

Membership as from May 2023

Councillor Berry
Councillor Drummond (Vice Chair)
Councillor Harvey
Councillor Hood (Chair)
Councillor Hulbert
Councillor Nobbs
Councillor Perry

Members = 7
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 5th June 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:

- film, photograph or make an audio recording of the meeting;
- use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- 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

- Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and to ask whether anyone else intends to record the meeting
- Apologies** - To receive and accept apologies for absence
- Declaration of interests**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- Minutes of previous meeting held 22nd May 2023**
 - To consider and adopt the minutes, as a true record of the proceedings
 - To consider any matters arising
- 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
- To consider if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- Planning applications** – West Suffolk Council, weeks commencing 15/05/2023 & 22/05/2023
- Planning applications** – Amended and Deferred Plans
- Planning Appeals** – to discuss any newly notified appeals
- Planning applications** – East Cambs
- Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 15/05/2023 & 22/05/2023
- Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- Licensing** – To receive any reports from the NTC Licensing Working Group
- Tree Protection Orders** – to receive any notifications
- Pot-hole Report** – to discuss options (verbal – AD)
- Speeding**
 - to discuss speeding concerns at Adastral Close
 - to discuss speeding concerns at Freshfields
- Brickfield Stud** – to receive and form a response to engagement regarding proposed development at Brickfield Stud
- St Felix Site** – to receive information from Suffolk County Council
- Transport** – to receive the response to the GCP Bus Transport consultation
- Rights of Way** – to receive an update regarding the path at Laureate School Road/Willie Snaith Road (to follow)
- Working Groups** – to consider membership of the Development & Planning Committee working groups
- Correspondence**
- Date of next meeting** – 19th June 2023

Signed:

CE Whitaker

Cathy Whitaker, Town Clerk

Date 30th May 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 22nd May 2023 at 6.15pm

Attendance:

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

Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs Jarvis, Winter, Kavanagh and Yarrow as observers, 1 Member of the Press and 4 Members of the Public.

	Minute	Action by
D/23/05/33 <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.		
D/23/05/34 <u>Apologies</u> Apologies were received from Cllr Berry.		
D/23/05/35 <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> Cllr Hood declared an interest in planning application DC/23/0719/FUL. There were no requests for dispensation.		
D/23/05/36 <u>To Confirm the Minutes of the Meeting Held on 15th May 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 15th May 2023 and the following was agreed: <u>D/23/05/36/01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th May 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		
D/23/05/37 <u>Public Open Session</u> Two residents from Adastral Close reported issues of speeding in the residential area mainly by parents dropping off children at the Montessori and Forest School Nurseries. When the nursery first opened there was an arrangement agreed where parents could use the Academy carpark and walk to the nursery, but this is no longer available. The nursery area does not have a 20mph speed limit and dangerous		

driving is causing real concern for all users of the area.

Town Clerk will investigate installing a SID and will write to the head teachers of the Academy and Nurseries. The PCSO will also be asked to be visible in the area during peak times of 07:00hrs – 09:00hrs, 11:00hrs – 13:00hrs and 16:00hrs – 19:00hrs. Cllr Hood will make enquiries with SCC on introducing a 20mph school zone for the area.

A member of the public joined the meeting two members of the public left the meeting

D/23/05/38 Accounts

The accounts for April 2023 were received and noted.

D/23/05/39 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1– Listed Buildings.

D/23/05/40 Planning Applications

Week Commencing 08/05/2023

D/23/05/40/1 DC/23/0741/TCA - Trees in a conservation area notification – one Sycamore (T1 on plan) – fell - Godolphin Management, Highfield 15 Bury Road Newmarket Suffolk.

D/23/05/40.01 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. However, the Committee is aware that sycamore seeds are poisonous to horses.

Cllr Winter joined the meeting as an observer

D/23/05/40/2 DC/23/0752/TPO - TPO (1990) tree preservation order - one Lime (on plan) prune the root of the tree (6 metres from the tree) - 23 Leaders Way Newmarket Suffolk.

D/23/05/40.02 Resolved

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

Cllr Hood declared an interest in the following application and left the meeting

D/23/05/40/3 DC/23/0719/FUL - Planning application - change of use of existing residential swimming pool to be used by swim school (class D2) - Chels 51A Bury Road Newmarket Suffolk.

D/23/05/40.03 Resolved

The Committee asked for an extension to be requested to allow for a site visit.

Cllr Hood returned to the meeting

D/23/05/40/4 DC/23/0506/LB - Application for listed building consent - replacement and installation of two name signs - Lushington House 119 High Street Newmarket

Suffolk.

D/23/05/40.04 Resolved

The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.

D/23/05/40/5 DC/23/0515/ADV - Application for advertisement consent - a. one non-illuminated fascia sign b. one non illuminated parking sign c. one non illuminated wall sign d. one wall directional sign e. one non illuminated name sign - Lushington House 119 High Street Newmarket Suffolk.

D/23/05/40.05 Resolved

The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.

D/23/05/41 Amended and Deferred Planning Applications

None noted.

D/23/05/42 Planning Appeals

No new appeals.

D/23/05/43 East Cambs Planning Applications

None noted. Going forward, all relevant East Cambs individual planning applications will be included at this agenda point.

D/23/05/44 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 08/05/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0613/PIP	Permission in principle - one dwelling	2 Duchess Drive Newmarket Suffolk	Withdrawn	
DC/23/0425/HH	Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor rear extension (following removal of chimney)	10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk	Refused	No objections
DCON(C)/20/0174	Application to discharge condition 28 (Lighting - prior to first occupation) of application DC/20/0174/VAR	The Silks 69 Exning Road Newmarket Suffolk	Approved	Comments not Invited
DCON(A)/21/0913	Application to discharge condition 6 (construction method statement) of DC/21/0913/FUL	Land Rear Of 2 Park Avenue Newmarket Suffolk	Approved	Comments not Invited
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	Approved	No objections
DC/23/0390/HH	Householder planning application - a. pitched roof to front elevation b. single storey side extension c. first floor side extension d. single storey rear extension (following demolition of existing extension)	7 Malcolm Way Newmarket Suffolk	Approved	No objections
DCON(F)/13/0408	Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not Invited

	application DC/13/0408/OUT				
DCON(C)/13/0408	Application to discharge conditions 6 (phasing plan), 17 (construction method statement), 18 (ecological mitigation strategy) and 19 (tree protection scheme) of DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Condition(s) part Discharged	Comments not Invited	

D/23/05/45 Delegation Panel Decisions

None noted.

D/23/05/46 Licensing

None noted.

D/23/05/47 Speed Limit

A report on adopting the '20's Plenty for Suffolk' motion for 20-MPH speed limits in towns and villages was considered and the following was agreed:

D/23/05/47.01 Recommendation

That the '20's Plenty for Suffolk' motion for 20-MPH speed limits in towns and villages be adopted as follows:

"Newmarket Town Council:

Supports the 20's Plenty for Suffolk campaign;

Calls on Suffolk County Council to implement 20mph in Newmarket; and will write to Suffolk County Council to request 20mph speed limits on streets throughout Suffolk where people live, work, shop, play or learn, with 30mph as the exception on those roads, where full consideration of the needs of vulnerable road users allows a higher limit."

D/23/05/48 Correspondence

Letter from former Chairman of the D&P Committee thanking the Committee and staff for their help and support.

Email from Highways Community Self Help confirming that filling potholes is not an activity supported as part of the scheme. Cllrs Drummond and Hood are due to meet with Suffolk Highways and will report back. An item will be added to the next agenda.

D/23/05/49 Date of Next Meeting

Monday 5th June 2023 at the Memorial Hall.

Meeting closed at 7:05pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
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<u>D/23/05/40.01 Resolved</u>	The Committee actively encourages responsible tree management and object 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. However the Committee is aware that sycamore seeds are poisonous to horses.
<u>D/23/05/40.02 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/05/40.03 Resolved</u>	The Committee asked for an extension to be requested to allow for a site visit.
<u>D/23/05/40.04 Resolved</u>	The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.
<u>D/23/05/40.04 Resolved</u>	The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.
<u>D/23/05/47.01 Recommendation</u>	That the '20's Plenty for Suffolk' motion for 20-MPH speed limits in towns and villages be adopted as follows: "Newmarket Town Council: Supports the 20's Plenty for Suffolk campaign; Calls on Suffolk County Council to implement 20mph in Newmarket; and will write to Suffolk County Council to request 20mph speed limits on streets throughout Suffolk where people live, work, shop, play or learn, with 30mph as the exception on those roads, where full consideration of the needs of vulnerable road users allows a higher limit."

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 15 th & 22 nd May						
DC/23/0743/TPO <u>TPO 012 (1956) tree preservation order - one Lime (T1 on plan, within area A1 on order) pollard to five metres above ground level; one Beech (T2 on plan, within area A1 on order) remove two limbs as shown on annotated photograph; one Oak (T3 on plan, within area A1 on order) lateral crown reduction by up to 1.5 metres</u> 81A Edinburgh Road Newmarket Suffolk CB8 0QD		Gregory McGarr	Mr James Wild	Councillor Charles Peter Lynch Councillor Kevin Yarrow	Wed 07 Jun 2023	no
DC/23/0787/HH <u>Householder planning application - two storey side and rear extension and single storey rear extension</u> 15 Portland Road Newmarket Suffolk CB8 ONP		Clare Oliver	Stephen Friday	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow	Wed 14 Jun 2023	no

DC/23/0707/TCA <u>Trees in a conservation area notification - one Lime (T1 on plan) reduce branch over roof by up to two metres; one Cherry (T2 on plan) reduce branches over roof to create a clearance of up to two metres; one London plane (T3 on plan) reduce branches over roof of house to create clearance of up to 2.5 metres; one Walnut (T4 on plan) remove lowest branch over roof, reduce branch over roof to create a clearance of two metres; 12 Sycamores (G1 on plan) reduce crown to provide up to 2.5 metre clearance of building.</u> Piers House Rayes Lane Newmarket Suffolk CB8 7AB	Conservation Area	Daniel Gospel	Mr Pountin	Councillor Rachel Hood Councillor Susan Jane Perry	Application missed Extension granted until Tue 6 th Jun 2023	no
DC/23/0719/FUL <u>Planning application - change of use of existing residential swimming pool to be used by swim school (class D2).</u> Chels 51A Bury Road Newmarket Suffolk CB8 7BY	Conservation Area	Adam Yancy	Mr Daniel Nicholls	Councillor Rachel Hood Councillor Susan Jane Perry	Site visit to take place Extension granted until Fri 9 th Jun 2023	no



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

Case Officer: Daniel Gospel
Direct Line: 01284 757270
Email: planning.help@westsuffolk.gov.uk

Order no: TPO/013(2023)

Today's date: 23 May 2023

Tree Preservation Order - TPO/013(2023)

**Location: 45 To 81A Edinburgh Road, Newmarket, Suffolk ,
CB8 0QD,**

This is a notification that the above Tree Preservation Order was made by the Council on 23 May 2023.

This new TPO replaces a historic TPO: TPO/1962/039

If your Council has observations to make regarding this proposal please e-mail your response to planning.help@westsuffolk.gov.uk. Comments should be received within 28 days from the date of this letter.

Daniel Gospel

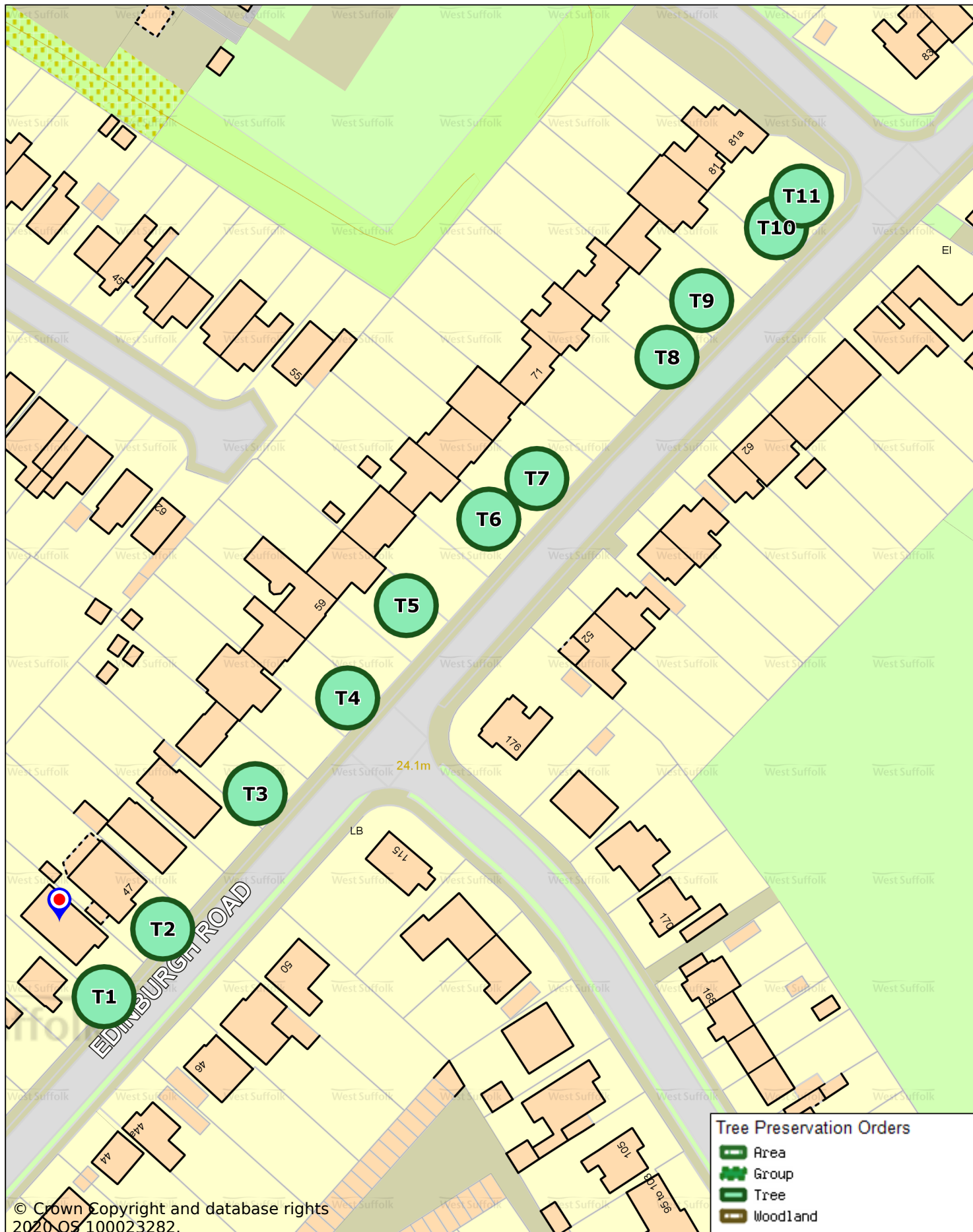
Daniel Gospel
Arboricultural Officer

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations —

- (a) shall be made in writing and —
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



TPO/013(2023) - 45 to 81 Edinburgh Road Newmarket

Scale: 1:1000

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by SDrane@SEBC_DOMAIN

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West Suffolk
Council



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

Town And Country Planning Act 1990 (as Amended)

**West Suffolk Council
Tree Preservation Order TPO/013(2023)
45 To 81A Edinburgh Road, Newmarket, Suffolk , CB8 0QD**

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

Citation

1. This Order may be cited as Tree Preservation Order TPO/013(2023) for 45 To 81A Edinburgh Road, Newmarket, Suffolk, CB8 0QD

Interpretation

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

Effect

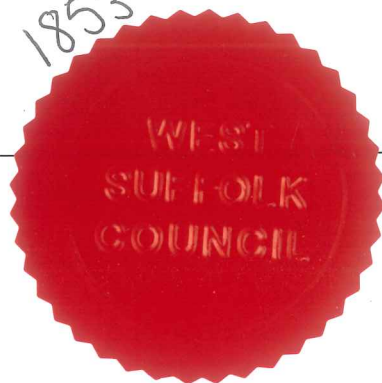
3. (1) Subject to article 4, this Order takes effect provisionally on 23rd May 2023
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and, subject to the exceptions in regulation 14, no person shall -
- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

1853



Dated this 23rd day of May 2023

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

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

Authorised Signatory

CONFIRMATION OF ORDER

[This Order was confirmed by the West Suffolk Council without modification on the
..... day of 20.....]

OR

[This Order was confirmed by the West Suffolk Council], subject to the modifications indicated by *[state how indicated]*, on the
..... day of 20.....]

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

DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by the West Suffolk Council on the
..... day of 20.....]

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

VARIATION OF ORDER

This Order was varied by the West Suffolk Council on the

..... day of 20.....] by a variation Order under the reference number

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

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

REVOCATION OF ORDER

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

..... day of 20.....] under the reference number

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

SCHEDULE

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

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Birch (Betula spp)	
T2	Cherry, wild (Prunus avium)	
T3	Hornbeam (Carpinus betulus)	
T4	Hornbeam (Carpinus betulus)	
T5	Horse Chestnut (Aesculus hippocastanum)	
T6	Cherry, wild (Prunus avium)	
T7	Birch, silver (Betula pendula)	
T8	Maple (Acer sp)	
T9	Maple (Acer sp)	
T10	Birch, silver (Betula pendula)	
T11	Cherry, bird (Prunus padus)	

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

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

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

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

Woodlands (within a continuous black line on the map)

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

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**Town And Country Planning Act 1990 (as Amended)
Town & Country Planning (Tree Preservation) (England) Regulations 2012**

**Tree Preservation Order TPO/013(2023)
45 To 81A Edinburgh Road, Newmarket, Suffolk, CB8 0QD**

THIS IS A FORMAL NOTICE to let you know that on 23rd May 2023 the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping, wilfully damaging or wilfully destroying any of the trees described in the Schedule and shown on the map without the Council's consent. A certified copy of the Order and the map included in it may be inspected without charge at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU Between The Hours Of 08.45am And 5.00pm Monday To Friday

The Council have made the Order because:

Trees in front gardens are of important amenity value to the street scene. The trees show a mixed history of uncontrolled tree works resulting in the general erosion of the tree stock in this area over time. The previous Order at this location no longer provides an accurate picture of the tree stock and may lead to confusion or administrative difficulties.

The Order took effect, on a provisional basis, on 23rd May 2023. It will continue in force on this basis for a further six months or until the Order is confirmed by the Council, whichever first occurs.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by 20th June 2023. Your comments must meet regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is attached. Please send your comments to the Head of Planning and Regulatory Services at the address shown below. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. You should bear in mind that any representations submitted may be made available for public inspection.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Daniel Gospel, on 01284 757270, who will be pleased to help you.

Dated: 23rd May 2023

Signed: 
Business Partner (Legal) on behalf of West Suffolk Council

Any communications should be addressed to:

Head of Planning and Regulatory Services
West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

Reference: Daniel Gospel

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations —

- (a) shall be made in writing and —
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



Report to	Development and Planning Committee
Subject	Adastral Close speeding
Purpose	Information
Classification	Unrestricted
Meeting date	5th June 2023
Item number	16a
Written By	Cathy Whitaker CLERK

Summary:	This report outlines actions taken since the D&P meeting on 22/5/23.
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1.	Introduction
a.	Residents of Adastral Close made representation regarding escalating speeding issues by parents of nursery school children.
2.	Update
a.	The police have been asked to have some visible presence in the area at the peak times.
b.	SCC Councillor Hood is making enquiries with SCC regarding making the area a 20MPH school zone.
c.	The Academy has confirmed that parents may no longer use the rear car park to access the nurseries due to safeguarding issues.
d.	Clerk has written to the manager of the nurseries to request co-operation with parent liaison.

Townclerk

From: [REDACTED]
Sent: 15 May 2023 18:18
To: Townclerk
Subject: road update
Attachments: map13132023.jpg

Dear Sir Madam

I have recently contacted you about road update. On your advice I have contacted Suffolk county council then West Suffolk council. From West Suffolk council directly me back to Suffolk County council. And here is email from them

Good afternoon,

Thank you for contacting us about a request for signage and speed hump.

SCC Highways does manage the highway including signs etc. However, any new requests for signs or speed humps you would need to speak to your town council as they would need to support/fund any request and bring this forward to us.

Please be aware that you can make payments, report problems and find information about Council services by visiting our website www.suffolk.gov.uk.

Please help us to continually improve our service by [our short survey](#)

Kind regards,

Tracey D
Customer Service
Suffolk County Council

I would like ask you if you could if you are able to any action about and improve life for resident. The project would require 2 road sings and 1 speed bump, maybe write NO ENTRY on the road.

Resident

[REDACTED]

129

128

FRESHFIELDS

FENCE

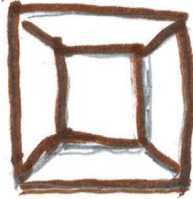
SHOPS
CAR
PARK

EXCEPT FOR
CAR PARK



EXCEPT
FOR CAR
PARK 4X

NO ENTRY



speed
hump

ONE WAY

ROAD CAR
PARKING

13

14 Freshfields

CAR PARK

1

2

3

4

TANNERSFIELDS
WAS



Dear Sir/Madam

Briefing invitation: The Proposed Redevelopment of Brickfield Stud

I am contacting you on behalf of Mintridge Strategic Land, regarding the proposed redevelopment of the stables and land at Brickfield Stud, Newmarket. This is an opportunity to bring a brownfield site back to life by creating high quality housing, with amenity green space and affordable homes in a sustainable development in Suffolk.

This unique site affords the opportunity to integrate a new and contemporary development within Newmarket's already established community, whilst providing much needed homes for the local area.



Brickfield Stud - Aerial Photograph

Background Information to the Site

Brickfield Stud was originally built as a training base for equestrian activity around 1880. The site was used as a stud in the 1930s and was intermittently used for training racehorses. A stud business operated at the site until the early 1990s but ceased to trade and remained vacant for roughly 20 years.

The previous owner attempted to bring the site back into viable equestrian use and invested into the facilities. However, it was never fully occupied and ultimately it was not a viable site from which to undertake race-horse training. The proximity to the east side of Exning Road made it unsafe for road crossing for horses resulting in safety issues in terms of equestrian usage.

These factors mean that the site is no-longer fit for purpose as a stud or training facility.

Location of the Site

The site is approximately 2 miles north- west from the market town of Newmarket, approximately 16 miles from the centre of Bury St Edmunds, and approximately 16 miles east of Cambridge City's Centre.



Brickfield Stud – Site Shot

1-2-1 Briefing

As part of our community engagement programme, we would like to offer you the opportunity for a 1-2-1 briefing where we can give you further details regarding the project and answer your questions.

ECF | 418 The Print Rooms, 164-180 Union Street, London SE1 0LH
Company Registration Number | 11329697
Registered Office Address | 255 Poulton Road, Wallasey, Wirral CH44 4BT
VAT Number | 304 8191 18

We would therefore be grateful, if you could email your availability through to brickfieldstud@engagecf.co.uk so that our team can make the arrangements. In addition, we fully appreciate the importance of engaging the local community at an early stage regarding this proposed redevelopment so that we can address any queries or concerns as part of our planning application.

The engagement period launches on the 15th May and will run until the 12th June 2023. We are writing out to all local residents and businesses to make them aware of the opportunities to participate. More information can also be found here – www.brickfieldstud.com, which has a feedback form to gather further insight.

Webinar and Drop-in Events

The following events will be held:

- A webinar session will be held online on the 7th June 2023. To access the webinar, please click this link: <https://www.eventbrite.co.uk/e/online-webinar-have-your-say-on-the-future-of-brickfield-stud-tickets-623501478707>
- A drop-in exhibition will be held at The Stable, 65 High St, Newmarket CB8 8NA on Saturday 3rd June 2023, 1-5pm. For more information, please click this link <https://www.eventbrite.co.uk/e/in-person-have-your-say-on-the-future-of-brickfield-stud-tickets-623483093717>.

Participants will have the opportunity to speak directly with the project team members and share their thoughts and ideas. Once the engagement period has closed, we will gather all the feedback received. This will help us shape the proposals for Brickfield Stud redevelopment.

For further information, or if you would like to contact the project team, please email brickfieldstud@engagecf.co.uk.

We hope to hear from you.

Kind regards,

Thomas Cardwell,
Managing Director,
Mintridge Strategic Land

Date: 23rd May, 2023
Enquiries to: Rob Hancock
Tel: 07704 018372
Email: rob.hancock@suffolk.gov.uk



Newmarket Town Council
Memorial Hall,
High St,
Newmarket
CB8 8JP

Dear Newmarket Town Council Councillors

Redevelopment of the former St Felix Middle school site

I am writing to update you as regards the re-development of the former St Felix Middle school site.

As you are aware, a Development Brief was prepared for the site, which was publicly consulted on, and subsequently adopted by West Suffolk Council in 2022.

Further to this, a detailed planning application has been prepared and will shortly be submitted. As per the Development Brief, the planning application shows 50 new dwellings (including 30% affordable), vehicle access via Fordham Road, new open space and sustainable drainage, new foot and cycle links, replacement tennis courts, and land retained to the rear of the site for a sports centre, should this come forward in future.

Appendix 1 of this letter shows the site layout.

The full planning application will be submitted by the land owner, Suffolk County Council. The site will then be constructed, and marketed, by Edmundham Developments. Edmundham is a joint venture between Suffolk County Council and Lovell Partnerships.

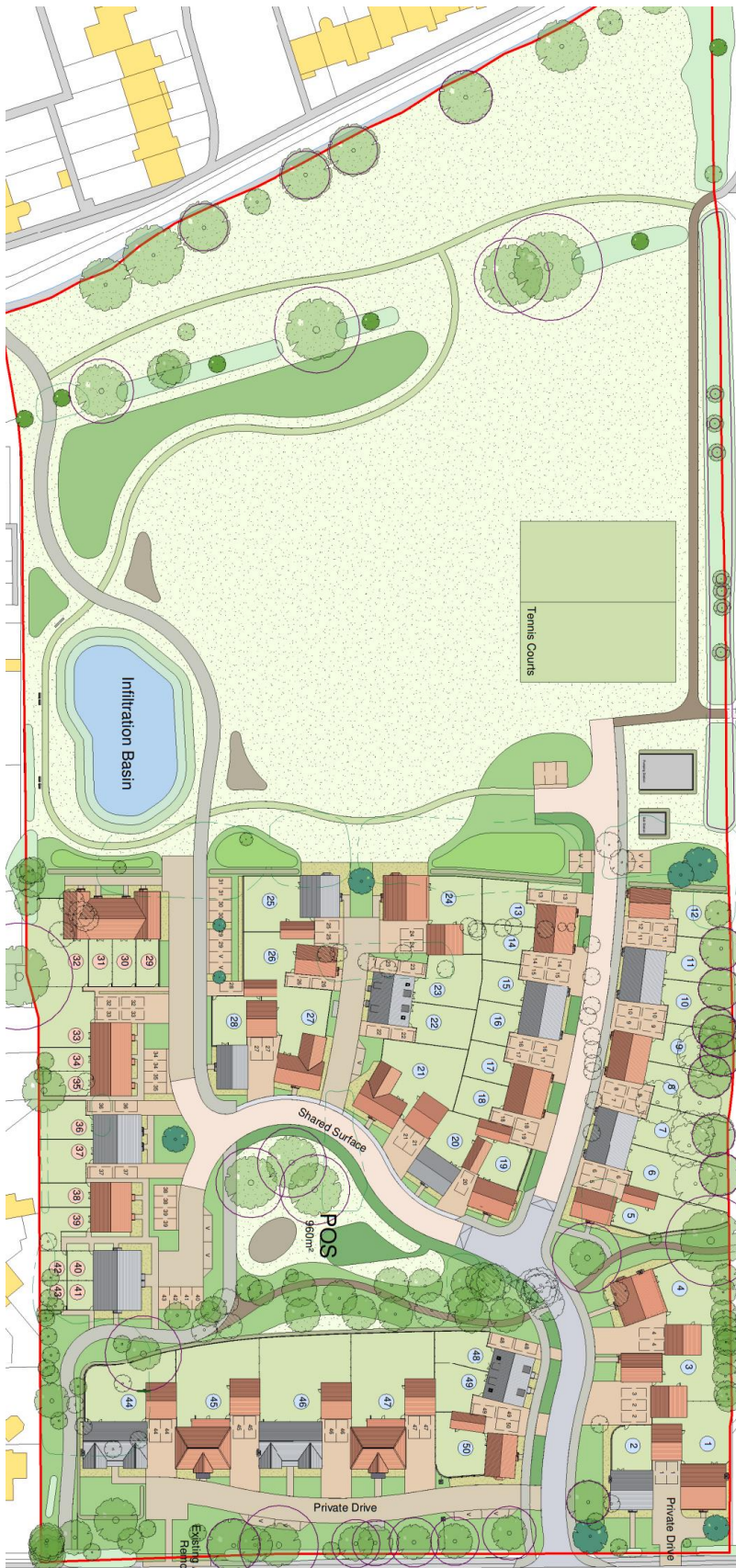
Should you wish, the County Council and representatives from Edmundham Developments would be willing to meet with you to talk through the plans in more detail.

Kind regards

Yours Sincerely

Rob Hancock,
Suffolk County Council

Appendix 1 – Site Plans



Townclerk

Subject:

FW: Response to transport consultation Fwd: Making Connections consultation report published

[View as a webpage](#)



**GREATER
CAMBRIDGE
PARTNERSHIP**



Making Connections 2022

Consultation findings

Making Connections update

[Consultation report published](#)

A report outlining the results from the Greater Cambridge Partnership's Making Connections public consultation has been published today at

<https://www.greatercambridge.org.uk/mc-22>

More than 24,000 people responded to the consultation, which proposed measures to transform the bus network alongside better walking and cycling infrastructure that would be funded in the long term by the phased introduction of a road-user charge.

The key findings and the wide-ranging views – both in favour and against the proposals – are contained in a paper to the GCP's Joint Assembly which meets next month.

The headlines are:

- Over 70% of people were in favour of the future transport network – with more buses to more locations, cheaper fares and longer operating times supported by better walking and cycling infrastructure to give people faster, cheaper and more reliable travel alternatives to the car.
- 58% of respondents opposed the proposed Sustainable Travel Zone (STZ) as the means for delivering the transport vision. Opposition increased with age from 35 to 64 with 55-64 year olds the most likely to oppose. Those who lived outside of Cambridge were also more likely to oppose.
- 34% of people support the STZ as proposed. Support was highest among the youngest and the oldest respondents, who are more likely to find it most difficult to access education and healthcare due to the limitations of the existing bus network. Support was highest in the city centre and west of the city.
- Around half of those who oppose the STZ did support the vision for better buses.
- The views from organisations such as business, healthcare and others were broadly supportive of the plans but with caveats about the impact on staff or those who were vulnerable.
- Additional representative opinion polling was carried out which showed opposition and support for a road user charge was more balanced.

The reasons for supporting or opposing varied but covered a variety of areas:

- Those who supported the proposals were keen to get more frequent bus services, would be able to cycle more safely and generally were positive towards the idea of a charge to tackle climate change and reduce congestion.

- While those who opposed felt the exemptions didn't go far enough, and perceived a charge to be unfair, in particular on those travelling to Addenbrooke's and Royal Papworth hospitals, and also believed there would be a negative impact on jobs.

With a large number of free text responses in the survey to supplement the 'closed questions', a lot of detail is now available about what people feel could be positive amendments to the scheme. These included changing the rate for cars, changing the hours, amending the discounts and exemptions and altering the boundaries.

The report will be discussed at the Greater Cambridge Partnership's Joint Assembly meeting on Thursday 8 June.



This email address isn't monitored, if you'd like to get in touch, please email: contactus@greatercambridge.org.uk. We're on [Twitter](#), [Facebook](#) and [Instagram](#): @GreaterCambs.

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your [subscriber preferences page](#). You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit subscriberhelp.govdelivery.com.

This email was sent to dtc@newmarket.gov.uk using GovDelivery Communications Cloud on behalf of: Greater Cambridge Partnership · PO Box 1493, 4 Regent Street · Cambridge, CB1 0YR





Report to	Development and Planning Committee
Subject	DP Working Groups – review of membership
Purpose	Decision
Classification	Unrestricted
Meeting date	5th June 2023
Item number	21
Written By	Cathy Whitaker CLERK

Summary: This report gives details of the current membership of the existing working groups which report back to the Development and Planning Committee. Table attached for information.

1. Following the May elections and the new Committee membership, it is necessary now to review the membership of the existing working groups for each committee.

To be considered at DP Committee meeting on 5/6/2023:

- Working Group membership
 - Leader of the Working Group (Chair of the working group meetings)
 - Is this Working Group still relevant to be reporting to the DP Committee?
2. Once the membership is reviewed and approved, an Officer or Staff Member will be assigned to manage the facilitation of working group meeting schedules and a meeting will be arranged where necessary.

KEY:

Obsolete – no longer required (Red)
 Active – ongoing activity / progress being made (Green)
 Dormant – past activity, now paused/stalled (Amber)
 Inactive – no past activity / working group not started (Blue)

<i>Working Group</i>	<i>Type</i>	<i>Status</i>	<i>Progress</i>	<i>Membership</i>	<i>Leader</i>	<i>Terms of Ref</i>	<i>Report To</i>	<i>Officer</i>	<i>Action / Comments</i>
Affordable Housing	?	Dormant	No meetings.	KY		To consider matters relating to CA D3 of NPP	DP		NEED MEETING FOLLOWING MAY ELECTIONS
Neighbourhood Plan	Ongoing	Active	NPP currently under review process	JH, RH, PH, MJ, SP, PW, SB, RW, TC		To review the NNP	DP	TC	REVIEW in progress monthly with writing team REPORTING TO P&A UNDER SEPARATE AGENDA ITEM
Parish Alliance-Sunnica	T&F	Dormant	Written Reps submitted 26/9/22	RH, TC		To receive & consider information regarding the Sunnica Solar Farm application/proposals.	DP	TC	LAST PUBLIC HEARING EARLY FEB 2023 AWAITING OUTCOME (as at May23)
PROW	Ongoing	Active	Resolution to apply for DMMO to record original footpath. With request to WSC for the PPO application	AD, SB	AD	To co-ordinate the application to re-instate the footpath between Laureate School Rd & Willie Snaith Rd. To consider wider issues of PROWs.	DP	TC	Clerk to action DMMO application process.
Transport & Parking	Ongoing	Active	Commissioning mtg held 18/1/23	JBorda, AD, JH, RH, PH	JH	To consider problems and suggest possible solutions regarding parking and transport strategies and report back.	DP	TC	KIER Street walk with plans 24/2/23 JH attending 4/4/23: FURTHER LIAISON FOLLOWING ONSITE VISIT.