - single storey rear extension (following demolition of existing outbuilding)	Freshfields Newmarket Suffolk	Approved	No objection
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	No action required	No objection
DC/23/0158/HH	Householder planning application - a. single storey side extension and replacement roof over existing garage b. two storey rear extension	Yarrowdale 16 King Edward VII Road Newmarket Suffolk	Approved	No objection
DC/22/1503/HAZ	Hazardous substances consent - storage of 40 tonnes of liquefied petroleum gas at six locations around the site	Rowley Mile Racecourse Newmarket Suffolk	Approved	No objection
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	Approved	No objection
DC/22/2130/HH	Householder planning application - a. dropped kerb b. vehicular access	63 Exning Road Newmarket Suffolk	Approved	No objection

D/23/04/27 Delegation Panel Decisions

None noted.

D/23/04/28 Licensing

None noted.

D/23/04/29 Correspondence

None noted.

D/23/04/30 Date of Next Meeting

Tuesday 2nd May 2023 at the Memorial Hall.

Meeting closed at 7:40pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/04/22.01 Resolved</u>	The Committee voiced no objections.
<u>D/23/04/22.02 Resolved</u>	The Committee voiced no objections.
<u>D/23/04/22.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 10 th & 17 th Apr						
NMA(A)/22/0478 <u>Non material amendment to DC/22/0478/FUL - a.unit and associated drive-thru lane to be relocated 600 millimetres to the west b.retainng wall to be removed as a result of the relocation of the unit and associated drive-thru lane. post and rail fence is to be retained c.traffic islands to be made level with the adjacent car park aisles in a newly formed pocket of the car park, to assist with improved circulation d. roof line to be revised to provide a mono-pitch roof shape with gutter at the rear to assist with safe access for maintenance e. curtain wall pattern on unit elevations to be amended, the middle transoms are to be omitted and mullion added</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX		Ed Fosker		Councillor Karen Soons Councillor Michael Anderson		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.						
DC/23/0580/FUL <u>Planning application - conversion of garage to dwelling</u> Land Rear Of Eastcote 45 Bury Road Newmarket Suffolk	Conservation Area	Tamara Benford-Brown	Manchett	Councillor Rachel Hood Councillor Robert Nobbs	Sat 06 May 2023	no

DCON(A)/21/0604 <u>Application to discharge conditions 3 (tree protection) 5 (refuse) and 9 (biodiversity) of DC/21/0604/FUL</u> Nowell Lodge Fordham Road Newmarket Suffolk	Conservation Area	Savannah Cobbold	Fen Developments (Ely) Ltd.	Councillor Karen Soons Councillor Michael Anderson	Wed 10 May 2023	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/23/0613/PIP <u>Permission in principle - one dwelling</u> 2 Duchess Drive Newmarket Suffolk CB8 8AQ		Ed Fosker	Mr S Smith	Councillor Rachel Hood Councillor Robert Nobbs	Fri 05 May 2023	no
NMA(D)/13/0408 <u>Non-material amendment of DC/13/0408/OUT to change the wording of conditions 1, 2 and 3</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL		Amy Murray	Sansovino Developments Limited	Councillor Karen Soons Councillor Michael Anderson		
<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>						

Parish Re-Consultation

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

Please ask for: Amey Yuill
Direct Line: 01284 763233
Application No. DC/23/0313/FUL
Consultation Period
Expires: 10 May 2023

17 April 2023

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL	Planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of existing Radiograph unit
LOCATION	Newmarket Community Hospital , 56 Exning Road, Newmarket, Suffolk, CB8 7JG
APPLICANT	Mr Tony Floyde, West Suffolk NHS Foundation Trust
AGENT	Miss Vanessa Sandri

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

Amended plans received 14 April 2023, with minor revisions to building design, addition of an oxygen store, and locations of parking spaces added.

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQJK8ZPDHKH00>

Would you please let me know in writing by 10 May 2023 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision

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Our refs: AP/23/0011/STAND,
AP/23/0012/STAND and AP/23/0013/STAND

TOWN AND COUNTRY PLANNING ACT 1990

The following three cases are the subject of these appeals:

PROPOSAL: Application for listed building consent - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening

LOCATION: Queensbury Stables, Queensbury Lodge, High Street, Newmarket, Suffolk,

APPLICATION NO: DC/21/1238/LB

**PLANNING
INSPECTORATE APPEAL
REFERENCE:** APP/F3545/Y/22/3303353

**WEST SUFFOLK APPEAL
REFERENCE:** AP/23/0012/STAND

PROPOSAL: Planning application - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening

LOCATION: Queensbury Stables, Queensbury Lodge, High Street, Newmarket, Suffolk,

APPLICATION NO: DC/21/1237/FUL

**PLANNING
INSPECTORATE APPEAL
REFERENCE:** APP/F3545/Y/22/3303347

**WEST SUFFOLK APPEAL
REFERENCE:** AP/23/0013/STAND

PROPOSAL: 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

LOCATION: Land At Black Bear Lane, High Street, Newmarket, Suffolk

APPLICATION NO: DC/21/1242/OUT

**PLANNING
INSPECTORATE APPEAL
REFERENCE:** APP/F3545/W/22/3303347

**WEST SUFFOLK APPEAL
REFERENCE:** AP/23/0011/STAND

APPEALS START DATE: 24th February 2023

APPELLANT: Unex

APPEAL TYPE: Standard Appeal

PROCEDURE: Hearing

Further to our correspondence informing you of the above appeal we are now in a position to notify you of the date and venue of the Hearing:

Date: 16 May 2023

Time: 10:00

Duration: Two days

Venue: West Suffolk Council, Mildenhall Hub, Sheldrick Way, Mildenhall, Suffolk, IP28 7JX

Name of Inspector: P Clark MA (Oxon) MS (TRP) MRTPI MCMi

Should you wish to attend the hearing you should register in advance by contacting the Council: planning.technical@westsuffolk.gov.uk.

We would request that you provide a name, email address and details of your status in the appeal i.e., interested party. This information will assist the Inspector and will prove useful should we need to contact attendees ahead of the event to make them aware of any changes.

If you are unable to use email to register, please contact the Council through the main switchboard on 01284 763233 and ask to speak with the Planning Technical Team.

If anyone attending has a disability and is concerned about facilities at the inquiry venue, please contact the Council to confirm that suitable provisions are in place.

If you wish to speak at the hearing you should make yourself known to the Inspector on the day.

You can contact the Case Officer at the Planning Inspectorate on the following details:

Case Officer: Aimee Peckham

Phone: 0303 444 5634

Email: ve.rt@planninginspectorate.gov.uk

A copy of the booklet 'Guide to taking part in Planning Appeals proceeding by Hearings' is available on the Planning Portal website <https://www.gov.uk/government/organisations/planning-inspectorate>, where the decision will also be published.

The planning file and appeal documents may be inspected on our website <https://planning.westsuffolk.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=RCJVAVPD0CW00>.

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>

Penny Mills

Penny Mills
Principal Planning Officer

Decision List

Weeks commencing 10 th April & 17 th April	NTC Comments
DC/23/0450/TCA <u>Trees in a conservation area notification - one London Plane (T1 on plan) overall crown reduction by up to three metres</u> Planting Beds Adj Clocktower Roundabout High Street Newmarket Suffolk	 NTC no objections
DCON(C)/22/0478 <u>Application to discharge condition 13 (headlight glare) of DC/22/0478/FUL</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX	 Comments not invited
DC/23/0473/TCA <u>Trees in a conservation area notification - one sycamore (red on plan) reduce stem overhanging boundary fence by up to four metres</u> The Maltings Brewers Lane Newmarket Suffolk	 NTC no objections
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</u> <u>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	 NTC no objections

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To: **Recipients of Delegation Panel papers**

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

19 April 2023

Dear all

Delegation Panel - Tuesday 18 April 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

West Suffolk Council • West Suffolk House • Western Way • Bury St Edmunds • Suffolk • IP33 3YU
Or West Suffolk Council • Mildenhall Hub • Sheldrick Way • Mildenhall • Suffolk • IP28 7JX
www.westsuffolk.gov.uk

Delegation Panel list

Date: Tuesday 18 April 2023
Time: 1.00pm
Location: Via MS Teams
Attended by: Councillors Andrew Smith (missed item 1), Jim Thorndyke, Mike Chester and Susan Glossop (for item 1).
Together with Dave Beighton, Sarah Drane, Tamara Benford-Brown, Jo-Anne Rasmussen, Ed Fosker and Clare Oliver

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.

3.	Application number	DC/22/1699/FUL
	Proposal:	Planning application - conversion and partial demolition to create a. ground floor retail unit b. courtyard garden c. seven residential units
	Location:	Surrey House, 41 High Street, Newmarket
	Case officer:	Ed Fosker
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	Councillor Robert Nobbs (Ward Member: Newmarket East): <i>I would object to the revised plans and this application. There is overdevelopment of the site, lack of readily accessible bin storage, apparent lack of communication to neighbouring property [CATLING HOUSE], reduction in vehicle parking and lack of EV charging.</i>
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision.
	Reason for DCC referral:	N/A
	Director decision:	Delegated Decision.

5.	Application number	DC/23/0284/HH
	Proposal:	Householder planning application - single storey rear extension
	Location:	45 Green Road, Newmarket, CB8 9BN
	Case officer:	Clare Oliver
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision.
	Reason for DCC referral:	N/A
	Director decision:	Delegated Decision.

24th March 2023

Christopher O'Neill
Memorial Hall,
High St,
Newmarket
CB8 8JP

Travelodge seeks Local Authority partners to help unlock regeneration opportunities to help grow Britain's towns and cities

Dear Me O'Neill

I am the Chief Property & Development Officer at Travelodge, one of the UK's largest hotel chains. We operate nearly 600 hotels across the UK, Ireland and Spain. As an evolving business that has generated eight years of consecutive growth, outpacing competitors in our segment of the market, we have identified that we can expand our UK hotel network with a further 300 target locations for new hotels.

To support this expansion programme we would like to work with more Local Authorities to help unlock regeneration opportunities to help grow Britain's towns and cities. We have a proven track record of working with 25 forward-thinking Local Authorities across the UK, from Ashford to Stirling. Our effective, innovative co-partnership development deals are spearheading regional economic growth and providing a solid, long-term revenue stream.

This is why I am writing to you, as we have a requirement to expand our hotel network within your region – which could also support your regeneration plans and boost your local economy.

Britain is now a nation of budget travellers, with more of us choosing to stay in budget hotels than any other hotel type and this trend is set to grow, which is why we are looking to expand our UK hotel network. Adding a Travelodge hotel can be a catalyst to attract new businesses to the area, support regeneration, bring vacant buildings back into economic use, as well as attracting thousands of new overnight visitors to the area and revitalising High Streets. Also, Travelodge customers will spend on average double their room rate with local businesses during their stay, which can equate to an annual multi-million pound boost into the local economy.

Our innovative Local Authorities' development programme creates jobs/careers, attracts new visitors to the area, increases local spend and provides the Local Authority with a long-term asset that delivers a secure revenue stream to support future growth.

We would like to open our first Travelodge hotel in Newmarket.

The key benefits of a Travelodge development co-partnership include:

- Low borrowing costs, with income returns significantly exceeding the costs
- Secure long-term rising income (Travelodge enters into a 25-year, institutionally-acceptable, FRI lease with index-linked rent reviews every five years)
- Generating new business rates for the council
- Leveraging the Travelodge brand as a catalyst to attract other brand investment into the area
- Jobs creation within the local community and helping parents return to work

- Attracting new visitors to the area and boosting the local economy
- Providing a solid long term income stream to support future growth

In 2022, we opened six new hotels and three of these properties were Local Authority partnerships with two hotels located in London at Docklands and Wimbledon and the third hotel situated in Braintree. We are also currently on site with construction of two further Travelodge hotels being delivered in direct partnership with Local Authorities in Rotherham and Colchester. The Rotherham Travelodge is the group's first hotel in Rotherham and it is also the first branded hotel in the town centre. For Colchester, it is the group's second Travelodge hotel.

These bespoke agreements have had unique funding structures, all of which have enabled Local Authorities to utilise their existing assets, create jobs, generate income, and help to regenerate brownfield land in strategically important locations.

Some of the new Travelodge hotels in this programme have been built on surplus local authority land, with the funding provided either through the Local Authority's internal resource or via low-cost funding from the Public Works Loan Board or third party resources.

Upon completion of the hotel development, local authorities have the choice of either retaining ownership of the hotel and receiving an annual rent into the Council's revenue budget or selling the hotel with Travelodge as its operator.

The two recent London Travelodge hotel openings at Docklands and Wimbledon, as well as Colchester, were lease-wrapper deals, also known as income-strip deals. Under this structure, the Council takes a headlease, with Travelodge being the undertenant. The rent that the Council pays is lower than the rent it receives from Travelodge - with an annual profit rent for a 30+ year period.

The Councils' covenant strength enables the developer to sell the (Council) leasehold investment to an institutional, long-income fund at a much lower investment yield than a lease to Travelodge would achieve. This generates a higher end development value, enabling the development to proceed.

This kind of structure enables developments to take place which otherwise would not be financially-viable and supports local regeneration which would not otherwise happen.

If you are interested in exploring how your Council and Travelodge can work together to open a new hotel, then we will be delighted to meet with you and other relevant people within the Council to do this. Equally, if you have land or assets that could be suitable for a Travelodge development, we would welcome the opportunity to consider these. In the first instance, please contact Tony O'Brien, Head of UK Development, on 07785 115 628, or at tony.o'brien@travelodge.co.uk.

We look forward to hearing from you.

Steve Bennett
Travelodge Chief Property & Development Officer

