

Membership as from May 2023

Councillor Berry
Councillor Drummond
Councillor Harvey
Councillor Hood
Councillor Hulbert
Councillor Nobbs
Councillor Perry

Members = 7

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 19th June 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 and to ask if anyone intends to record the meeting.
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 5th June 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 if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
7. **Planning applications** – West Suffolk Council, weeks commencing 29/05/2023 & 05/06/2023
8. **Planning applications** – Amended and Deferred Plans
9. **Planning Appeals** – to discuss any notified appeals
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 29/05/2023 & 05/06/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To receive any reports from the NTC Licensing Working Group
14. **Cumulative Impact Assessment Consultation** – to consider a response to the consultation
15. **Working Groups** – to consider membership of the Development & Planning Committee working groups
16. **Correspondence**
17. **Date of next meeting** – 3rd July 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 13th June 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 5th June 2023 at 6.15pm

Attendance:

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

Councillor J Harvey
Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, Cllrs Jarvis, Kavanagh, McHugh and Winter as observers, 1 Member of the Press and 7 Members of the Public.

	Minute	Action by
D/23/06/1 <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 the fire safety notice and confirmed that proceedings may be filmed or recorded and asked if anyone else intended to record the meeting.		
D/23/06/2 <u>Apologies</u> None noted.		
D/23/06/3 <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> Cllr Hood - DC/23/0423/HH and item 16 - request for a speed bump at Freshfields. There were no requests for dispensation.		
D/23/06/4 <u>To Confirm the Minutes of the Meeting Held on 22nd May 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 22nd May 2023 and the following was agreed: <u>D/23/06/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 22nd May 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		
D/23/06/5 <u>Public Open Session</u> A resident spoke to item 16 and the speeding issues at Freshfields. The Chairman proposed that item 16 be brought forward and the following was agreed: <u>D/23/06/5.01 Resolved</u>		

That item 16 be brought forward.

D/23/06/6 Speeding

Freshfields – A request from a resident for 2 road signs and a speed bump to be installed at Freshfields to be supported and funded by NTC was considered and the following was agreed:

D23/06/6.01 Resolved

That SCC Highways be invited to attend a site visit.

Two members of the public left the meeting.

Adastral Close – a report gave an update on the action taken and included the following:

- 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. The Town Clerk has written to the manager of the nurseries to request co-operation with parent liaison.
- e. SCC Highways to make a site visit after a previously arranged meeting at the Severals on 15/06/2023.

Two members of the public left the meeting.

D/23/06/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/23/06/8 Planning Applications

Week Commencing 15/05/2023 & 22/05/2023

D/23/06/8/1 DC/23/0743/TPO – 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 - 81A Edinburgh Road Newmarket Suffolk.

D/23/06/8.01 Resolved

The Committee actively encourages responsible tree management but objected to this application due to the proposed work being over excessive as specified in the Tree Officer report.

D/23/06/8/2 DC/23/0787/HH - Householder planning application - two storey side and rear extension and single storey rear extension - 15 Portland Road Newmarket Suffolk.

D/23/06/8.02 Resolved

The Committee voiced no objections, subject to it not impacting on neighbours right to light.

D/23/06/8/3 DC/23/0707/TCA - 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 - Piers House Rayes Lane Newmarket Suffolk.

Cllr Crissall joined the meeting

D/23/06/8.03 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. Cllr Drummond took the Chair.

D/23/06/7/4 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.

Cllr Yarrow joined the meeting

D/23/06/7.04 Resolved

The Committee voiced no objection, subject to the following conditions:

- **Hours of use to comply with as stated in the application**
- **No parking in residential roads and only to use on-site parking**
- **The number of pupils per session be limited to as stated in the application**
- **That there be a 1-year trial and be reviewed.**

Cllr Hood returned to the meeting and took the Chair

D/23/06/9 Amended and Deferred Planning Applications

None noted.

D/23/06/10 Planning Appeals

None noted.

D/23/06/11 East Cambs Planning Applications

The weekly list for week commencing 05/06/2023 was noted.

D/23/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 15/05/2023 & 22/05/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	Comments not Invited
DC/23/0423/HH	Householder planning application - a. single storey front extensions b. render to all elevations c. replacement and alterations to windows c. roof light to	Chels 51A Bury Road Newmarket Suffolk	Approved	No objections

	kitchen c. one detached summer house d. widening of existing entrance and installation of gates				
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	Discharged	Comments not Invited	

D/23/06/13 Delegation Panel Decisions

None noted.

D/23/06/14 Licensing

None noted.

D/23/06/15 Tree Protection Orders

The following TPO was noted:

TPO/013(2023) – 45 to 81A Edinburgh Road Newmarket Suffolk.

D/23/06/16 Pothole Report

A verbal report on potholes in and around Newmarket was received by Cllr Drummond. It was noted that some work had started and that SCC has identified some new funding to fill potholes. Councillors and the public should continue to report any potholes using the SCC reporting tool and an article will go in the Journal. Cllr Drummond to find out what other work is planned and report back.

Cllr Borda joined the meeting

D/23/06/17 Brickfield Stud

The proposed development at the site and consultation were discussed and the following was agreed:

D/23/06/17.01 Resolved

That the Developers be invited to attend a D&P meeting.

D/23/06/18 St Felix Site

The information on the redevelopment of the site from SCC reporting that a full planning application will be submitted as per the Development Brief was noted. However there is a lot of support for no housing on the site and for it to be allocated solely for a sports hub. It was noted that a joint response from NTC and WSC would have more influence for lobbying SCC.

D/23/06/19 Transport

The report on the GCP Bus Transport consultation was received and noted.

D/23/06/20 Rights of Way

An update on the path at Laureate School/Willie Snaith Road was considered and the following was agreed:

D/23/06/20.01 Resolved

That a letter be sent to WSC to request that action be taken to reinstate the footpath.

D/23/06/21 Working Groups

This item was deferred to the next meeting.

D/23/06/22 Correspondence

None noted.

D/23/06/23 Date of Next Meeting

Monday 19th June 2023 at the Memorial Hall.

Meeting closed at 7:30pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D23/06/6.01 Resolved</u>	That SCC Highways be invited to attend a site visit.
<u>D/23/06/8.01 Resolved</u>	The Committee actively encourages responsible tree management and objected to this application due to the proposed work being over excessive as specified in the Tree Officer report.
<u>D/23/06/8.02 Resolved</u>	The Committee voiced no objections, subject to it not impacting on neighbours right to light.
<u>D/23/06/8.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/06/8.04 Resolved</u>	The Committee voiced no objection, subject to the following conditions: • Hours of use to comply with as stated in the application • No parking in residential roads and only to use on-site parking • The number of pupils per session be limited to as stated in the application • That there be a 1-year trial and be reviewed.
<u>D/23/06/17.01 Resolved</u>	That the Developers be invited to attend a D&P meeting.
<u>D/23/06/20.01 Resolved</u>	That a letter be sent to WSC to request that action be taken to reinstate the footpath.

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 29 th May & 5 th June						
DC/23/0844/TCA <u>Trees in a conservation area notification - one Oak (red on plan) overall crown reduction by three metres</u> 6 Bury Road Newmarket Suffolk CB8 7BP	Conservation Area	Daniel Gospel	BP Oil	Councillor Rachel Hood Councillor Susan Jane Perry	Tue 20 Jun 2023	no
DC/23/0843/HH <u>Householder planning application - single storey rear extension</u> Bury Lodge 56 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Tamara Benford-Brown	Mr And Mrs I Chatterton	Councillor Rachel Hood Councillor Susan Jane Perry	Thu 22 Jun 2023	no
DC/23/0785/HH <u>Householder planning application - second floor extension and loft conversion with replacement roof</u> 80 Weston Way Newmarket CB8 7SF		Savannah Cobbold	Mr Dzmitry Sheuchyk	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Fri 23 Jun 2023	no

DCON(D)/22/0478 Application to discharge condition 15 (construction deliveries management plan) of application DC/22/0478/FUL Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX		Ed Fosker		Councillor Janne Nicholas Jarvis Councillor Michael Anderson		no
DC/23/0773/FUL Planning application - one dwelling Garage At Nowell Lodge Fordham Road Newmarket Suffolk	Conservation Area	Clare Oliver	Mr M Rogerson	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Thu 29 Jun 2023	no
NMA(A)/20/1025 Non material amendment to DC/20/1025/FUL - a. changes to window configuration to overhanging section of building by omitting Juliet balconies and installing windows; b. omission of roof terrace and installation of solar panels to this space Plot 1 Police Station Vicarage Road Newmarket Suffolk		Savannah Cobbold	Mr Tom Makey	Councillor Rachel Hood Councillor Sue Perry		no

NMA(A)/22/1099 <u>Non material amendment to DC/22/1099/HH - two new rooflights to front elevation</u> Sefton Cottage Snailwell Road Newmarket Suffolk CB8 7DJ	Conservation Area	Clare Oliver	Mr And Mrs O'Connor	Councillor Janne Nicholas Jarvis Councillor Michael Anderson		no
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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 9th June 2023

Reference: 23/00112/DISA

Officer: Rachael Forbes

Location: Collendina Hythe Lane Burwell Cambridge CB25 0EH

Date application valid: 6th June 2023

Parish: Burwell

Proposal: To discharge Condition 3 (Soft Landscaping) of decision dated 4 April 2023 to demolish existing bungalow and replace with new dwelling (revised scheme of previously withdrawn application 22/00605/FUL)

Applicant:

Mr & Mrs D Rigarlsford
C/O Agent

Agent:

Greg Saberton Design
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 558483 267245

Reference: 22/01333/DISB

Officer: Cassy Paterson

Location: 24 High Street Chippenham Cambridgeshire CB7 5PR

Date application valid: 6th June 2023

Parish: Chippenham

Proposal: To Discharge of Condition 3 (External Materials) of decision dated 12.01.2023 for 22/01333/FUL Single storey side and rear extensions and internal alterations

Applicant:

Mr & Mrs H & R Nicolle
24 High Street
Chippenham
Cambridgeshire
CB7 5PR

Agent:

Signet Design
FAO Mr D Chauhan
2 Lower Hare Park
London Road
Six Mile Bottom
Newmarket
Cambridgeshire
CB8 0TS

Grid Reference: 566178 269891

Reference: 22/00527/DISB

Officer: Gemma Driver

Date application valid: 6th June 2023

Parish: Dullingham

Location: Land Between 31 And 37 Brinkley Road Dullingham Suffolk

Proposal: To discharge Condition 5 (piling report/method statement) of decision 22/00527/VAR dated 23rd June 2022 for To vary Condition 1 (approved plans) of previously approved 21/00803/FUL for Erection of new dwelling with associated detached garage and new highway access

Applicant:

Mr & Mrs T Davison
16 Benefield Road
Moulton
Newmarket
CB8 8SW

Agent:

Greg Saberton Design
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 563146 257605

Reference: 23/00546/FUL

Officer: Gavin Taylor

Date application valid: 5th May 2023

Parish: Soham

Location: Baileys Lodge 107 Mereside Soham Ely Cambridgeshire

Proposal: Residential development comprising one dwelling, access, parking and pond

Applicant:

Mr & Mrs Weidmann
30 Sperling Drive
Haverhill
CB9 9SH

Agent:

Andrew Fleet Limited
FAO Ms Demi-Mai Wiles
6 Regent Place
Soham
CB7 5RL

Grid Reference: 558694 273817

Reference: 23/00624/TRE

Officer: Kevin Drane

Date application valid: 31st May 2023

Parish: Soham

Location: 16 The Oaks Soham Cambridgeshire CB7 5FF

Proposal: T1 Oak above play area - Reduce spread on garden side by up to 3m, Taper into upper and lateral crown to shape, remove moderate and major deadwood throughout crown, carry out inspection of cavity on major limb to assess decay

T2 Oak adjacent - Reduce spread on garden side by up to 3m, taper into upper and lateral crown to shape, remove moderate and major deadwood throughout crown

Applicant:

Miss M Lyes
16 The Oaks
Soham
Cambridgeshire
CB7 5FF

Agent:

Eastern Tree Surgery Ltd
FAO Mr Chris Cole
7 Heath Road
Swaffham Prior
Swaffham Prior
Cambridge
CB25 0LA

Grid Reference: 559580 272623

Reference: 23/00629/FUL

Officer: Cassy Paterson

Location: 52 Great Fen Road Soham Ely Cambridgeshire CB7 5UH

Date application valid: 1st June 2023

Parish: Soham

Proposal: Single storey side and rear extension, loft refuge MoE, site access and new cart lodge

Applicant:

Harvey
52 Great Fen Road
Soham
Cambridgeshire
CB7 5UH

Agent:

TAB Architecture Ltd
FAO Mr Craig Farrow
Unit 13 E-Space South
26 St Thomas Place
Ely
CB7 4EX

Grid Reference: 559928 279310

Reference: 23/00630/ARN

Officer: Cassy Paterson

Location: 52 Great Fen Road Soham Cambridgeshire CB7 5UH

Date application valid: 1st June 2023

Parish: Soham

Proposal: Conversion of existing barn to create a single storey residential dwelling

Applicant:

Harvey
52 Great Fen Road
Soham
Cambridgeshire
CB7 5UH

Agent:

TAB Architecture Ltd
FAO Mr Craig Farrow
Unit 13 E-Space South
26 St Thomas Place
Ely
CB7 4EX

Grid Reference: 559928 279309

Reference: 23/00642/TRE

Officer: Kevin Drane

Location: Manana 48B High Street Soham Cambridgeshire CB7 5HE

Date application valid: 5th June 2023

Parish: Soham

Proposal: T1 Red Norway Maple - Reduce height and spread on all sides by 2-3m back to previous pruning points and shape round
T2 Variegated Norway Maple - Reduce height by 2m. Reduce spread on all sides by approximately 1.5m and shape round

Applicant:

Cranfield
48 B Manana High Street
Soham
Cambridgeshire
CB7 5HE

Agent:

Eastern Tree Surgery
FAO Chris Cole
7 Heath Road
Swaffham Prior
Cambridge
CB25 0LA

Grid Reference: 559484 273146

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Decision List

Weeks commencing 29 th May & 5 th June	NTC Comments
DC/23/0675/TCA <u>Trees in a conservation area 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	 NTC objected Referred to the Tree Officer
DC/23/0041/FUL <u>Planning Application - two dwellings with associated access</u> Land Adjoining Church Exeter Road Newmarket Suffolk	 NTC generally supported the application; however, from a Highways perspective, the planners should consider alternative access to the houses, using the existing entrance arrangements.
DC/23/0505/HH <u>Householder planning application - single storey side and rear extensions (following demolition of existing conservatory)</u> 84 Drinkwater Close Newmarket Suffolk CB8 0QW	 NTC no objections
DCON(A)/20/0174 <u>Application to discharge condition 14 (travel information pack) and condition 29 (operational waste management strategy) of DC/20/0174/VAR</u> Development Site Adj South Drive Exning Road Newmarket Suffolk	 Comments not invited

Decision List

DCON(A)/22/0420 <u>Application to discharge conditions 1 and 2 (Highway Phasing Plan) of DC/22/0420/RM</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	 Comments not invited
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To: **Recipients of Delegation Panel papers**

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

8 June 2023

Dear all

Delegation Panel - Thursday 8 June 2023

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

Delegation Panel list

Date: Thursday 8 June 2023
 Time: 1.00pm
 Location: Via MS Teams
 Attended by: Councillors Andrew Smith, Jon London, Phil Wittam and Jim Thorndyke (purely to observe).
 Together with Rachel Almond, Sarah Drane, Dave Beighton, Jo-Anne Rasmussen, Britta Heidecke, Connor Vince, Gregory McGarr, Amey Yuill, Clare Oliver, Adam Yancy and James Morriss.

The Delegation Panel advised the Director (Planning and Growth) of their opinion as to whether these applications should be referred to the Development Control Committee for determination or whether they should otherwise be determined using delegated powers

7.	Application number	DC/23/0355/HH
	Proposal:	Householder planning application - a. pitched roof to rear extension b. insertion of windows to side elevation c. alterations to windows and doors to rear elevation d. two roof lights to rear elevation
	Location:	27 Exning Road, Newmarket
	Case officer:	Adam Yancy
	Parish:	Newmarket
	Ward:	Newmarket East
	Member comment:	No comments received.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated

NTC COMMENTS:

The Committee objected on the grounds of a possible breach of building regulations and requested that the application be referred to WSC building control.

PUBLIC NOTICE
Application
Premises Licence – New Application

Name of Applicant: Miss Stacey Cruickshank		Name of Premises: Hairkandi
Postal Address of Premises (or description of premises): Hairkandi 127 All Saints Road Newmarket Suffolk CB8 8ES		This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU
Proposed Licensable Activities:		
Activity	Day/s	Times
Alcohol Sales ON Premises	Tuesday and Wednesday	09:00 - 20:30
	Thursday	09:00 - 18:30
	Friday	09:00 - 17:30
	Saturday	08:30 - 16:30
Opening Hours	Tuesday and Wednesday	09:00 - 20:30
	Thursday	09:00 - 18:30
	Friday	09:00 - 17:30
	Saturday	08:30 - 16:30

Date by which representations may be made to the Licensing Authority:

End Date: 6 July 2023

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to licensing@westsuffolk.gov.uk.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is unlimited.

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
12	05	2023

If you wish the licence to be valid **only** for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

The premises is a hair salon in Newmarket. We have two floors where we do colours / cuts / blowdries & hair for occasions. It is situated off the main high street & the licence is so our clients can enjoy a wine while having their hair done. Supplied by myself and kept on the premises.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- | | |
|---|--------------------------|
| a) plays (if ticking yes, fill in box A) | ☐ |
| b) films (if ticking yes, fill in box B) | ☐ |
| c) indoor sporting events (if ticking yes, fill in box C) | ☐ |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | ☐ |
| e) live music (if ticking yes, fill in box E) | ☐ |
| f) recorded music (if ticking yes, fill in box F) | ☐ |
| g) performances of dance (if ticking yes, fill in box G) | ☐ |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | ☐ |

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

My team will receive training on how to serve alcohol safely. We have C.C.T.V in place that is kept for four weeks as well as keeping all alcohol stored away from the public. Only staff have access to this area.

b) The prevention of crime and disorder

We have CC.TV at the premises which covers front entrance, back exit, in main salon & entrance to upstairs.
Stock is kept on a different floor to the public & locked away.

c) Public safety

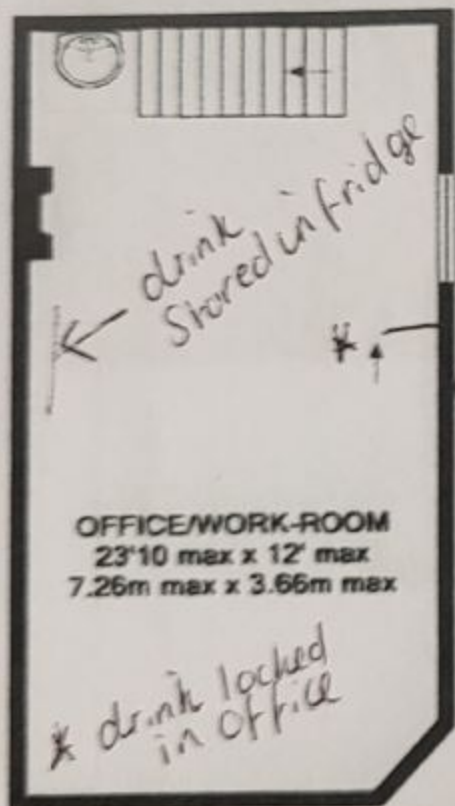
Our CCTV will help with public safety. Alcohol is stored in a locked office or kept in fridge. Both of which are in our basement that the public can not go to.
Correct measures of alcohol will be given & Training given to all my staff.

d) The prevention of public nuisance

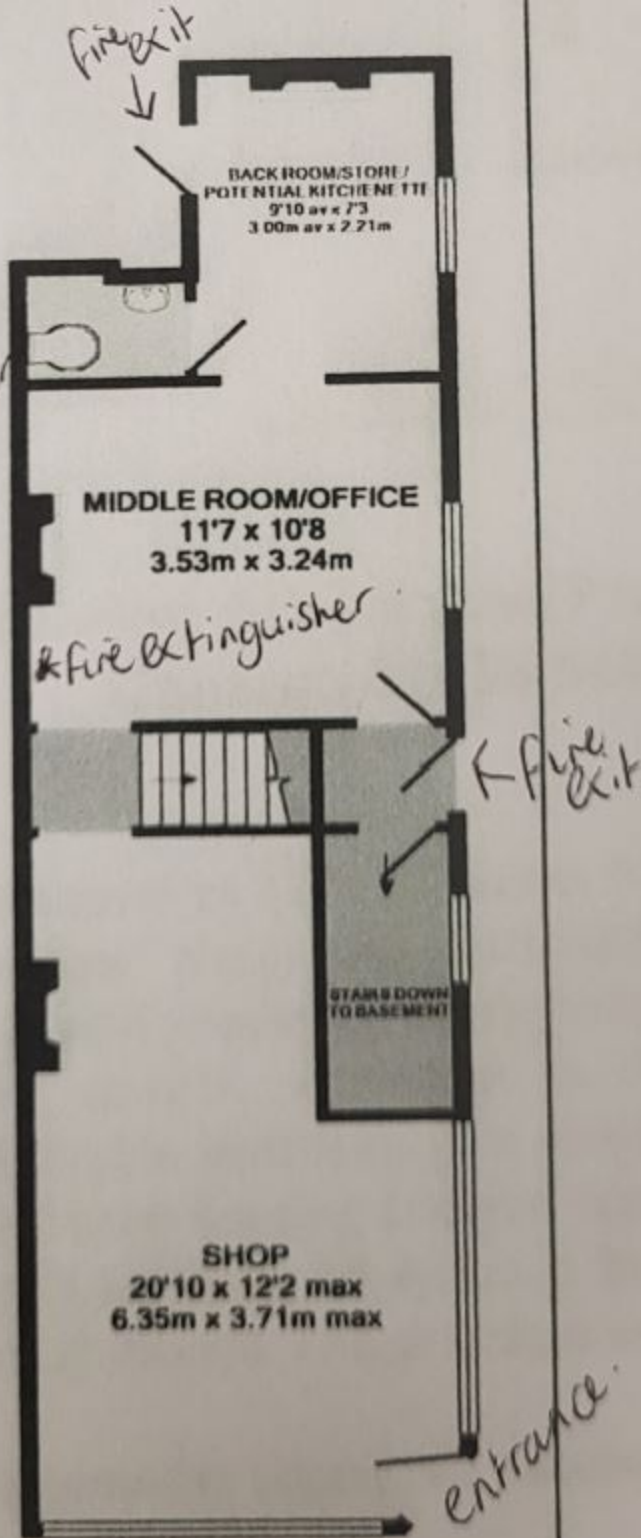
Drinking will be on premises only & we provide drinks on trays so clean everything away to avoid littering.
There will be no extra noise levels as normal in the salon to create a problem to public.

e) The protection of children from harm

children that visit the salon come in with a parent & are physically safe while on our premises.
age verification will be applied to anyone that looks under 25 & will accept driving licence or passport.



BASEMENT LEVEL
APPROX. FLOOR
AREA 293 SQ FT
(27.2 SQ M.)



GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ FT
(47.5 SQ M.)

TOTAL APPROX. FLOOR AREA 805 SQ. FT. (74.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ. FT.
(44.0 SQ. M.)

FLOOR AREA 509 SQ. FT. (47.3 SQ. M.)

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Townclerk

From: Beaumont, Mark <Mark.Beaumont@westsuffolk.gov.uk>
Sent: 09 June 2023 09:11
To: Townclerk
Subject: Cumulative Impact Assessment and Public Space Protection Orders - Newmarket

Hello Cathy – I am sending the message below on behalf of Andy Newman inviting the town council to take part in a consultation on the Cumulative Impact Assessment areas. The CIA review is calling for evidence for consideration. You will also see from the survey that we are reviewing the Public Space Protection Orders in the town and we would like to invite the town council's feedback on these as well as to whether these should continue.

Dear Cathy

I am writing to you as a consultee as part of our review of the Cumulative Impact Assessment (CIAs) areas in Bury St Edmunds and Newmarket.

Cumulative Impact Assessment (CIAs) areas are a licensing tool which encourages applicants who are applying for a new premises license or longer licensing hours in a designated area, to address how they will ensure it doesn't lead to increased issues of anti-social behaviour, crime and impact on public health.

New regulations that have now come into force under Section 141 of the Policing and Crime Act, mean that any further renewal of the CIA in either town must be justified by evidence of its effectiveness. It must be reviewed by the end of 2023 and without strong evidence to renew, the CIA in both Bury St Edmunds and Newmarket will expire.

Due to this legal requirement, this consultation is to ask whether there is any evidence that you wish to submit in support or against the renewal of the CIA.

In considering this issue, West Suffolk Council will review and analyse evidence as it relates to the cumulative impacts of numerous alcohol premises within a small area – this includes things like crime statistics, health data, as well as noise complaints and waste that's related to alcohol.

Through the consultation, we are asking for any additional evidence of this – this can, for example, consist of evidence of complaints being made (such as scans of emails or letters), evidence of discarded waste that is not necessarily reported (such as photos), or proof that alcohol related issues have a negative impact on a local business (such as repair costs). All evidence provided will be treated as confidential and will not be made public. Anecdotal evidence or statements made without supporting evidence will not be considered as credible for the evidence base.

Please can you respond through the online consultation at <https://www.smartsurvey.co.uk/s/WestSuffolkCouncilPSPO-CIA-consultation>. The consultation will close on **21 July 2023**.

Many thanks.



PSPO, CIA and dog exclusion zone survey

West Suffolk Council Public Space Protection Order, Cumulative Impact Assessment and Dog Exclusion Zone Consultation 2023

We want to hear views from members of the public and statutory consultees on our five Public Spaces Protection Orders (PSPOs), two Cumulative Impact Assessment (CIA) areas and Dog Exclusion Zones. This survey is intended to gather views from local stakeholders so that West Suffolk can make an informed decision on PSPO, CIA and Dog Exclusion Zone renewals. If you find that once you finish the survey, you would like to comment on a different section, please retake the survey.

CIA - this is a licensing tool for a designated area which tries to prevent an increase in alcohol licenses or licensed hours.

PSPO - this is used to tackle specific anti-social behaviour (ASB) issues in a local area and gives the council and police greater powers to act.

Dog exclusion zones - this is a PSPO, but focused on preventing dog fouling.

The deadline to complete this survey is Friday 21 July 11:59pm. Responses will remain anonymous.

Please note: As you complete this survey, we will collect your personal information (as a legitimate interest under the Localism Act 2011) to help us assess and improve service delivery in the council's area and share these improvements to our services with you through regular communications. Your feedback may be included in any reports, publications and/or website updates relating to this project. Your individual responses and personal details may be shared with other local authorities in Suffolk. Any responses will be anonymised and aggregated so that no individuals can be identified. For more information, visit our website: [How we use your information](#)

What would you like to comment on? *

- ☐ PSPOs
- ☐ CIAs
- ☐ Dog Exclusion Zones

Public Space Protection Order (PSPOs)

PSPOs allow councils to tackle anti-social behaviour which takes place in a specific, geographical area (as opposed to criminal behaviour orders and injunctions which are directed at individuals). A PSPO is tailored for defined activities, meaning that anyone carrying them out in an area under one of these orders can be prosecuted. Examples of these include anti-social behaviour, drinking and urinating in public. We have five PSPOs in West Suffolk which are in:

[Brandon](#) – order against drinking in public streets and open spaces.

[Bury St Edmunds Town Centre](#) - order against drinking in public streets and begging.

[Haverhill](#) - order against drinking in public streets and open spaces.

[Newmarket](#) - order against drinking in public streets and open spaces.

[Bury St Edmunds Moreton Hall](#) - order in relation to gathering and disturbance from motor vehicle enthusiasts.

The current requirements and maps can be found on the [West Suffolk Council website](#).

Please specify which PSPO area you would like to comment on: *

- ☐ Brandon
- ☐ Bury St Edmunds
- ☐ Haverhill
- ☐ Newmarket
- ☐ Moreton Hall

In which capacity are you responding? *

- ☐ A local resident who lives within the PSPO area
- ☐ A local resident who lives outside the PSPO area
- ☐ A person who works within the PSPO area
- ☐ A person who works outside of the PSPO area
- ☐ A business owner within the PSPO area
- ☐ A business owner outside the PSPO area
- ☐ A county, district or town councillor

☐ A representative of a local community group

PSPO area

Do you support the renewal of the current PSPO? *

- ☐ Yes
- ☐ No
- ☐ Don't know

Please explain your selection:

Is there anything else you would like to comment on?

CIA areas - Bury St Edmunds and Newmarket

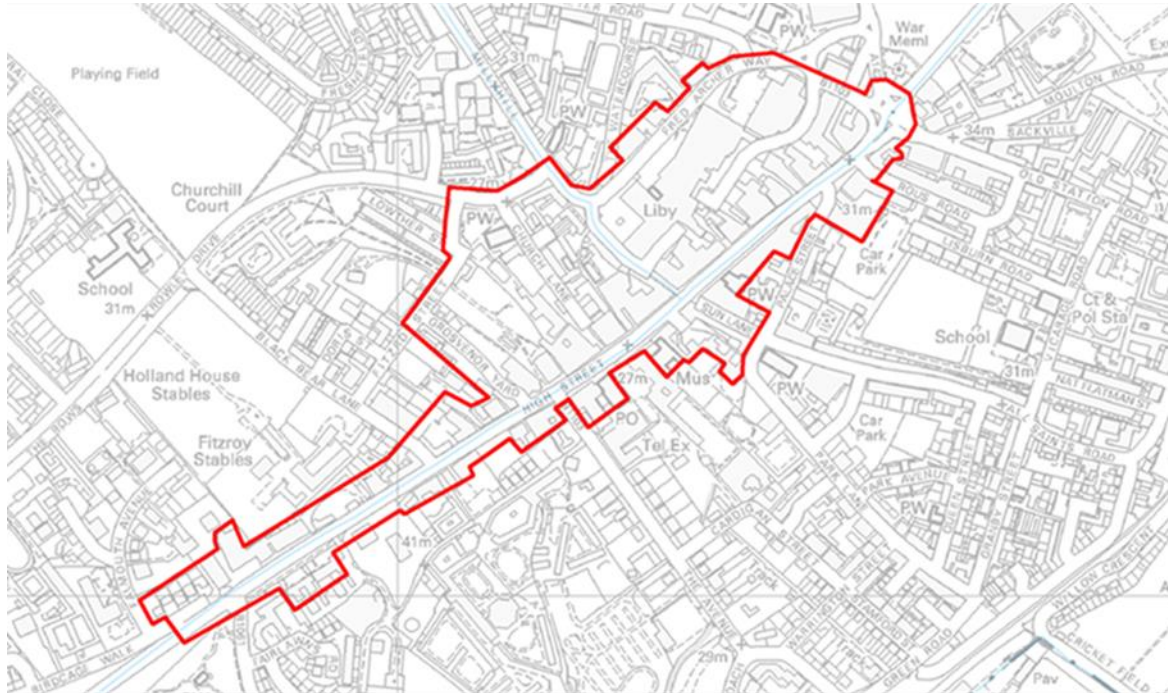
Cumulative Impact Assessment (CIA) areas - Bury St Edmunds and Newmarket:

As part of its policy on licensing of premises, West Suffolk Council has Cumulative Impact Areas (CIA) in Bury St Edmunds and Newmarket. This policy was introduced to help alleviate the issues associated with alcohol, in an area with a high concentration of licensed premises. A CIA gives the council extra provision to challenge applications for new alcohol licences or add additional conditions in their operating schedules to reduce the risk of nuisance and disorder. This is a licensing tool; it is not an enforcement tool to tackle anti-social behaviour.

Please find maps of our CIAs below:

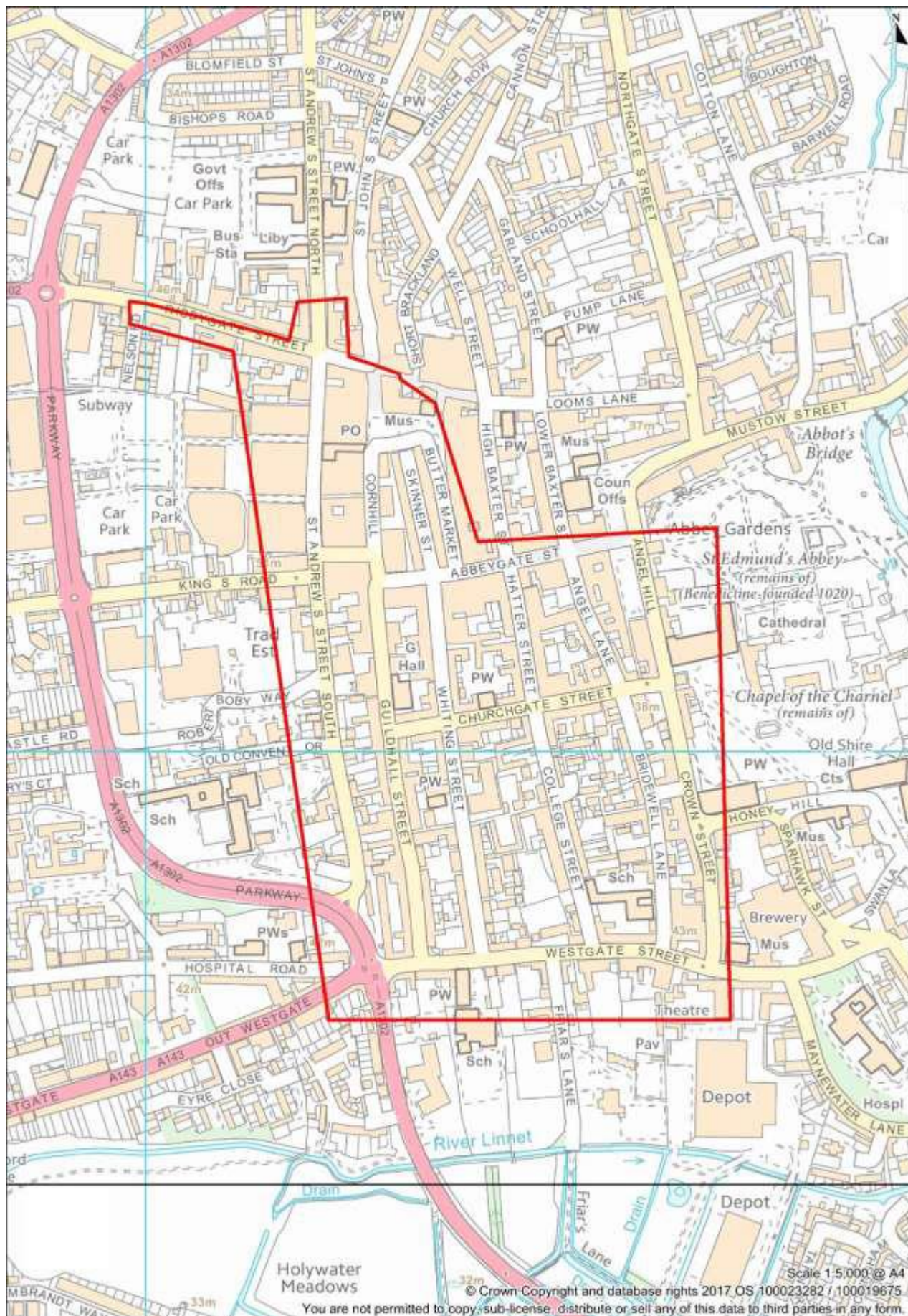
[Newmarket](#)

The CIA for Newmarket covers the area within the red line shown below. This includes the High Street, Sun Lane, Grosvenor Yard, Fitzroy Street, Church Lane and Fred Archer Way.



Bury St Edmunds

The CIA for Bury St Edmunds covers the area within the red line shown below. This includes Risbygate Street, St Andrews Street South, Westgate Street, Crown Street, Angel Hill, Angel Lane, Bridewell Lane, Hatter Street, Churchgate Street, College Street, Whiting Street, Guildhall Street, Abbeygate Street, Cornhill, Skinner Street and the Butter Market.



The council must review the Bury St Edmunds and Newmarket CIAs by the end of 2023 in consultation with stakeholders and residents.

Due to changes in the law, it is now only possible to renew a CIA if there is evidence to justify the renewal. As such, West Suffolk Council are consulting to see if there is the evidence to renew.

Which CIA would you like to comment on? *

- ☐ Bury St Edmunds
- ☐ Newmarket

In which capacity are you responding? *

- ☐ A local resident who lives within a CIA
- ☐ A local resident who lives outside a CIA
- ☐ Business owner within one of the CIA
- ☐ Business owner outside the CIA
- ☐ A county, district or town councillor
- ☐ Representative of a local community group, school or church
- ☐ Representative of a resident association

CIA areas - Bury St Edmunds and Newmarket

Does your business hold a licence or club premises certificate? *

- ☐ Yes
- ☐ No

What kind of licence or club premises certificate do you hold?

CIA areas - Bury St Edmunds and Newmarket

Do you have evidence to support the retaining of the CIA? *

☐ Yes

☐ No

CIA areas - Evidence

Please upload your evidence here (for instance any photos, emails, complaints, letters, repair claims or invoices or other documents):

Please note: We will collect any file submissions as evidence to help us assess and improve service delivery in the council's area and share these improvements to our services. These file submissions will remain internal within the council. Please do not upload any personal information or imagery. Please find guidance here. *

- File: {{filename}}[delete](#)

Choose File

Please provide context or background to your evidence:

Public Spaces Protection Orders (PSPOs) for dog fouling

If you are in charge of a dog(s), then you must immediately clear up if it fouls in any area open to the public in West Suffolk. This is a legal requirement, introduced on 1 October 2017, so that all public spaces within West Suffolk are subject to a Public Space Protection Order (PSPO).

Allowing a dog to foul in an area open to the public without picking it up could result in a Fixed Penalty Notice of £80. If you do not pay the Fixed Penalty Notice, then you could be taken to court and fined up to £1000.

Additional information on the PSPO (Dogs) can be found here: [Public Spaces Protection Order \(Public Spaces Protection Order \(Dogs\) 2020](#)

In addition, dogs are excluded from some public areas, including play areas and fenced sports pitches (during the playing season). Maps setting out the location of these zones can be found here:

[Forest Heath dog exclusion areas](#)

[St Edmundsbury dog exclusion areas](#)

Do you support the renewal of the PSPO for dogs? *

- ☐ Yes
- ☐ No
- ☐ Don't know

Please explain your answer:

Equalities monitoring

In order to ensure that we engage with people from a range of backgrounds, please let us know some information about you by answering the following questions. The information will be used for equality monitoring purposes only and individuals cannot be identified. These questions are optional and you can still complete the survey without answering them if you would prefer not to.

Do you think this has a disproportionate impact on any individual or group who has protected characteristics under the equalities legislation (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex and sexual orientation)?

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, please provide details below:

Please tell us your postcode leaving out the last 2 digits. This will help ensure we understand the geographical spread of responses to the survey. Individual properties cannot be identified by this information.

Which of the following best describes how you think of yourself?

- ☐ Male
- ☐ Female
- ☐ In another way (please specify)
- ☐ Prefer not to say

If 'In another way', please specify below:

Your age category:

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-59
- ☐ 60-69
- ☐ 70+

Do you have any long standing illness, disability or infirmity?

- ☐ Yes
- ☐ No

Please select your ethnic origin

White

- ☐ English/Welsh/Scottish/Northern Irish/British
- ☐ Irish
- ☐ Gypsy or Irish Traveller
- ☐ Any other White background (you will have the option to self-describe on the next page)

Mixed/multiple ethnic groups

- ☐ White and Black Caribbean
- ☐ White and Black African

- ☐ White and Asian
- ☐ Any other Mixed/Multiple ethnic background (you will have the option to self-describe on the next page)

Asian/Asian British

- ☐ Indian
- ☐ Pakistani
- ☐ Bangladeshi
- ☐ Chinese
- ☐ Any other Asian background (you will have the option to self-describe on the next page)

Black/ African/Caribbean/Black British

- ☐ African
- ☐ Caribbean
- ☐ Any other Black/African/Caribbean background (you will have the option to self-describe on the next page)

Other ethnic group

- ☐ Arab
- ☐ Any other ethnic group

How did you hear about this consultation?

- ☐ Word of mouth
- ☐ Direct contact with the council
- ☐ Council website
- ☐ Local Newspaper
- ☐ Facebook
- ☐ Twitter
- ☐ Other (please specify):

Equalities monitoring

Please tell us how you describe your ethnicity:

Blank



Report to	Development and Planning Committee
Subject	DP Working Groups – review of membership
Purpose	Decision
Classification	Unrestricted
Meeting date	19th June 2023
Item number	15
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 19/6/2023:

- 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.