

Membership as from May 2023

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

Members = 9

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 17th July 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 broader purpose of the meeting

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 3rd July 2023**
 - To consider and adopt the minutes, as a true record of the proceedings
 - 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 26/06/2023 & 03/07/2023
- 8. Planning applications** – Amended and Deferred Plans
 - DC/23/0993/TCA – 50A Bury Road – Re-consultation
 - DC/23/0743/TPO – 81A Edinburgh Road – Re-consultation
 - DC/23/0990/HH – 442 Nimbus Way – Deferred to receive 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 26/06/2023 & 03/07/2023
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To discuss any Licensing applications
- 14. Correspondence**
 - Rowley Drive** – speeding issues
- 15. Date of next meeting** – 7th August 2023

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 11th July 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 - W SC 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 Monday 3rd July 2023 at 6.15pm

Attendance:

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

Councillor P Hulbert
Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs Jarvis, McHugh and Winter as observers, 1 Member of the Press and 3 Members of ECF/Mintridge.

	Minute	Action by
D/23/07/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> Chairman opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.	
D/23/07/2	<u>Apologies</u> Apologies were received from Cllr Hood. Cllr Clover was absent.	
D/23/07/3	<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 Nobbs declared an interest in DC/0928/HH. There were no requests for dispensation.	
D/23/07/4	<u>To Confirm the Minutes of the Meeting Held on 19th June 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 19th June 2023 and the following was agreed: <u>D/23/07/4/01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th June 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising: Page 3 – D/23/06/31/6 – MMA(A)/20/1025 – Town Clerk confirmed that an extension had been granted. Page 4 – D/23/06/38.01 – Cumulative Impact Assessment Consultation – Town Clerk seeking clarity regarding evidence needed before responding on behalf of Council.	

D/23/07/5 Public Open Session

No members of the public wished to speak.

Cllr Berry joined the meeting.

D/23/07/6 Brickfield Stud

ECF/Mintridge gave a presentation on the proposed development plans for Brickfield Stud and included the following:

A history of the site and stud farm. The building has remained empty since the 1990s and they were looking at developing a residential site.

They have received lots of feedback from the public consultation and are currently going through it.

The Chairman advised that it needed to comply with the Horse Racing Policies and must be allocated for housing in the WSC Local Plan. It was confirmed that the site had not been allocated in the Local Plan.

Thanks were given for the opportunity to give the presentation and the three members left the meeting.

D/23/07/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees, Policy 30 – Shopfronts and Policy 11- Community Sports and Recreation Areas.

D/23/07/8 Planning Applications

Week Commencing 12/06/2023 & 19/06/2023

D/23/06/8/1 DC/23/0935/VAR - Planning application - variation of condition 2 of DC/22/0714/FUL to allow for use of amended plan for change of use of dwelling to hotel accommodation, to be occupied in conjunction with Kings Hotel - 87A High Street Newmarket Suffolk.

D/23/06/8.01 Resolved

The Committee voiced no objections.

Cllr Nobbs declared an interest in the following application and left the meeting.

D/23/06/8/2 DC/23/0928/HH - Householder planning application - single storey side extension (following demolition of existing conservatory) - 2 Stamford Street Newmarket Suffolk.

D/23/06/8.02 Resolved

The Committee voiced no objections.

Cllr Nobbs returned to the meeting.

D/23/06/8/3 DC/23/0924/TPO - TPO/013(2023) - Tree preservation order – one Horse Chestnut tree (as identified on plan and T5 on order) re-pollard, reducing new growth to approximately 150 mm above point of previous pollarding - 61 Edinburgh Road

Newmarket Suffolk.

D/23/06/8.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out outside of the bird nesting season.

D/23/06/8/4 DC/23/0864/FUL - Planning application - a. 50 dwellings, garages, associated infrastructure including substation and foul water pumping station and public open space (following demolition of existing building and hard standing) b. new vehicular access onto Fordham Road following closure of existing southbound access c. re-location of tennis courts - Land At Former St Felix School Fordham Road Newmarket Suffolk.

It was confirmed that an extension had been granted to 14th August 2023.

D/23/06/8.04 Resolved

The Committee deferred the application to an agenda item at Full Council.

D/23/06/8/5 DC/23/0990/HH - Householder planning application - single storey front extension 442 Nimbus Way Newmarket Suffolk.

D/23/06/8.05 Resolved

The Committee deferred the application to receive the plans and to request an extension.

D/23/06/8/6 DC/23/0993/TCA - Trees in a conservation area notification - a. one Plum (Hedge 1 on plan) - reduce height to three metres above ground level and reduce sides by up to one metre b. one Plum (T1 on plan) – crown reduction by up to four metres c. one Sycamore (T3 on plan) cut bank four lower branches over driveway by up to three metres - 50A Bury Road Newmarket Suffolk.

D/23/06/8.06 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out outside of the bird nesting season.

D/23/06/8/7 DC/23/0967/FUL- Planning application - single storey side extension - Caps Cases Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk.

D/23/06/8.07 Resolved

The Committee voiced no objections.

D/23/06/8/8 DC/23/0980/FUL - planning application - new passageway and shopfront - 53 High Street Newmarket Suffolk.

D/23/06/8.08 Resolved

The Committee supported the application subject to the racing museum also supporting it and for the walkway to be closed from the High Street at night for

public safety reasons.

D/23/06/8/9 DC/23/0968/CLP - Application for lawful development certificate for proposed use or development - change of use of land for the temporary siting of a caravan until building works have been completed in respect of dwelling being constructed - La Grange House Fordham Road Newmarket Suffolk.

D/23/06/8.09 Resolved

Comments were not invited by the Committee.

D/23/07/9 Amended and Deferred Planning Applications

DC/23/0644/FUL - Planning application - removal of signage on front and rear elevations, including removal of ATM and night safes and making good with matching brickwork - 58 - 60 High Street, Newmarket, Suffolk.

Town Clerk was asked to clarify the situation with the historic night safe on the amended plans.

D/23/07/10 Planning Appeals

None noted.

D/23/07/11 East Cambs Planning Applications

The East Cambs District Council Weekly List of Planning Applications for 12th June was noted.

D/23/07/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 12/06/2023 & 19/06/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objections
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	Approved	No objections
DC/23/0705/TCA	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	Saville House 14 St Marys Square Newmarket Suffolk	Approved	No objections

	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				
DC/23/0355/HH	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	27 Exning Road Newmarket Suffolk	Approved	No objections	
DC/22/1977/FUL	Planning application - two substations and one foul water pumping station and associated works	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No objections	
DC/23/0741/TCA	Trees in a conservation area notification - one Sycamore (T1 on plan) - fell	Goldolphin Management Highfield 15 Bury Road Newmarket Suffolk	Approved	Objected	
DC/23/0641/TPO	TPO 002 (1998) tree preservation order - One Corsican pine (indicated on plan and T1 on order) fell	106 George Lambton Avenue Newmarket Suffolk	Approved	No objections	
DC/23/0617/HH	Householder planning application - single storey rear extension (following demolition of existing conservatory)	9 Elizabeth Avenue Newmarket Suffolk	Approved	No objections	
DC/23/0627/LB	Application for listed building consent - new access ramp from morning room onto southern terrace with rails	Jockey Club Chambers 101 High Street Newmarket Suffolk	Approved	No objections	

D/23/07/13 Delegation Panel Decisions

None noted.

D/23/07/14 Licensing

None noted.

D/23/07/15 Feedback Regarding Highways Engineer visits

Freshfields and Adastral Close - A report on the site visits was noted and the following was agreed:

D/23/07/15.01 Resolved

That Cllr Hood be asked to match fund a SCC speed survey.

Clocktower Roundabout – a report on a site meeting and a request for a crossing was noted and the following was agreed:

D/23/07/15.02 Resolved

That M Fox be invited to a full Council meeting to discuss his proposals for the Clocktower roundabout.

D/23/07/16 Parking on grass verges

The SCC response to a request for a by-law to prevent parking on the grass at Mill Hill was noted; that parking by-laws do not exist. This item will be referred to the Parking Working Group.

D/23/07/17 Correspondence

- The SCC response to the '20 is Plenty' campaign was noted.
- The update on WSC Local Plan timeline was noted.
- Greater Cambridge Partnership – Making Connections update was noted.
- Newmarket Railway funding offer from SCC for £10,000 to improve pedestrian/cycling access/facilities at the station was noted. This item will be referred to an agenda item at full Council.

D/23/07/18 Date of Next Meeting

Monday 17th July 2023 at the Memorial Hall.

Meeting closed at 7:17pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/07/8.01 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.02 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out, outside of the bird nesting season.
<u>D/23/07/8.04 Resolved</u>	The Committee deferred the application to an agenda item at Full Council.
<u>D/23/07/8.05 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the work being carried out, outside of the bird nesting season.
<u>D/23/07/8.07 Resolved</u>	The Committee voiced no objections.
<u>D/23/07/8.08 Resolved</u>	The Committee supported the application subject to the racing museum also supporting it and for the walkway to be closed from the High Street at night for public safety reasons.
<u>D/23/07/8.09 Resolved</u>	Comments were not invited by the committee.
<u>D/23/07/15.01 Resolved</u>	That Cllr Hood be asked to match fund a SCC speed survey.
<u>D/23/07/15.02 Resolved</u>	That M Fox be invited to a full Council meeting to discuss his proposals for the Clocktower roundabout.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 26 th June & 3 rd July						
DCON(A)/21/0767 <u>Application to discharge conditions 5 (Access width), 7 (Surface water run-off), 8 (HGV Construction & Deliveries Management) and 10 (Visibility splays) from DC/21/0767/VAR</u> 7 Laureate Paddocks Newmarket CB8 0AP <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>		Ed Fosker	Mr Graham Henderson	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Wed 19 Jul 2023	no
DCON(A)/22/1699 <u>Application to discharge condition 11 (construction and deliveries management plan) of DC/22/1699/FUL</u> Surrey House 41 High Street Newmarket Suffolk <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>	Conservation Area	Ed Fosker	Ms Alison Barnes	Councillor Rachel Hood Councillor Susan Jane Perry		no
DC/23/0938/TPO <u>TPO 004 (1994) tree preservation order - one Copper Beech (T1 on plan, T6 on plan) overall crown reduction by two metres and crown lift to seven metres above ground level</u> 7 Heasman Close Newmarket Suffolk CB8 0GR		Gregory McGarr	Mr Darren Coe	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Tue 25 Jul 2023	no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/23/1017/FUL <u>Planning application - a. Subdivision of ground floor flat to create two flats (No 36) b. Subdivision of first floor flat to create two flats (No 36) c. Change of use of first floor of retail unit to create one flat (No 34) d. Change of use of second floor/loft to create one flat across Nos 34 and 36 (retrospective) e. Single storey extension to rear of No 36 and replacement of basement access lobby roof to rear of No 36 f. Conversion of warehouse/office building to rear to create 5 flats, bin and bike storage, including alterations, extension and raising the roof to create a second floor g. Demolition of outbuildings to create open space h. Enlarged window and skylight on first floor, west Elevation of No 34, new window opening on second floor, west elevation of No 34 and skylight to north elevation of No 36; i. All windows to be replaced with UPVC windows</u> Land At 34 And 36 Old Station Road Newmarket Suffolk	Conservation Area	Amy Murray	Mr Mirhat Kaya	Councillor Rachel Hood Councillor Susan Jane Perry	Thu 27 Jul 2023	no
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Parish Re-Consultation

Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Daniel Gospel
Direct Line: 01284 757270
Application No. DC/23/0993/TCA
Consultation Period
Expires: 14 July 2023

23 June 2023

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Trees in a conservartion area notification - a. one Plum (Hedge 1 on plan) - reduce height to three metres above ground level and reduce sides by up to one metre b. one Plum (T1 on plan) - crown reduction by up to four metres c. one Sycamore (T3 on plan) cut bank four lower branches over driveway by up to three metres

LOCATION 50A Bury Road, Newmarket, Suffolk, CB8 7BT

APPLICANT Mrs Sarah Esler

AGENT Mr Stuart Langston

You have been consulted previously in respect of the application noted above. The following amendments by the applicant/agent have been received:

Amended proposal

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWN2VFPDJWM00>

(extension requested)

Would you please let me know in writing by 14 July 2023 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All



Parish Re-Consultation

Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Gregory McGarr

Direct Line: 01284 757314

Application No. DC/23/0743/TPO

Consultation Period

Expires: 28 July 2023

7 July 2023

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL TPO 012 (1956) Tree Preservation Order - One Lime (T1 on plan, within area A1 on Order) removal of epicormic shoots from main stem and pruning for branches to allow 1.5m clearance from external fabric of building

LOCATION 81A Edinburgh Road, Newmarket, Suffolk, CB8 0QD

APPLICANT Mr James Wild

AGENT Mr Ian Clarke

You have been consulted previously in respect of the application noted above. The following amendments by the applicant/agent have been received:

Change in proposal description to reflect the comments received from the Tree Officer.

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUEG4JPDJ2S00>

Would you please let me know in writing by 28 July 2023 if you have any observations to make regarding this proposal. Please email your response to planning.help@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision electronically.

Consultee Comments for Planning Application

DC/23/0743/TPO

Application Summary

Application Number: DC/23/0743/TPO

Address: 81A Edinburgh Road Newmarket Suffolk CB8 0QD

Proposal: 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

Case Officer: Gregory McGarr

Consultee Details

Name: Administrator NTC

Address: Memorial Hall, 144 High Street, Newmarket, Suffolk CB8 8JP

Email: Not Available

On Behalf Of: Parish Council

Comments

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.



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

Please ask for: Adam Yancy
Direct Line: 01638 719264
Email: customer.services@westsuffolk.gov.uk

Application no: DC/23/0990/HH
Consultation Expiry: 17 July 2023

Today's date: 26 June 2023

Consultation on application received by West Suffolk Council Local Planning Authority

Proposal	Householder planning application - single storey front extension
Location	442 Nimbus Way Newmarket Suffolk CB8 7BW
Applicant	Mr And Mrs Luke And Fay Raymont

The above application can be viewed by downloading it from the planning section of our website.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWLXF5PDJWC00>

The supporting documents should be available for viewing within 2 working days of the date of this letter.

If your Council has observations to make regarding this proposal please respond online via consultee access (<https://planning.westsuffolk.gov.uk/online-applications/login.jsp>). Alternatively, please e-mail your response to planning.help@westsuffolk.gov.uk. Comments should be received in writing by 17 July 2023.

It is very important that your Council indicates very clearly whether it objects or supports the application and the reasons why. You can also indicate if the Council has no comments to make.

If the application is to be considered by the Development Control Committee, you will be notified of the meeting date where you or a nominated representative

can speak to support your comments. For advice on how to speak at committee please refer to the 'Right to Speak' information guide which may be viewed on our website www.westsuffolk.gov.uk.

Adam Yancy

Adam Yancy
Planning Assistant

PARISH COUNCIL RESPONSE FORM

Planning and Growth, West Suffolk
Council, West Suffolk House, Western
Way, Bury St Edmunds, Suffolk, IP33 3YU

The Case Officer is: Adam Yancy
Direct Line: 01638 719264
Application No: DC/23/0990/HH
Consultation
Period Expires: 17 July 2023

26 June 2023

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL **Householder planning application - single storey front extension**

LOCATION **442 Nimbus Way, Newmarket, Suffolk, CB8 7BW**

APPLICANT **Mr And Mrs Luke And Fay Raymont**

AGENT **Mr Leigh Graves**

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application: **No Comment**

☐

Object

☐

Support

☐

Parish Council Observations:

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 7th July 2023

PLEASE NOTE: NMA and DIS applications are for information only.

Reference: 23/00751/VAR

Officer: Holly Chapman

Location: 36 Toyse Lane Burwell Cambridgeshire CB25 0DF

Date application valid: 5th July 2023

Parish: Burwell

Proposal: To vary Condition 1 (approved plans) of previously approved 22/00313/FUL dated 18 August 2022 for construction of 2No. 1 1/2 storey detached dwellings

Applicant:

Mr Mark Roberts
C/O Agent

Agent:

Planning Direct
FAO Mr Andrew Cann
The Furnace
The Maltings
Princes Street
Ipswich
IP1 1SB

Grid Reference: 559062 267622

Reference: 23/00731/TRE

Officer: Kevin Drane

Location: The Vicarage High Street Chippenham Cambridgeshire CB7 5PP

Date application valid: 29th June 2023

Parish: Chippenham

Proposal: T9. Cherry - Fell to ground level
T13. Birch - Remove Ivy and inspect base. Prune to clear adjacent property by 2m
T14. Birch - Remove Ivy and inspect. Prune to clear adjacent property by 2m
T15. Cherry - Prune branches to clear adjacent property by up to 2m, remove Ivy and inspect, remove dead wood
T16. Cherry - Prune to clear adjacent property by up to 2m.
T17. Crab Apple - virtually dead - fell

Applicant:

Ely Diocesan Office
FAO Mrs Stella Green
Ely Diocesan Office
Bishop Woodford House
Barton Road
CB7 4DX

Agent:

Eastern Landscape Service Limited
FAO Tim Hewitt
27 High Street
Cottenham
CB24 8SA

Grid Reference: 566284 269850

Reference: 23/00752/TPO

Officer: Kevin Drane

Date application valid:

29th June 2023

Parish:

Chippenham

Location: The Vicarage High Street Chippenham Ely Cambridgeshire

Proposal: T2 - White Poplar - Re pollard to original points and remove Ivy
T3 - White Poplar - Re pollard to original points and remove Ivy
T19 - White Poplar - Re pollard to original points and remove Ivy
T20 - White Poplar - Re pollard to original points and remove Ivy

Applicant:

Ely Diocesan Office
FAO Mrs Stella Green
Ely Diocesan Office
Bishop Woodford House
Barton Road
CB7 4DX

Agent:

Eastern Landscape Service Limited
FAO Tim Hewitt
27 High Street
Cottenham
CB24 8SA

Grid Reference: 566284 269850

Reference: 22/00570/DISB

Officer: Rachael Forbes

Date application valid:

26th June 2023

Parish:

Dullingham

Location: Old Salt Depot 38 Brinkley Road Dullingham CB8 9UW

Proposal: To discharge Condition 3 (Contamination) and 7 (Arboricultural method statement) of decision dated 20 October 2022 for Proposed erection of 4No. new dwellings with associated highway access

Applicant:

Mr Max Spenser-Morris
Timberlake
Old Church Lane
Westley
Bury St Edmunds
IP28 6RD
Suffolk

Agent:

NP Architects
FAO Mr Nick Phillips
96 King Street
Cambridge
CB1 1LN

Grid Reference: 563016 257488

Reference: 23/00733/FUL

Officer: Rachael Forbes

Date application valid:

29th June 2023

Parish:

Dullingham

Location: Aisable Cottage 121 Stetchworth Road Dullingham Cambridgeshire CB8 9UH

Proposal: Enlarged dormer to roof front and demolition of existing ground floor out-buildings with new single story rear extension

Applicant:

My Young
Aisable Cottage
121 Stetchworth Road
Dullingham
Cambridgeshire
CB8 9UH

Agent:

NP Architects
FAO Mr Daniel Jones
96 King Street
Cambridge
CB1 1LN

Grid Reference: 563799 258047

Reference: 23/00742/FUL

Officer: Gemma Driver

Date application valid: 3rd July 2023

Parish: Dullingham

Location: Land North Of Kings Head Public House Brinkley Road Dullingham Suffolk

Proposal: Construction of a 3 bedroom, 1.5 storey detached dwelling

Applicant:

Mr Young
121 Stetchworth Rd
Dullingham
Newmarket
Cambridgeshire
CB8 9UH

Agent:

NP Architects
FAO Mr Daniel Jones
96 King Street
Cambridge
CB1 1LN

Grid Reference: 563044 257990

Reference: 23/00743/FUL

Officer: Olivia Roberts

Date application valid: 3rd July 2023

Parish: Dullingham

Location: Paddocks South Of 27 To 29 Stetchworth Road Dullingham Suffolk

Proposal: Replacement agricultural storage building

Applicant:

Mark Robertson
39 Stetchworth Road
Dullingham
Newmarket
CB8 9UJ

Agent:

Grid Reference: 563253 257695

Reference: 23/00727/FUL

Officer: Cassy Paterson

Date application valid: 28th June 2023

Parish: Fordham

Location: Land Parcel South East Of Fordham Abbey Newmarket Road Fordham Cambridgeshire

Proposal: Retention of stables in addition to a proposed manège

Applicant:

Mr Mick Murfitt
C/O Agent

Agent:

Acorus Rural Property Services
FAO Mr Angus Bridges
Old Market Office
Risbygate Street
Bury St Edmunds
IP33 3AA

Grid Reference: 563482 269215

Reference: 23/00547/FUL

Officer: Cassy Paterson

Date application valid: 4th July 2023

Parish: Soham

Reference: 22/01194/DISA

Officer: Richard Fitzjohn

Date application valid: 3rd July 2023

Parish: Soham

Location: Land Rear Of 7 And 7A Townsend Soham Cambridgeshire

Proposal: To discharge Conditions 3 (surface water) 4 (CEMP) 8 (hard landscape) 13 (materials) 17 (energy & sustainability strategy) 20 (hydrants) of decision dated 30 May 2023 for 22/01194/FUL Proposed development of seven dwellings, garages, parking, access and associated site works

Applicant:

Russell Developments

C/o Agents

Agent:

Andrew Fleet MCIAT

6 Regent Place

Soham

Ely

Cambridgeshire

CB7 5RL

Grid Reference: 559006 274232

Reference: 23/00746/FUL

Officer: Lisa Moden

Date application valid: 3rd July 2023

Parish: Soham

Location: 70 Paddock Street Soham Ely Cambridgeshire CB7 5JA

Proposal: Part garage conversion and associated works

Applicant:

Mr & Mrs Potts

70 Paddock Street

Soham

Cambridgeshire

CB7 5JA

Agent:

AJS Architecture Ltd

FAO Mr Antony Smith

Cleveland House

Old Station Road

Newmarket

CB8 8QE

Grid Reference: 559484 273122

Decision List

Weeks commencing 27 th June & 3 rd July	NTC Comments
DCON(D)/22/0478 <u>Application to discharge condition 15 (construction deliveries management plan) of application DC/22/0478/FUL</u> Unit 6 Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX	
DCON(A)/20/1025 <u>Application to discharge conditions 4 (HGV condition) and 8 (dust management statement) of DC/20/1025/FUL</u> Plot 1 Police Station Vicarage Road Newmarket Suffolk	
DC/23/0092/TPO <u>TPO 02 (1978) tree preservation order - one Horse chestnut (T1 on order) height reduction by 10 metres</u> 9 Saint Albans Newmarket Suffolk CB8 7AJ	 The Committee actively encourages responsible tree management but thought reducing the tree by 10 metres was excessive and requested that the application be referred to the TO for consideration.
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	 Comments not invited.
NMA(A)/20/1025 <u>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</u> Plot 1 Police Station Vicarage Road Newmarket Suffolk	

Townclerk

Subject: FW: Speed excesses on Rowley Drive...

-----Original Message-----

From: NL

Sent: 13 June 2023 21:21

To: Townclerk <Townclerk@newmarket.gov.uk>

Subject: Speed excesses on Rowley Drive...

Good evening,

I have just moved into a flat situated Garden Court on Rowley Drive in Newmarket and I am absolutely horrified by the non-respect of the speed limits on that road - hardly anyone at all drives under 40 mph and sometimes much faster than this - it really is criminal!

I don't know whether I am the only person to complain about this, but I would be very grateful if you could let me know whether anything can be done about it?

Many thanks for your assistance.

Kind regards,

NL