

Membership as from May 2023

**MEMBERSHIP TO BE CONFIRMED
FOLLOWING THE ANNUAL MEETING
OF THE COUNCIL ON 11TH MAY.**

Quorum = 3



Newmarket
T O W N C O U N C I L

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 15th May 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. To elect a Chairman** for the Development & Planning Committee for the municipal year 2023/2024
- 2. To elect a Vice Chairman** for the Development & Planning Committee for the municipal year 2023/2024
- 3. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded.
- 4. Apologies** - To receive and accept apologies for absence
- 5. 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
- 6. Minutes of previous meeting held 2nd May 2023**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 7. 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
- 8. To consider if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 9. Planning applications** – West Suffolk Council, weeks commencing 24/04/2023 & 01/05/2023
- 10. Planning applications** – Amended and Deferred Plans
- 11. Planning Appeals** – to discuss any notified appeals
- 12. Planning applications** – East Cambs
- 13. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 24/04/2023 & 01/05/2023
- 14. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 15. Licensing** – To receive any reports from the NTC Licensing Working Group
- 16. Crown Walk** – To receive a report regarding planning, maintenance and litter issues at the location
- 17. Correspondence**
- 18. Date of next meeting** – 22nd May 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 9th 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	
Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.	
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 Tuesday 2nd May 2023 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Harvey

Councillor P Hulbert
Councillor M Jefferys

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

	Minute	Action by
D/23/05/1	<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/23/05/2	<u>Apologies</u> Apologies were received from Cllrs Clover, Drummond, Ferries and Lay. Cllrs Berry and Hall were absent.	
D/23/05/3	<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 dispensation.	
D/23/05/4	<u>To Confirm the Minutes of the Meeting Held on 17th April 2023 and any Matters Arising</u> Members received the minutes of the Development & Planning Committee held on 17th April 2023 and the following was agreed: <u>D/23/05/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th April 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/05/5	<u>Public Open Session</u> No members of the public were present.	
D/23/05/6	<u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> None noted.	

D/23/05/7 Planning Applications

Week Commencing 10/04/2023, and 17/04/2023

D/23/05/7/1 NMA(A)/22/0478 - Non material amendment to DC/22/0478/FUL - a. unit and associated drive-thru lane to be relocated 600 millimetres to the west b. retaining wall to be removed as a result of the relocation of the unit and associated drive-thru lane, post and rail fence is to be retained c. traffic islands to be made level with the adjacent car park aisles in a newly formed pocket of the car park, to assist with improved circulation d. roof line to be revised to provide a mono-pitch roof shape with gutter at the rear to assist with safe access for maintenance e. curtain wall pattern on unit elevations to be amended, the middle transoms are to be omitted and mullion added - Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/05/7.01 Resolved

No comment was required by the Committee.

D/23/05/7/2 DC/23/0580/FUL - Planning application - conversion of garage to dwelling - Land Rear Of Eastcote 45 Bury Road Newmarket Suffolk.

D/23/05/7.02 Resolved

NTC are very mindful of the importance of Bury Road as a unique conservation area. However as the property is in the rear garden, it will not be visible from the road; therefore, subject to the approval of the WSC Conservation Officer and the materials used being in keeping with the area, the Committee does not object to this application.

D/23/05/7/3 DCON(A)/21/0604 - Application to discharge conditions 3 (tree protection) 5 (refuse) and 9 (biodiversity) of DC/21/0604/FUL - Nowell Lodge Fordham Road Newmarket Suffolk.

D/23/05/7.03 Resolved

No comment was required by the Committee.

D/23/05/7/4 DC/23/0613/PIP - Permission in principle - one dwelling - 2 Duchess Drive Newmarket Suffolk.

D/23/05/7.04 Resolved

The Committee voiced no objections in principle and supported the Highways stipulations.

D/23/05/7/5 NMA(D)/13/0408 - Non-material amendment of DC/13/0408/OUT to change the wording of conditions 1, 2 and 3 - Hatchfield Farm Fordham Road Newmarket Suffolk.

D/23/05/7.05 Resolved

No comment was required by the Committee.

D/23/05/8 Amended and Deferred Planning Applications

DC/23/0313/FUL - Re- Consultation in respect of planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of existing Radiograph unit - Newmarket Community Hospital, 56 Exning Road,

Newmarket, Suffolk.

D/23/05/8.01 Resolved

The Committee confirmed its support for this application.

D/23/05/9 Planning Appeals

DC/21/1238/LB - AP/23/0012/STAND - Application for listed building consent - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening - Queensbury Stables, Queensbury Lodge, High Street, Newmarket, Suffolk.

DC/21/1237/FUL - AP/23/0013/STAND – Planning application - a. demolition of two stables to create access b. installation of gates and associated fencing in new opening - Queensbury Stables, Queensbury Lodge, High Street, Newmarket, Suffolk.

DC/21/1242/OUT - AP/23/0011/STAND Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk - Land At Black Bear Lane, High Street, Newmarket, Suffolk.

It was noted that Appeal Hearing will be held on 16th May 2023 over two days.

D/23/05/10 East Cambs Planning Applications

None noted.

D/23/05/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing, 10/04/2023 and 17/04/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0450/TCA	Trees in a conservation area notification - one London Plane (T1 on plan) overall crown reduction by up to three metres	Planting Beds Adj Clocktower Roundabout High Street Newmarket Suffolk	Approved	No objection
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 CB8 7SX	Discharged	Comments not invited
DC/23/0473/TCA	Trees in a conservation area notification - one sycamore (red on plan) reduce stem overhanging boundary fence by up to four metres	The Maltings Brewers Lane Newmarket Suffolk	Approved	No objection
DC/23/0440/TCA	Trees in a conservation area notification - a. one Robinia (T1 on plan) - remove lowest branch growing over the roof back to secondary stem and overall crown reduction by up to two metres b. six Lime and two Sorbus (G1 on plan) reduce in height to previous pollard points and reduce laterals by up to two	8 Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objection

	metres on the outside.				
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D/23/05/12 Delegation Panel Decisions

The following delegated panel decisions were noted.

DC/22/1699/FUL - Planning application - conversion and partial demolition to create a. ground floor retail unit b. courtyard garden c. seven residential units - Surrey House, 41 High Street, Newmarket.

D/23/05/12.01 Resolved

The WSC Officer is minded to grant the application, however NTC had raised strong objections on overdevelopment and requested that this application be determined by Committee.

DC/23/0284/HH - Householder planning application - single storey rear extension - 45 Green Road, Newmarket.

WSC Officer is minded to grant the application.

D/23/05/13 Licensing

None noted.

D/23/05/14 Premises at the Guineas – ex WSC Offices

The empty WSC Office at the Guineas was discussed and Town Clerk was asked to make enquiries regarding responsibility for and status of the property and to report back.

D/23/05/15 Correspondence

Letter from Travellodge was noted and will be forwarded to WSC.

Report on Crown Walk was noted and will be added to the next D&P agenda.

D/23/05/16 Date of Next Meeting

Monday 15th May 2023 at the Memorial Hall.

Meeting closed at 6:48pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/05/7.01 Resolved</u>	No comment was required by the Committee.
<u>D/23/05/7.02 Resolved</u>	NTC are very mindful of the importance of Bury Road being in a unique conservation area., However whilst as the property is in the rear garden, it will not be visible from the road; therefore, subject to the approval of the WSC

	Conservation Officer and the materials used must be being in keeping with the area. Subject to the approval of the WSC Conservation Officer, the Committee does not object to this application.
<u>D/23/05/7.03 Resolved</u>	No comment was required by the Committee.
<u>D/23/05/7.04 Resolved</u>	The Committee voiced no objections in principle and supported the concerns raised by Highways stipulations..
<u>D/23/05/7.05 Resolved</u>	No comment was required by the Committee.
<u>D/23/05/8.01 Resolved</u>	The Committee confirmed its support for this application.
<u>D/23/05/12.01 Resolved</u>	The WSC Officer is minded to grant the application, however NTC had raised strong objections on overdevelopment and requested that this application be determined by Committee

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 24 th Apr & 1 st May						
DC/23/0617/HH <u>Householder planning application - single storey rear extension (following demolition of existing conservatory)</u> 9 Elizabeth Avenue Newmarket Suffolk CB8 0DJ		Adam Yancy	Mr And Mrs E Lacey	Councillor Andy Drummond Councillor James Lay	Wed 17 May 2023	no
DC/23/0627/LB <u>Application for listed building consent - new access ramp from morning room onto southern terrace with rails</u> Jockey Club Chambers 101 High Street Newmarket Suffolk CB8 8JL	Conservation Area	Adam Yancy	Christopher Ogston	Councillor Rachel Hood Councillor Robert Nobbs	Fri 19 May 2023	no
DC/23/0641/TPO <u>TPO 002 (1998) tree preservation order - One Corsican pine (indicated on plan and T1 on order) fell</u> 106 George Lambton Avenue Newmarket Suffolk CB8 0BQ		Adam Yancy	Mrs J Coote	Councillor Karen Soons Councillor Michael Anderson	Fri 19 May 2023	no

DC/23/0645/LB <u>Application for listed building consent - a. removal of signage on front and rear elevations, including removal of ATM and night safes and making good with matching brickwork; b. internal alterations including removal of counter, furniture, equipment, stud partitions / glazed screens and doors.</u> 58 - 60 High Street Newmarket Suffolk CB8 8LB	Conservation Area	Debbie Cooper	Barclays Bank Plc	Councillor Rachel Hood Councillor Robert Nobbs	Sat 03 Jun 2023	no
DC/23/0675/TCA <u>Trees in a conservation are notification - one Cypress (Tone Cypress T2 on plan) fell, three Sycamores (T5-T7 on plan) cut back overhanging branches on eastern side by 4 metres, one Sycamore (T8 on plan) remove 3 dead branches on eastern aspect, one Sycamore (T10 on plan) remove single branch on south east aspect, one Sycamore (T11 on plan) cut back overhanging branch on eastern aspect by 4 metres, one Sycamore (T16 on plan) cut back overhanging branches on northern aspect by 4 metres, one Sycamore (T17 on plan) remove single branch on northern aspect</u> Long Cottage Fordham Road Newmarket Suffolk CB8 7AA	Conservation Area	Daniel Gospel	Mr Steve Hall	Councillor Rachel Hood Councillor Robert Nobbs	Sat 27 May 2023	no
DC/23/0644/FUL <u>Planning application - removal of signage on front and rear elevations, including removal of ATM and night safes and making good with matching brickwork</u> 58 - 60 High Street Newmarket Suffolk CB8 8LB	Conservation Area	Debbie Cooper	Barclays Bank Plc	Councillor Rachel Hood Councillor Robert Nobbs	Fri 26 May 2023	no

DC/23/0705/TCA <u>Trees in a conservation area notification - one Indian bean tree (T1 on plan) remove two branches growing over roof and nursery back to large upright growth point; remove lowest large branch growing over nursery and reduce lower branch growing over lawn by up to three metres, one Indian bean tree (T2 on plan) reduce lower large branch over nursery back to growth point near wall, one Indian bean tree (T3 on plan) remove lower branch growing over wall behind Holly, one Indian bean tree (T5 on plan) remove lowest branch growing over gate.</u> Saville House 14 St Marys Square Newmarket Suffolk CB8 0HZ	Conservation Area	Daniel Gospel	Mr Willie Musson	Councillor Rachel Hood Councillor Robert Nobbs	Fri 26 May 2023	no
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Decision List

Weeks commencing 24 th April & 1 st May	NTC Comments
DC/23/0331/FUL Planning application - part single, part two storey rear extension. York House 18 All Saints Road Newmarket Suffolk CB8 8ET	 The Committee voiced no objections.
DC/23/0284/HH Householder planning application - single storey rear extension 45 Green Road Newmarket Suffolk CB8 9BN	 The Committee objected on the grounds of light obstruction on a neighbouring property.
DC/22/1699/FUL Planning application - conversion and partial demolition to create a. ground floor retail unit b.courtyard garden c. seven residential units Surrey House 41 High Street Newmarket Suffolk <i>18/10/2022: The Committee welcomed an improvement to the area however, the Committee objected on that grounds that it is an overdevelopment of the site with insufficient bin storage, limited parking space resulting in residents relying on an inadequate public transport service, concerns regarding emergency service access and they supported the reservations expressed by the WS Planning Officer.</i>	 The Committee requested that their previous objections be re-submitted.
Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX Non material amendment to DC/22/0478/FUL - a.unit and associated drive-thru lane to be relocated 600 millimetres to the west b.retaining wall to be removed as a result of the relocation of the unit and associated drive-thru lane, post and rail fence is to be retained c.traffic islands to be made level with the adjacent car park aisles in a newly formed pocket of the car park, to assist with improved circulation d. roof line to be revised to provide a mono-pitch roof shape with gutter at the rear to assist with safe access for maintenance e. curtain wall pattern on unit elevations to be amended, the middle transoms are to be omitted and mullion added NMA(A)/22/0478	 Comments not invited.

Decision List

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 CB8 0HL	 The Committee actively encourages responsible tree management and does not object to this application.
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 CB8 7DX	 The Committee voiced no objections.
DC/23/0378/HH Householder planning application - a. replacement front door b. single storey side and rear extension c. two storey rear extension Maple Lodge 6 Drinkwater Close Newmarket Suffolk CB8 0QN	 The Committee voiced no objections.
DCON(F)/13/0408 Application to discharge conditions 16 (A14 slip road) and 25 (Rayes Lane/Fordham Road horse crossing) of application DC/13/0408/OUT Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	 Comments not invited.
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 CB8 7XL	Condition(s) part  Comments not invited.



Report to	Development & Planning Committee
Subject	Crown Walk, High Street, Newmarket
Purpose	Information
Classification	Unrestricted
Meeting date	15th May 2023
Item number	16
Written By	Cathy Whitaker CLERK

Summary: This report outlines the situation regarding Crown Walk and includes possible planning enforcement issues, littering issues, maintenance issues.

1.	Introduction
a.	Recent High Street walkabout with a representative of WSC included Crown Walk.
b.	Crown Walk is privately owned; we have found a contact on Land Registry for the Landlord.
2.	Context
a.	There have been recent issues relating to:- - Planning: a 'rooftop balcony-like structure' being erected without any planning application – this appears now to have been removed following enforcement contact; although there is still a raised deck structure at ground level which may be encroaching on the general walk-through area and is certainly a trip hazard. - Maintenance of the general walk-through area: there is at least one broken paving slab in the central area which is a major hazard. NTC has attempted to get in touch with the landlord to report this.
b.	Whilst onsite, further issues identified relating to:- - Planning: an empty unit has a large decking area which may be an enforcement issue. There are planter-type screens to the edge of the decking which are definitely on the general walk-through area. Since being left empty, the area has fallen into disrepair and is an eye-sore, but also an area subject to ASB in the evening. - Litter: there are old pallets and packaging outside some of the units. There is an issue with the trade bin location.
3.	Proposal/Options
a.	WSC enforcement team are being consulted with a view to a site visit to assess the whole area and its problems initially.
4.	Financial/Resource Implications
a.	None currently – NTC has no jurisdiction in this area.
5.	Next Steps for information
a.	Clerk to continue liaising with WSC regarding any proposed site visit by enforcement team.

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