

Membership as from June 2022

Councillor Berry
Councillor Clover
Councillor Drummond
Councillor Ferries
Councillor Hall
Councillor Harvey
Councillor Hood (Vice)
Councillor Hulbert
Councillor Jefferys
Councillor Lay (Chair)
Quorum = 3



Newmarket

TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting of the
Development and Planning committee
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 20th March at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
2. **Apologies** - To receive and accept apologies for absence
3. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meeting held 6th March 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 27/02/2023 & 06/03/2023
8. **Planning applications** – Amended and Deferred Plans
9. **Planning Appeals** – to discuss any notified appeals
 - a) **0011/0012/0013:** Land at Black Bear Lane / Queensbury Stables
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 27/02/2023 & 06/03/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive any reports from the NTC Licensing Working Group
14. **Parking**
 - a) To receive a request regarding parking provision on Croft Road
 - b) To receive a complaint regarding parking on grass areas in Studlands
15. **Correspondence**
 - a) **Red Lodge Masterplan** – WSC Decision notice
16. **Date of next meeting** – Monday 3rd April 2023

Signed:

Cathy Whitaker, Town Clerk

Date: 14th 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 6th March 2023 at 6.15pm

Attendance:

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

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 1 Member of the Public.

	Minute	Action by
D/23/03/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman opened the meeting and read out the Fire Notice and that the meeting may be filmed or recorded.	
D/23/03/2	<u>Apologies</u> Apologies were received from Cllrs Berry and Clover. Cllr Hall was absent.	
D/23/03/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensations.	
D/23/03/4	<u>To Confirm the Minutes of the Meeting Held on 20th February 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 20th February 2023 and following amendment was made: Page 5 – D/23/02/32.01 Resolved – was changed to a Recommendation. Subject to the amendment being made, the following was agreed: <i>A member of the public and a member of the press joined the meeting.</i> <u>D/23/03/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th February 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising Page 4 - D/23/02/28 – DC/23/0047/TCA - WSC had placed TPOs on 2 trees and the	

others were of no importance such as young trees from self-seeding.

1/23/03/5 Public Open Session

A member of the public asked if Leylandii trees have any protection. She was concerned that the trees at Queensbury Lodge would be removed due to development of the site. The Chairman advised that the Committee do everything they can to protect healthy trees and each application is considered on merit. Members of the public are encouraged to make representations via WSC Planning Portal regarding concerns.

D/23/03/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 8 – Newmarket Community Hospital and Policy 14 - Trees.

D/23/03/7 Planning Applications

Week Commencing 13/02/2023, and 20/02/2023

D/23/03/7/1 DC/23/0257/TPO - TPO 02 (1998) - Tree preservation order - one Corsican Pine (T1 on order) fell 106 George Lambton Avenue Newmarket Suffolk.

D/23/03/7.01 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/23/03/7/2 DCON(C)/22/0478 - Application to discharge condition 13 (headlight glare) of DC/22/0478/FUL - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/03/7.02 Resolved

No comment was required by the Committee.

D/23/03/7/3 DC/23/0231/HH - Householder planning application - gravel driveway and access from highway - 65 Exning Road Newmarket Suffolk.

D/23/03/7.03 Resolved

The Committee voiced no objections.

D/23/03/7/4 DC/23/0295/TCA - 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 - The Rectory 5A Fitzroy Street Newmarket Suffolk.

D/23/03/7.04 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/23/03/7/5 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.

D/23/03/7.05 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/23/03/7/6 DCON(D)/20/0174 - Application to discharge condition 17 (Fixed Plant Machinery prior to install) of DC/20/0174/VAR - Development Site Adj South Drive Exning Road Newmarket Suffolk.

D/23/03/7.06 Resolved

No comment was required by the Committee.

D/23/03/7/7 DC/23/0313/FUL - Planning application - Community diagnostic centre with associated car park and hard landscaping (follow demolition of existing Radiograph unit) - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/03/7.07 Resolved

The Committee actively supported the application for the expansion of Newmarket Community Hospital.

D/23/03/7/8 DC/23/0323/TCA -Trees in a conservation area notification - two Sycamore (G1 on plan) fell - The Rectory 5A Fitzroy Street Newmarket Suffolk.

D/23/03/7.08 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/23/03/8 Amended and Deferred Planning Applications
None noted.

D/23/03/9 Planning Appeals
None noted.

D/23/03/10 East Cambs Planning Applications
None noted.

D/23/03/11 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
DC/23/0095/TCA	Trees in a conservation area notification - one Acer (on plan) reduce two lower laterals on eastern side by two metres to clear entrance gate and pavement.	1 Rous Memorial Court Old Station Road Newmarket Suffolk	Approved	No objections
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	Approved	No objections
DC/22/2214/HH	Householder planning application - single storey rear extension (following demolition of existing extension) and render to side elevation	19 Field Terrace Road Newmarket Suffolk	Approved	No objections
DC/22/2196/TPO	TPO 0 3 (1990) Tree preservation order - one Lime (marked red on plan within G2 of order) reduce height and spread by 4 metres to previous reduction points	23 Leaders Way Newmarket Suffolk	Approved	No objections

D/23/03/12 Delegation Panel Decisions

None noted.

D/23/03/13 Licensing

None noted.

D/23/03/14 Flagship Garages

A verbal update was given on the unused garages at Icewell Hill and Cllr Yarrow had contacted Flagship who advised that they don't have any plans to demolish further garages at this time. The following was agreed:

D/23/032/14.01 Recommendation

That Flagship be invited to attend a Full Council meeting.

D/23/03/15 Neighbourhood Plan Community Action B8.iii – The Severals – Access

This Community Action was referred by the Performance & Audit Committee to consider and action and the following was agreed:

D/23/03/15.01 Recommendation

That with the assistance of the SCC Ward Division Councillors, contact SCC to request a meeting and site visit.

D/23/03/16 Correspondence

None noted.

D/23/03/17 Date of Next Meeting

Monday 20th March 2023 at the Memorial Hall.

Meeting closed at 6:45pm

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/02/7.01 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/23/02/7.02 Resolved</u>	No comment was required by the Committee.
<u>D/23/02/7.03 Resolved</u>	The Committee voiced no objections.
<u>D/23/02/7.04 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/23/02/7.05 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/23/02/7.06 Resolved</u>	No comment was required by the Committee.
<u>D/23/02/7.07 Resolved</u>	The Committee actively supported the application for the expansion of Newmarket Community Hospital.
<u>D/23/02/7.08 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/23/02/14.01 Recommendation</u>	That Flagship be invited to attend a Full Council meeting.
<u>D/23/02/15.01 Recommendation</u>	That with the assistance of the SCC Ward Division Councillors, contact SCC to request a meeting and site visit.

Blank

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 27 th February & 6 th March						
DC/23/0331/FUL <u>Planning application - two storey rear extension</u> York House 18 All Saints Road Newmarket Suffolk CB8 8ET		Clare Oliver	Dr Mandar Nigdikar	Councillor Rachel Hood Councillor Robert Nobbs	Thu 23 Mar 2023	no
DCON(A)/20/1025 <u>Application to discharge conditions 4 (HGV condition) and 8 (dust management statement) of DC/20/1025/FUL</u> Plot 1 Police Station Vicarage Road Newmarket Suffolk		Savannah Cobbold	Mr Andrew Price	Councillor Rachel Hood		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/23/0284/HH <u>Householder planning application - single storey rear extension</u> 45 Green Road Newmarket Suffolk CB8 9BN		Clare Oliver	Ms C Morton	Councillor Andy Drummond Councillor James Lay	Mon 27 Mar 2023	no
DC/23/0378/HH <u>Householder planning application - a. replacement front door b. single storey side and rear extension c. two storey rear extension</u> Maple Lodge 6 Drinkwater Close Newmarket Suffolk CB8 0QN		Adam Yancy	Mr & Mrs D Crawley	Councillor Andy Drummond Councillor James Lay	Wed 29 Mar 2023	no

DC/23/0390/HH <u>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)</u> 7 Malcolm Way Newmarket Suffolk CB8 7DX	Conservation Area	Clare Oliver	Mr Mike Brandon-Charles	Councillor Karen Soons Councillor Michael Anderson	Fri 31 Mar 2023	no
DC/23/0383/FUL <u>Planning application - a. installation of bi-fold doors b. raised decking area c. retractable canopy to front elevation</u> 5 All Saints Road Newmarket Suffolk CB8 8ES	Conservation Area	Tamara Benford-Brown	Mr B Little	Councillor Rachel Hood Councillor Robert Nobbs	Fri 31 Mar 2023	no

Townclerk

From: Parapanou, Sophia <Sophia.Parapanou@westsuffolk.gov.uk>
Sent: 09 March 2023 10:34
Subject: New appeal start letter - DC/21/1238/LB, DC/21/1237/FUL and DC/21/1242/OUT

A new appeal has been received for DC/21/1238/LB and DC/21/1237/FUL, Queensbury Stables, Queensbury Lodge, High Street, Newmarket:

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

and DC/21/1242/OUT, Land at Black Bear Lane, High Street, Newmarket:

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

The appellant is Mr Tim Gredley

The case officer is Gareth Durrant, the appeal were made against non-determination. The appeal will be heard at a hearing starting on 16 May

Regards

Sophia Parapanou
Technical Support
Systems and Technical Support
Direct dial: 01284 757218
Email: Sophia.Parapanou@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk



West Suffolk Council supports our staff to work flexibly and we respect the fact that you may also be working at different times to suit you and your organisation's needs. Please do not action or respond to this message outside of your own working hours.

Newmarket Neighbourhood Plan

Please ask for: Gareth Durrant
Direct Line: 01284 757345
Email:
gareth.durrant@westsuffolk.gov.uk

8th March 2023

TOWN AND COUNTRY PLANNING ACT 1990

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

PINS. REFERENCE APP/F3545/W/22/3303347

APPEAL REFERENCE: AP/23/0011/STAND

APPEAL START DATE: 24th February 2023

APPELLANT: Mr Tim Gredley

APPEAL TYPE: Standard Appeal

PROCEDURE: Hearing

These new appeals AP/23/0012/STAND, AP/23/0013/STAND and AP/23/0011/STAND replace the previous appeals at this site, AP/22/0050/STAND, AP/22/0051/STAND

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above. The procedure to be followed and the reason for the appeal are as indicated. I will advise you of the date, time and place of the hearing in due course.

Any representation you made in respect of the planning 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 **The Planning Inspectorate, Room 3C, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the PINS reference number (above), in triplicate, by 5 April or email to **ve.rt@planninginspectorate.gov.uk** **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>

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

Gareth Durrant

Gareth Durrant
Principal Planning Officer - Major Projects

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

Please ask for: Gareth Durrant
Direct Line: 01284 757345
Email: gareth.durrant@westsuffolk.gov.uk

8th March 2023

TOWN AND COUNTRY PLANNING ACT 1990

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

APPLICATION NO: DC/21/1238/LB

PINS. REFERENCE APP/F3545/Y/22/3303353

APPEAL REFERENCE: AP/23/0012/STAND

APPEAL START DATE: 24th February 2023

APPELLANT: Mr Tim Gredley

APPEAL TYPE: Standard Appeal

PROCEDURE: Hearing

These new appeals AP/23/0012/STAND, AP/23/0013/STAND and AP/23/0011/STAND replace the previous appeals at this site, AP/22/0050/STAND, AP/22/0051/STAND

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

the appeal are as indicated. I will advise you of the date, time and place of the hearing in due course.

Any representation you made in respect of the planning 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 **The Planning Inspectorate, Room 3C, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the PINS reference number (above), in triplicate, by 5 April or email to **ve.rt@planninginspectorate.gov.uk**. 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>

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

Gareth Durrant

Gareth Durrant
Principal Planning Officer - Major Projects

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

Please ask for: Gareth Durrant
Direct Line: 01284 757345
Email: gareth.durrant@westsuffolk.gov.uk

8th March 2023

TOWN AND COUNTRY PLANNING ACT 1990

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

APPLICATION NO: DC/21/1237/FUL

PINS. REFERENCE APP/F3545/Y/22/3303353

APPEAL REFERENCE: AP/23/0013/STAND

APPEAL START DATE: 24th February 2023

APPELLANT: Mr Tim Gredley

APPEAL TYPE: Standard Appeal

PROCEDURE: Hearing

These new appeals AP/23/0012/STAND, AP/23/0013/STAND and AP/23/0011/STAND replace the previous appeals at this site, AP/22/0050/STAND, AP/22/0051/STAND

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

the appeal are as indicated. I will advise you of the date, time and place of the hearing in due course.

Any representation you made in respect of the planning 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 **The Planning Inspectorate, Room 3C, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the PINS reference number (above), in triplicate, by 5 April or email to **ve.rt@planninginspectorate.gov.uk**. 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>

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

Gareth Durrant

Gareth Durrant
Principal Planning Officer - Major Projects



The Planning Inspectorate

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

Direct Line: 0303 444 5151
Customer Services:
0303 444 5000

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

Your Ref: DC/21/1238/LB
Our Ref: APP/F3545/Y/22/3303353

Further appeal references at foot of letter

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

24 February 2023

Dear D Hale,

Planning (Listed Buildings and Conservation Areas) Act 1990, Town and Country Planning Act 1990

**Appeals by Oftenfact Limited, Unex (No.3) Limited and TAP Investments limited
Site Addresses: 196-198 and 216-218 High Street including Queensbury Lodge,
together with land to the rear off Rowley Drive/ Black Bear Lane, Newmarket,**

We have received appeal forms and documents for this site. The papers have been checked and the appeal appears to be valid. If we later find out that this is not so, then we will let you know. I am the case officer, if you have any questions, please contact me.

SPEEDING UP DECISIONS ON APPEALS NEEDING HEARINGS

The Planning Inspectorate is committed to speeding up decisions on appeals that need a hearing. As of 1 April 2022, all validly received planning appeals that require a hearing will be subject to stricter timescales and will follow a timetable that adopts the principles set out in the Rosewell independent review of planning appeal inquiries.

Please read the contents of this letter carefully as it sets out details of the timetable and a date for the event. **The event date is fixed and cannot be changed** as it is based on Inspector availability and programmed to ensure we meet our aim of issuing a decision within 24 weeks of the appeal being considered as valid.

The Procedure and the Starting date

We currently consider this appeal suitable to follow the Hearing procedure.

The date of this letter is the **starting date** for the appeal and for the timetable it will follow.

The Inspector and Hearing date

The Inspector appointed to decide the appeal is **P Clark MA(Oxon) MA(TRP) MRTPI MCMI** and the hearing will open at **10.00am** on **Tuesday 16th May 2023**. We currently

anticipate **2** sitting day(s) will be needed and we propose the event be scheduled as an in-person, face to face event, which will require a suitable venue. A site inspection will be arranged separately.

Please can you secure a venue as soon as possible and provide details.

The Inspectorate advises that you encourage all participants in the hearing to register an email address with you. This will enable you to move the entire event online should this become necessary.

Sending documents to us and looking at the appeal

You should 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 acp.planninginspectorate.gov.uk.

Keeping to the timetable

The timetable set out below must be adhered and requires action and documentation to be issued by strict deadlines. This will mean that we can deal with the appeal promptly and fairly. If documents are not with us in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. Not meeting your obligations under the prescribed timetable will increase your risk of incurring an award of costs against you (see section on costs below). Deadline extensions should not be requested unless there are very extenuating circumstances. These do not include lack of administrative cover for holiday or sickness.

The following actions and documentation are required by the timetable.

By 3rd March

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them:

i.that any comments they made at application stage will be sent to the Planning Inspectorate and the appellant(s), and will be considered by the Inspector (unless they withdraw them within the 5-week deadline)

ii.If they want to make any additional comments, they must do so within 5 weeks of the starting date, **by 31st March**. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned

iii.when and where the appeal documents will be available for inspection

iv.that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal

v.that they can get a copy of our booklet 'Guide to taking part in planning

appeals proceeding by hearing' either free of charge from you, or on GOV.UK - www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

vi.that the decision will be published on GOV.UK

You must ensure a copy of a completed appeal questionnaire, policies and other supporting documents, a copy of your notification letter and a list of those notified is sent to both myself and the appellant(s) by this deadline.

By 31st March

You must submit to me a copy of the completed and agreed **statement of common ground**, listing all matters that are not only agreed, but also confirming areas where there is disagreement. A draft statement of common ground should have been included in the paperwork received from the appellant.

If you are intending to submit a **statement** then please give full details of the case you will put forward at the hearing including any documents, maps or plans you intend to refer to or use in evidence.

I will also require in a word document a list of any **conditions** or limitations you would agree to if the appeal were to be allowed (this will be accepted on a non-prejudicial basis of course).

By 14th April

You must send me a copy of the LPA hearing date notification letter along with a list of all those notified of the arrangements.

Your letter should cover:

- The name the appeal has been made in, the location of the site and a description of the development
- the powers enabling the Secretary of State or Inspector to determine the appeal and the name of the Inspector
- a clear statement of the **date** and **time** of the hearing and the **venue**, along with an instruction that attendees should register with your Council in advance should they wish to attend (we suggest obtaining a name, email address and details of the attendee's status within the context of the appeal i.e., interested party). *This information will assist the Inspector and will prove useful should the participants need to be contacted ahead of the event e.g., should the event need to move online and be held virtually*
- that anyone wishing to speak at the hearing should make themselves known to the Inspector on the day as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing
- All queries relating to the venue should be directed to the local planning authority
- where the appeal documents can be inspected in person (by appointment at the Council Offices)
- a link (via the Council's website) to the appeal documents if published online
- that the decision will be published on <https://acp.planninginspectorate.gov.uk>
- what facilities are available for people with disabilities e.g., parking spaces, venue

- access and seating arrangements etc
- Planning Inspectorate Reference: **APP/.....**
- The Planning Inspectorate Case Officer contact details as above

If you consider it appropriate, please notify the press of the hearing and, if notice of the hearing is published in the press, send a copy of the notice(s) to me.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', must be agreed, signed and submitted to me **no later than 2 weeks** before the hearing opens.

Costs

The appellant(s) has been directed to GOV.UK for further information regarding costs – 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.

The Appeal decision

The decision is expected to be issued on or before **6th June 2023**.

Yours sincerely,

Aimee Peckham

Aimee Peckham

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

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>

Linked cases: APP/F3545/W/22/3303347

Blank

Decision List

Weeks commencing 27 th February & 6 th March	NTC Comments
NMA(A)/19/2459 <u>Non-material amendment to DC/19/2459/HH - change side and rear extension from flat roof to pitch roofs</u> 27 Exning Road Newmarket Suffolk CB8 0EA	
DC/22/2031/FUL <u>Planning application - one dwelling and vehicular access</u> Land Adjacent To 26 Paget Place Newmarket Suffolk	 NTC no objections
DC/22/1988/HH <u>Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor single storey rear extension</u> 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND	 NTC no objections
DC/23/0173/HH <u>Householder planning application - single storey rear extension (following demolition of existing conservatory)</u> 17 Barry Lynham Drive Newmarket Suffolk CB8 8YU	 NTC no objections
DC/23/0045/P3CMA <u>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)</u> Rutland Chambers 19 High Street Newmarket Suffolk CB8 8LX	 NTC objected to the design on the grounds of a loss of retail space, lack of parking and inadequate public transport provision.
DCON(B)/20/0174 <u>Application to discharge condition 25 (fire hydrants prior to use) of application DC/20/0174/VAR</u> The Silks 69 Exning Road Newmarket Suffolk	 Comments not invited

Decision List

DC/22/1504/VAR <u>Planning Application - variation of condition 4 of F/2003/171</u> <u>change of opening times - Sunday - Thursday 11.00 to 02.00 and</u> <u>Friday - Saturday 11.00 to 04.00 hours</u> 94 High Street Newmarket Suffolk CB8 8JX	 NTC objected to the extension of the hours on the grounds of it possibly leading to antisocial behaviour issues and may contravene the Cumulative Impact Assessment.
---	---

-----end-----

Dear Councillor Drummond,

My name is {JS } and I am a teacher living on Croft Road in Newmarket. Since we bought a property on this road two years ago, parking has become an increasing issue. There are not enough spaces on the street for the number of residents with cars. As a result, residents of Croft Road are parking on nearby streets, causing friction with those residents who then cannot park on their own road and must also park elsewhere.

I am writing to you because the council said you would be the best person to help in order to try to get this situation resolved. My suggestion is putting gravel, or ideally tarmac, on a piece of grassed land at the end of the road that is informally used as parking, but is actually too muddy and unsuitable for most vehicles. It is however a very large area, suitable for many cars that has the potential to solve the issue for all of the residents if it had the right surfacing.

Thank you for your time. I look forward to hearing from you.

Best wishes,

JS

Townclerk

From: Parker, Damien <Damien.Parker@westsuffolk.gov.uk>
Sent: 09 March 2023 11:41
To: Andy Drummond (SCC Councillor)
Cc: Townclerk
Subject: RE: Limited Parking on Croft Road
Attachments: Ownership_of_the_amenity_greens_end_of_The_Croft,_Newmarket.pdf

Hi Andy & Cathy,

The greens appear to be owned by WSC, see attached.

Issues for Councillors to consider:

- There are mature trees on the green (or at least there were as indicated in the attached map) and we don't normally support the removal of such trees without due consideration.
- Simply putting gravel down isn't really an option, because the highway authority would require a made surface leading onto the adopted highway. It would also hinder the grass cutting operation - loose stone and mowers are not a good mix.
- The likely costs over return would be low. (you'd not get many parking spots on those areas).
- Highway consent would be required to put in kerb crossings and possibly planning consent (for change of use). Getting a view from highways on this would be a sensible next step.
- Drainage and buried service routes would need to be properly investigated to check whether its feasible.
- Other people are likely to object to the removal of the green space in their area.
- Resources - Who would pay for it? Who would deliver it? There are no budgets earmarked for this kind of thing + engineering time/skills would be required to carry out the required checks and then commission and oversee the work.

I hope this helps

Damien Parker
Service Manager (Green Space and Heritage)
Green Space and Heritage
Direct dial: 01284 757090
Email: Damien.Parker@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk



Ownership of the amenity greens end of The Croft, Newmarket

Scale: 1:500

Printed on 2023-03-09 10:46:51

by dparker@SEBC_DOMAIN

© Crown Copyright and database rights 2023 OS 100023282.

West Suffolk
Council



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

Townclerk

Subject: FW: Aureole Walk, cars on the greens

From:

Sent: 13 March 2023 10:45

To: townclark@newmarket.gov.uk

Subject: Aureole Walk, cars on the greens

Dear sir/madam,

I am getting in touch with you about the green spaces up at Studlands. I live at XXXXX Aureole Walk. My bungalow looks out over a beautiful green space, which unfortunately is seeing an increase of cars driving across it and/or parked on it.

As you will see from the email chain below, I have been in touch with the West Suffolk council about this matter. It appears that the wooden bollards are being ripped out of the ground by residents so they can access the green by car. I have requested that the bollards are replaced with something more suitable that will not be able to be removed, in the exception of the council when they come to cut the grass.

My complaint with West Suffolk council has been ongoing since December last year. The council have said they will be replacing the bollards in April, but you will see they are not committing to a date, and I will be surprised if this happens and whether the replacements will be any better than what we have now.

Most recently two cars and a van parked on the green for several hours a few days ago, which prompted me to get in touch with the council again as this is a matter of urgency. The longer this is allowed to continue, the more likely the green will be changed to brown mud.

I feel very strongly that the green spaces should not be driven on by residents. There's no need to have cars on the green and it will destroy the grass. This is illustrated on Parker's Walk where residents park their cars on the greens and there are now a mud baths in in place green spaces. These areas should be for people walking dogs or playing with children, not a car park.

I posted my concerns anonymously to the Studlands facebook group and was met mostly with support. Although I know some residents feel that they should be able to access the green space so that they can drive very close to their houses, my argument is that if that's a priority for them then they should not be moving into houses with no car access. When I moved into this property in August last year, we did not use the green to move all our heavy furniture. The van was parked on the Aureole Walk access road and we carried things from there.

I'm writing to you to escalate this issue because I feel very strongly that there should be replacement, stronger bollards and a sign up to make sure it's clear there is no parking allowed on the green spaces.

Please let me know if you need anything else from me to help support this case.

Kind regards,

CG

West Suffolk Council

Portfolio Holder Decisions Notice

(Published: Monday 13 March 2023)

The following decision was taken by the Portfolio Holder for Planning and, if not called in by councillors, will come into operation on Tuesday 21 March 2023. An executive decision may be called in, in accordance with the Overview and Scrutiny Committee Procedure Rules contained within Part 4 of the Council's Constitution, by at least five councillors submitting the required call-in request form to the Director (Human Resources, Governance and Regulatory) (e-mail: democratic.services@westsuffolk.gov.uk) **by 5.00 pm on Monday 20 March 2023**. Should you have a query regarding the decision taken, contact should be made with the named officer in the first instance, the relevant portfolio holder or via Democratic Services, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds Suffolk, IP33 3YU.

Agenda item and report number	Declarations of interest	Decision(s) (including recommendations to Council)	Reason(s) for decision(s)	Other options considered and reasons for rejection	Contacts
No agenda item as Portfolio Holder decision Report number CAB/WS/23/013	None	Red Lodge North Masterplan Resolved: The Red Lodge North Masterplan be adopted as planning guidance, as contained in Appendix 1 to Report number CAB/WS/23/013.	The site was allocated in the Site Allocations Local Plan (SALP) 2019 under Policy SA10, which was adopted in September 2019. The site formed part of the allocation known in the SALP document as North Red Lodge. The Site Allocations Local Plan (SALP) 2019 Development Plan document, in Policy SA10, allocated 27.4 hectares of land for a mixed-use development to include 300 dwellings 8 hectares of	Policy SA10 of the SALP 2019 document sets out that 27.4 hectares of land was allocated for a mixed-use development to include provision for 300 dwellings, 8 hectares of employment land 3 hectares for a new primary school	Portfolio holder: David Roach Portfolio Holder for Planning 01440 768966 Officers: Julie Baird Director (Planning and Growth) 01284 757613

Agenda item and report number	Declarations of interest	Decision(s) (including recommendations to Council)	Reason(s) for decision(s)	Other options considered and reasons for rejection	Contacts
			employment land, 3 hectares land for a primary school, and other appropriate uses. The primary school had been delivered by Suffolk County Council and opened in 2018. The remaining undeveloped parts of the Masterplan site were in private ownership and the landowners have progressed the Masterplan document to this point. An eight week period of Community and Stakeholder engagement commenced on 29 April 2022 and closed on 17 June 2022. The aim was to engage local residents and key stakeholders in the preparation of the Masterplan document at a time where changes arising as a consequence of the engagement could be accommodated. The promoter had prepared a comprehensive Statement of Community Consultation	and other appropriate uses. In order to ensure that a comprehensive and policy compliant development comes forward on this allocated site, it was necessary for a masterplan to be adopted as planning guidance. The Masterplan must fit within the parameters of the development allocation set out at Policy SA10 of the SALP document. Other options regarding the potential	Gareth Durrant Principal Planning Officer 01284 757345

Agenda item and report number	Declarations of interest	Decision(s) (including recommendations to Council)	Reason(s) for decision(s)	Other options considered and reasons for rejection	Contacts
			detailed the consultation including a summary of the responses received and a schedule of amendments to the Masterplan made post consultation. Following a review of the consultation responses and updated masterplan, Officers identified three key areas where further engagement with the landowners and/or Suffolk County Council was necessary. These related to highway matters including internal junctions, car parking and illustrative layout designs, further clarity about the delivery and likely composition of the employment land component and the proper incorporation of sustainable drainage features within the residential components. The promoters of the Masterplan site had responded positively to the	development of the site have, therefore, not been considered as part of this process.	

Agenda item and report number	Declarations of interest	Decision(s) (including recommendations to Council)	Reason(s) for decision(s)	Other options considered and reasons for rejection	Contacts
			engagement period and post engagement discussions with other stakeholders and carried out a series of amendments to the Masterplan document. A number of other changes were made to the Masterplan document following public and stakeholder engagement. These were set out in full (together with a statement about why the change was made) in the Statement of Community Engagement document (Appendix 2). The landowner had submitted the masterplan (Appendix 1), together with a request that the document was adopted by the Council as planning guidance. Officers were satisfied that the document provided a sound framework against which future planning applications could be assessed and it was recommended that the masterplan be adopted as		

Agenda item and report number	Declarations of interest	Decision(s) (including recommendations to Council)	Reason(s) for decision(s)	Other options considered and reasons for rejection	Contacts
Jennifer Eves Director (Human Resources, Governance and Regulatory) 13 March 2023			planning guidance. The submission was accompanied by a Habitats Regulations Assessment. The document identified a number of measures and opportunities set out in local policy and the associated evidence base which would/could mitigate effects of increased recreational pressure on Breckland Special Protection Area. These measures allowed the Habitats Regulations Assessment of the SALP to conclude there would be no effects on the integrity of the Special Protection Area. A copy of the Habitats Regulations Assessment (Appendix 3).		

Blank