

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 6th 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 23rd January 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 16/01/2023 & 23/01/2023
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 16/01/2023 & 23/01/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive any reports from the NTC Licensing Working Group
14. **Parking** – To receive an update regarding verge parking (to follow)
15. **Correspondence**
16. **Date of next meeting** – Monday 20th February 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 31st January 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 23rd January 2023 at 6.15pm**

Attendance:

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

Councillor J Harvey
Councillor P Hulbert
Councillor M Jefferys

Also Present: C Whitaker- Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 3 Members of the Public.

Minute	Action by
D/23/01/16 <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/23/01/17 <u>Apologies</u> Apologies were received from Cllrs Clover, Hood and Ferries. Cllr Hall was absent.	
D/23/01/18 <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 dispensations.	
D/23/01/19 <u>To Confirm the Minutes of the Meeting Held on 9th January 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 9th January 2023 and the following was agreed: <u>D/23/01/19.01 Resolved</u> That the minutes of the Development & Planning Committee held on 9th January 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 4 - D/23/01/11 - DC/22/1915/P3CMA - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from second floor offices (class E) to five dwellings (class C3). The WSC response to why authority for prior approval applications was not required were noted. It was noted that WSC Planning Officers report under Transport impacts states that this proposal provides a car free development as the site is in a sustainable town centre location, close to businesses, employment, train	

station and bus stops. However, they have not taken into account that there is no sustainable public transport service at the station or bus stops. The Chairman and Cllr Drummond will take this up with WSC.

D/23/01/20 Public Open Session

The Chairman proposed that Amended and Deferred Plans be brought forward and the following was agreed:

D/23/01/20.01 Resolved

That Amended and Deferred Plans be brought forward

D/23/01/21 Amended and Deferred Planning Applications

Reconsideration of Application DC/22/1172/FUL – 2 Sun Lane.

A member of the public spoke to item 8, confirmed that a full fire inspection report had been submitted and that other safety concerns had been mitigated.

The application was reconsidered and the following was agreed:

D/23/01/21.01 Resolved

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.

A member of the public left the meeting

Two members of the public spoke to item 14 a) regarding parking on the verges in Exning Road. They reported that 21 vans had been parked there last week and the damage caused was discussed.

D/23/01/22 The Chairman proposed that item 14 a) be brought forward and the following was agreed:

D/23/01/22/1.01 Resolved

That item 14 a) be brought forward.

D/23/01/23 Parking Matters

Exning Road – Verge parking – Town Clerk confirmed that she had spoken with the construction foreman and sent an email to their customer liaison and a response was awaited. Aldi had been asked to consider offering parking and this was being looked into.

It was confirmed that this was SCC Highways land and that funding could be supplied retrospectively to Town Council for street furniture to be installed (i.e. bollards). Town Clerk will apply for the appropriate licence and the following was agreed:

D/23/01/23.01 Recommendation

That quotes be sought for appropriate street furniture to be installed in Exning Road to prevent parking on the verges. That Delegated Powers be

given to the Town Clerk and Chairman to approve a suitable quote and for the work to be done as soon as possible.

2 members of the public left the meeting.

D/23/01/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Developments in a Conservation Area, Policy 4 – Horse Racing and Policy 14 - tree applications applied.

D/23/01/25 Planning Applications

Week Commencing 02/01/2023, and 09/01/2023

D/23/01/25/1 DC/23/0025/TCA - Trees in a conservation area notification – 17 Lawson Cypress (indicated on plan) fell - Tattersalls The Avenue Newmarket Suffolk.

D/23/01/25.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application to replace the hedge with more suitable specimens.

D/23/01/25/2 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.

D/23/01/25.02 Resolved

The Committee was not required to comment.

D/23/01/25/3 DC/23/0047/TCA - 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 - Eastcote 45 Bury Road Newmarket Suffolk.

D/23/01/25.03 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee strongly 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/23/01/25/4 DC/23/0044/HH - Householder planning application - a. enlargement of bay window to front elevation b. roof lights to front and rear elevations c. replacement second floor windows to front and rear elevations c. single storey rear extension (following demolition of existing conservatory) d. pitched roof to first floor rear section e. PV array to rear elevation - 27 Lisburn Road Newmarket Suffolk.

D/23/01/25.04 Resolved

The Committee voiced no objection.

D/23/01/25/5 DC/23/0041/FUL - Planning Application - two dwellings with associated access -

Land Adjoining Church Exeter Road Newmarket Suffolk.

D/23/01/25.05 Resolved

The Committee generally supported the application; however, from a Highways perspective, the planners should consider alternative access to the houses, using the existing entrance arrangements.

D/23/01/25/6 DC/22/1704/FUL - 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 - Calder Park Stables Hamilton Road Newmarket Suffolk.

D/23/01/25.06 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/23/01/25/7 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 7 dwellings (class C3) Change of use to 7no. residential dwellings - Rutland Chambers 19 High Street Newmarket Suffolk.

D/23/01/25.07 Resolved

The Committee objected to the design on the grounds of a loss of retail space, lack of parking and inadequate public transport provision.

D/23/01/26 Planning Appeals

None noted.

D/23/01/27 East Cambs Planning Applications

22/00472/RMM - Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 328no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village. - Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest of 98 To 138 Station Road Kennett.

D/23/01/27.01 Resolved

The Committee voiced no objections subject to a half-hourly rail service from Kennet to Cambridge and Bury St Edmunds to start as early as possible and to improve the bridge to allow buses to use the road to serve other villages.

D/23/01/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 2/01/2023 and 09/01/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/22/1955/HH	Householder planning application – a. porch	67 Edinburgh	Approved	No objection

	extension b. wrap around extension to the side and rear (following demolition of existing porch, garage and conservatory)	Road Newmarket Suffolk			
DC/22/2040/HH	Householder planning application – single storey rear extension	Brazilian Terrace Newmarket Suffolk	Approved	Objected	
DC/22/1545/TPO	Tree preservation order TPO 012 (1956) – two Horse Chestnut (T1 and T2 on plan, within area A7) crown raise to 4 metres above ground level	17 Collings Place Newmarket Suffolk	Approved	No objections	

D/23/01/29 Delegation Panel Decisions

D/23/01/29/1 DC/22/2040/HH – Householder planning application – single storey rear extension – Brazilian Terrace Newmarket Suffolk.

The Delegation Panel's recommendation to approve the application subject to conditions of a time limit, material and approved plans was noted. It was further noted that they did not take into account the NTC objection on the grounds of it being an overdevelopment of the site.

D/23/01/30 Licensing
None noted.

D/23/01/31 Parking Matters
Corsican Pine Road – A request from a resident in Corsican Pine Close for double yellow lines to be installed was considered and the following was agreed:

D/23/01/31.01 Resolved
That a formal request be submitted to SCC, via Cllr Drummond, to install appropriate parking restrictions in Corsican Pine Close and that SCC Officers consult residents onsite.

D/23/01/32 Tree Matters
The arrangements for an Arboricultural Officer at WSC were discussed and noted. The following was agreed:

D/23/01/32.01 Resolved
That NTC would prefer that the vacant Tree Officer post be filled rather than use a consultancy who may not complete a physical inspection.

D/23/01/33 Correspondence
EN/22/0192 – Unauthorised works – Celiks Barbers, 22-24 High Street Newmarket.

It was noted that WSC had acknowledged the report which has been passed to the Enforcement Section for investigation.

D/23/01/34 Date of Next Meeting
Monday 6th February 2023 at the Memorial Hall.
Meeting closed at 7:15pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/01/21.01 Resolved</u>	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.
<u>D/23/01/23.01 Resolved</u>	That quotes be sought for appropriate street furniture to be installed in Exning Road to prevent parking on the verges. That Delegated Powers be given to the Town Clerk and Chairman to approve a suitable quote and for the work to be done as soon as possible.
<u>D/23/01/25.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application to replace the hedge with more suitable specimens.
<u>D/23/01/25.02 Resolved</u>	The Committee was not required to comment.
<u>D/23/01/25.03 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee strongly 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/23/01/25.04 Resolved</u>	The Committee voiced no objection.
<u>D/23/01/25.05 Resolved</u>	The Committee generally supported the application; however, from a Highways perspective, the planners should consider alternative access to the houses, using the existing entrance arrangements.
<u>D/23/01/25.06 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/23/01/25.07 Resolved</u>	The Committee objected to the design on the grounds of a loss of retail space, lack of parking and inadequate public transport provision.
<u>D/23/01/27.01 Resolved</u>	The Committee voiced no objections subject to a half-hourly rail service from Kennet to Cambridge and Bury St Edmunds to start as early as possible and to improve the bridge to allow busses to use the road to serve other villages.
<u>D/23/01/31.01 Resolved</u>	That a formal request be submitted to SCC to install appropriate parking restrictions in Corsican Pine Close and that Officers consult residents onsite.
<u>D/23/01/32.01 Resolved</u>	That NTC would prefer that the vacant Tree Officer post be filled rather than use a consultancy who may not complete a physical inspection.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 16 th & 23 rd January						
DC/23/0068/TCA <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	Conservation Area	Sarah Drane	Mrs Wragg	Councillor Rachel Hood Councillor Robert Nobbs	Mon 06 Feb 2023 Extension granted	no
DC/23/0092/TPO <u>TPO 02 (1978) tree preservation order - one Horse chestnut (T1 on order) height reduction by 10 metres</u> 9 Saint Albans Newmarket Suffolk CB8 7AJ	Conservation Area	Tamara Benford-Brown	Mrs Theresa Fittall	Councillor Michael Anderson Councillor Karen Soons	Fri 10 Feb 2023	no
DC/23/0095/TCA <u>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</u> 1 Rous Memorial Court Old Station Road Newmarket Suffolk CB8 8EB	Conservation Area	Sarah Drane	Mr Alex Payne	Councillor Rachel Hood Councillor Robert Nobbs	Fri 10 Feb 2023	no
DC/22/2130/HH <u>Householder planning application - a dropped kerb b. vehicular access</u> 63 Exning Road Newmarket Suffolk CB8 0EA		Clare Oliver	Laura Hawkins	Councillor Rachel Hood Councillor Robert Nobbs	Mon 13 Feb 2023	no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/22/1504/VAR <u>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</u> 94 High Street Newmarket Suffolk CB8 8JX	Conservation Area	Ed Fosker	Mr Azhar And Kara Ali	Councillor Rachel Hood Councillor Robert Nobbs	Fri 10 Feb 2023	no
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	Conservation Area	Clare Oliver	K Green	Councillor Rachel Hood Councillor Robert Nobbs	Tue 14 Feb 2023	no
DC/23/0106/VAR <u>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</u> Brickfields Stud Cemetery Hill Newmarket Suffolk		Savannah Cobbold	Mr Gary Robinson	Councillor Andy Drummond Councillor James Lay	Wed 15 Feb 2023	no
DCON(C)/20/0174 <u>Application to discharge condition 28 (Lighting - prior to first occupation) of application DC/20/0174/VAR</u> The Silks 69 Exning Road Newmarket Suffolk		Penny Mills	Anchor Hanover Group	Councillor Andy Drummond Councillor James Lay		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.						

Development and Planning Committee

Planning Applications – West Suffolk Council

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		Gregory McGarr	Mrs Janet Groves	Councillor Andy Drummond Councillor James Lay	Fri 17 Feb 2023	no
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Decision List

Weeks commencing 16 th & 23 rd January	NTC Comments
<u>Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height of 3.8 metres and a height of 2.7 metres to the eaves</u> 63 Exning Road Newmarket Suffolk CB8 0EA DC/22/2126/HPA	PRIOR APPROVAL NOT REQUIRED 
<u>Planning application - change of use of retail unit (E) to Thai massage (sui generis)</u> 21 High Street Newmarket Suffolk CB8 8LX DC/22/1958/FUL The Committee regrets the loss of a retail outlet in the High Street.	NTC neutral – see below left 
<u>Trees in a conservation area notification - one Eucalyptus (marked on plan) Fell</u> 21 Leaders Way Newmarket Suffolk CB8 0DP DC/22/2195/TCA The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The WS Tree Officer had considered the application and approved the felling of the tree subject to a suitable replacement being planted which the Committee supported.	NTC neutral – see below left 
<u>Planning application - a. building to accommodate three equine treadmills; b. additional horse walker</u> Clarehaven Bury Road Newmarket Suffolk DC/22/2065/FUL	NTC no objections 
<u>Planning application - a. roof extension with five dormer windows to second floor b. external fire escape staircase</u> Flat 2 Sun Lane Newmarket Suffolk CB8 8EW DC/22/2051/FUL	NTC no objections 
<u>TPO 032 (1960) tree preservation order - one Walnut (T1 on plan, within A1 on order) overall crown reduction by three metres</u> Balaton Lodge Snailwell Road Newmarket Suffolk CB8 7DN DC/22/2043/TPO	NTC no objections 
<u>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</u> 34 Fitzroy Street Newmarket Suffolk CB8 0WH DC/22/2027/VAR	NTC no objections 

Decision List

<u>TPO 004 (1992) and TPO 004 (1989) tree preservation order - three Limes (G1 on plan, T7, T8 and T9 on order) pollard to 10 metres above ground level; one Horse Chestnut (T2 on plan, T4 on order) overall crown reduction by two metres; one Pine (T3 on plan, T7 on order) 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.</u> 25 Exeter Road Newmarket Suffolk CB8 8AR DC/22/1978/TPO	NTC no objections 
<u>Householder planning application - Two storey side and rear extensions</u> 4 Hallwyck Gardens Newmarket Suffolk CB8 9JR DC/22/1163/HH	NTC no comment 

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