

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 7th August 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 17th July 2023**
 - To consider and adopt the minutes, as a true record of the proceedings
 - To consider any matters arising
- 5. M Fox, SCC Highway Engineer** – to discuss a recent site visit to The Severals and Clock Tower area regarding pedestrian access to the Pavilion and Severals grounds
- 6. 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 intotal. 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
- 7. To consider if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 8. Planning applications** – West Suffolk Council, weeks commencing 10/07/2023, 17/07/2023 & 24/07/2023
- 9. Planning applications** – Amended and Deferred Plans
- 10. Planning Appeals** – to discuss any notified appeals
- 11. Planning applications** – East Cambs
- 12. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 10/07/2023, 17/07/2023 & 24/07/2023
- 13. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 14. Tree Protection Order**- Nowell Lodge Fordham Road
- 15. Licensing** – To discuss any Licensing applications
- 16. Transport** – to discuss the proposed closure of train station offices and consider a proposal for NTC objection to the proposals
- 17. Correspondence**
- 18. Date of next meeting** – 21st August 2023

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 1st August 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 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 17th July 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Harvey
Councillor P Hulbert

Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs McHugh and Winter as observers, 1 Member of the Press and 1 Member of the Public.

Minute	Action by
D/23/07/19 <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/23/07/20 <u>Apologies</u> Apologies were received from Cllrs Berry, Clover and Drummond.	
D/23/07/21 <u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> Cllr Hood declared an interest in DC/0938/TPO. There were no requests for dispensation.	
D/23/07/22 <u>To Confirm the Minutes of the Meeting Held on 3rd July 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 3rd July 2023 and the following was agreed: <u>D/23/07/22/01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd July 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. <i>Cllr McHugh joined the meeting</i> Matters arising: Page 4 – D/23/07/9 – It was confirmed that the face plate of the night safe at Barclays bank would be retained. Page 5 – D/23/07/15.01 Resolved – Cllr Hood agreed to match fund a speed survey at Freshfields and Adastral Close.	

Page 5 D/23/07/15.02 Resolved – It was confirmed that Matthew Fox will be attending the next D&P meeting on 7th August to discuss the proposals for the Clocktower roundabout.

D/23/07/23 Public Open Session

No members of the public wished to speak.

D/23/07/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees.

D/23/07/25 Planning Applications

Week Commencing 26/06/2023 & 03/07/2023

D/23/07/25/1 DCON(A)/21/0767 - 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 - 7 Laureate Paddocks Newmarket.

D/23/07/25.01 Resolved

No comment was invited by the Committee.

D/23/07/25/2 DCON(A)/22/1699 - Application to discharge condition 11 (construction and deliveries management plan) of DC/22/1699/FUL - Surrey House 41 High Street Newmarket Suffolk.

D/23/07/25.02 Resolved

No comment was invited by the Committee.

Cllr Hood declared an interest in the following application.

D/23/07/25/3 DC/23/0938/TPO - 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 - 7 Heasman Close Newmarket Suffolk.

D/23/07/25.03 Resolved

The Committee actively encourages responsible tree management and objected to the proposed excessive pruning which could damage the tree which is protected by a TPO. Additional information, including a photo of the tree was requested.

Cllr Winter joined the meeting

D/23/07/25/4 DC/23/1017/FUL - 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 - Land At 34 And 36 Old Station Road Newmarket Suffolk.

D/23/07/25.04 Resolved

The Committee strongly objected on the grounds of it being an overdevelopment of the site; a lack of parking provision, inadequate public transport, no EV charging provision, loss of privacy for neighbours and UPVC windows in a conservation area. An extension was requested for a site visit to be completed. The Committee support the Suffolk Fire recommendation for a sprinkler system.

A member for the public joined the meeting.

D/23/07/26 Amended and Deferred Planning Applications

D/23/07/26/1DC/23/0993/TCA – Re-consultation - 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/23/07/26.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.

D/23/07/26/2DC/23/0743/TPO – Re-consultation - 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 - 81A Edinburgh Road, Newmarket, Suffolk.

D/23/07/26.02 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. If the application subsequently meets the WSC Tree Officer approval, the Committee will support the application.

D/23/07/26/3DC/23/0990/HH – Re-consultation - Householder planning application - single storey front extension - 442 Nimbus Way Newmarket Suffolk.

D/23/07/26.03 Resolved

The Committee voiced no objections.

D/23/07/27 Planning Appeals

None noted.

D/23/07/28 East Cambs Planning Applications

The East Cambs District Council Weekly List of Planning Applications for 7th July was noted.

D/23/07/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing
27/06/2023 & 3/07/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	Comments not invited
DCON(A)/20/1025	Application to discharge conditions 4 (HGV condition) and 8 (dust management statement) of DC/20/1025/FUL	Plot 1 Police Station Vicarage Road Newmarket Suffolk	Approved	Comments not invited
DC/23/0092/TPO	TPO 02 (1978) tree preservation order - one Horse chestnut (T1 on order) height reduction by 10 metres	9 Saint Albans Newmarket Suffolk	Withdrawn	Objected
NMA(A)/22/1099	Non material amendment to DC/22/1099/HH - two new rooflights to front elevation	Sefton Cottage Snailwell Road Newmarket Suffolk	Approved	Comments not invited
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	Withdrawn	Comments not invited

D/23/07/30 Delegation Panel Decisions

None noted.

D/23/07/31 Licensing

None noted.

D/23/07/32 Correspondence

- Complaint from a resident regarding speeding on Rowley Drive was noted. The resident will be invited to attend a D&P Meeting. An email will be sent to all Cllrs to remind them of the WSC Parish/Town training event next week which will touch on highway matters.
- Response from WSC regarding application DC/22/1699/FUL – Surrey House was noted. A meeting is to be arranged with WSC to discuss their reliance on misinformation from SCC Highways regarding adequate public transport used to support Town centre housing development decisions and to request that SCC revise their statement regarding Town centre developments.

D/23/07/33 Date of Next Meeting

Monday 7th August 2023 at the Memorial Hall.

Meeting closed at 7:00pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/07/25.01 Resolved</u>	No comment was invited by the Committee.
<u>D/23/07/25.02 Resolved</u>	No comment was invited by the Committee.
<u>D/23/07/25.03 Resolved</u>	The Committee actively encourages responsible tree management and objected to the proposed excessive pruning which could damage the tree which is protected by a TPO. Additional information, including a photo of the tree was requested.
<u>D/23/07/25.04 Resolved</u>	The Committee strongly objected on the grounds of it being an overdevelopment of the site; a lack of parking provision, inadequate public transport, no EV charging provision, loss of privacy for neighbours and UPVC windows in a conservation area. An extension was requested for a site visit to be completed. The Committee support the Suffolk Fire recommendation for a sprinkler system.
<u>D/23/07/26.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.
<u>D/23/07/26.02 Resolved</u>	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. If the application subsequently meets the WSC Tree Officer approval, the Committee will support the application.

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Cathy Whitaker

Subject: FW: Newmarket site meeting follow-up.
Attachments: Sandpit Lane, Thurston - Zebra Crossing Feasibility Rev01.pdf; Newmarket Clocktower roundabout.PNG

From: Matthew Fox <
Sent: 19 June 2023 15:16
To: Cathy Whitaker <
Subject: Newmarket site meeting follow-up.

Pedestrian crossings/refuge islands – Clocktower roundabout and approaches.

This is by far the most complex request made during our meeting and also the most costly to provide by a considerable margin:

Whenever we receive a request for a designated pedestrian crossing (either a traffic light controlled one or Zebra crossing), there are numerous factors that have to be taken into account – the main factors I'll list below, but this list is by no means exhaustive.

Need versus desire:

- We have to balance the request for a crossing with the actual physical need for a crossing – how many pedestrians cross in a given location - both frequency and total number and how many would be reasonably expected in an average day (special occasions or events on the Severalls would not be taken into account for this as they could be addressed with temporary traffic management).
- What is the conflict between vehicles and pedestrian traffic (in it's simplest form, how long does it take for pedestrians to cross the road at this location).
- Has there been any recorded incidents between pedestrians and vehicles in the specific location?

Site restrictions:

- Is there the physical highway space to permit a fully controlled crossing in the location? A crossing must be in a safe location and be installed so as not to impede visibility or access to other road users or private accesses etc. A certain amount of line of site is also required for traffic light controlled crossings.
- In locations where a controlled crossing cannot be provided, a pedestrian refuge island is an alternative suggestion that requires far less road space.
- Any change must be positive and in turn, not cause detriment to any of the highway users be they foot or vehicle traffic.

Impact to traffic.

- Traffic Flow must be taken into account. Particularly in towns such as Newmarket that already have established and long standing problems with traffic movement through town.
- Any form of controlled crossing can massively impact traffic flow – in some cases to the point the crossing becomes more of a problem than the issues it was installed to relieve.
- This is the main reason why Zebra Crossings are no longer commonly installed – as they cause massive disruption to traffic flow that cannot be mitigated.
- Any crossings would have to have the flow of traffic factored into their phasing – particularly when looking at all four approaches to the roundabout and would likely have to be programmed to work with each other – so that flow of vehicles can be maximised against the crossing priorities.

Cost.

- A controlled crossing point is extremely expensive: The cheapest I have seen was circa £90'000 – and I have seen schemes estimated at over £250'000 – each site is different and each can vary hugely depending on the

level of construction needed, but also if Third Party utilities are present etc (for example, Anglian Water will charge over £10'000 to move a water pipe for any form of construction or highways engineering – and fibre optics far more).

- Zebra crossings are cheaper – but have a far higher impact to traffic flow (beginning at circa £40'000) and are unlikely to meet approval here.
- Pedestrian refuge islands are cheaper still – and require the least space and do not effect traffic flow particularly, but do not offer priority to pedestrians. (These are anything from £30'000+)
- Pelican and Puffin crossings are essentially the same (both are traffic light controlled crossings that prioritise pedestrians. The main difference between them is where the signals for pedestrians are located. For Pelican crossings, they are on the opposite side of the road, for Puffins, they are on the same side. Pelican crossings are seen as the safer, if more expensive option (15% or so costlier than Puffins due to the extra infrastructure needed).

The crossing on Fordham Road will likely be the simplest and cheapest – as this is in essence upgrading a normal traffic light to a Pelican or Puffin Crossing light and improving the road crossing point itself. The additional infrastructure required will be minimal to installing an entirely new traffic lighting setup and the phasing of the crossing can be introduced relatively simply into the existing light phases (in essence turning the 3 way lights into 4 way lights – the current priorities would remain the same with an 'as and when' system for the crossing itself). A pedestrian refuge island would not be appropriate here – but could likely be sited closer to the roundabout.

Bury Road will likely be the next simplest location. There are clear lines of site available to install a Pelican Crossing here, subject to approval etc. I believe that the site identified approximately 50 yards further away than the current 'dimple slab' crossing point would be the most likely to receive approval. This is also a site where a refuge island would be a practical (if not as popular) alternative.

The 'courtesy crossing' on the High Street side of the roundabout is not ideal as – in my opinion, it is rather too close to the roundabout itself. The only alternative suggestion for this is to install a crossing further back to increase line of sight. The courtesy crossing would have to be removed (and there would be a loss of parking in the bays to the left as traveling down High Street. Moving back would only be allowed if there was sufficient space between the roundabout and the Rous Road junction (I believe this is marginal as to whether there is space). I do not think the road width is sufficient here to allow for a refuge island without reconstructing areas of the footway to widen the road space available.

Old Station Road is the most tricky of the approaches: This has the most restricted lines of sight for traffic leaving the roundabout and pedestrian attempting to cross. This has also got the closest adjoining junction of all the sites (the Moulton Road junction). I find it unlikely that there would be sufficient space to permit a controlled crossing to be installed between the roundabout and the Moulton Road junction. This is the one approach where I suspect that only a pedestrian refuge island would be considered.

As explained during our site meeting, I can offer advice or suggestions as to the location of potential crossings – or alternatives where possible, but the final authority lies with our Safety and Speed Team and our Asset Management Team for Carriageways.

The next step is to consider a feasibility study and the source of funding required: Suffolk Highways does not have any funding to support these applications from either our Reactive or Capital budgets. Such installations have to be provided at a more local level – usually with a combination of different grants and funding streams (such as CIL, section 106, Strategic works, Local Highways budgets etc). We cannot consider an application until it can be reasonably expected that the scheme can be funded (unless under exceptional circumstances).

A full feasibility study is required in each location where a crossing is requested. This can be a study for the entire roundabout and all approaches – but I suggest breaking this down into the order of preference. From our meeting, I would take that to be:

1. Fordham Road.
2. Bury Road.
3. High Street.
4. Old Station Road.

I have attached a feasibility study that was undertaken in Thurston following a request to turn a courtesy crossing point into either a Zebra or Pelican crossing – so that you can see the level of investigation that is required for each site in the first instance:

This cost of the feasibility report includes for:

- Site visits
- Vehicle survey
- Pedestrian survey
- Design considerations
- Utility requests
- Designer hazard identification
- Design and construction estimate
- Feasibility Report

This report cost £3530.77 (although this was in 2022 and our prices have increased since then). These feasibility studies are often funded by the respective County Councillors from their LHB budget.

I have also attached a very rough site plan above:

Red lines show the approximate locations of the existing dropped kerb/dimple slab crossing points – including the courtesy crossing on the Highstreet.

The Green lines show the suggested ‘best fit’ locations for a traffic light controlled crossing point – these locations are subject to approval, but I believe they are the most likely sites for each of the approaches given the comments on the day.

The Yellow lines show the approximate are where a pedestrian refuge island may be considered as a secondary alternative to a full crossing.

I appreciate there is an awful lot of information in this follow-up. I’m afraid there is no way of reducing the amount and still giving you a reasonably comprehensive update. I’m more than happy to arrange another meeting or to answer any additional questions you might have – I’m also available on Microsoft Teams or over the phone if you wish to discuss any matters. As we hinted on during our meeting – I can go a fair way into the process before any costs are involved for any particular issue.

Kind regards.

Matthew Fox,

Community Liaison Engineer.

Suffolk Highways | Rougham Service Delivery Centre, Rougham Industrial Estate, Bury St Edmunds, Suffolk, IP30 9ND

Tel: 0345 606 6171 www.suffolk.gov.uk/highways

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 10 th , 17 th & 24 th July						
DC/23/1083/TCA <u>Trees in a conservation area notification - one Elm (marked with circle on plan) lateral crown reduction by 1.5 metres over Highgate lodge and crown lift to 4.5 metres above ground level over Highgate lodge.</u> Highgate Lodge Snailwell Road Newmarket Suffolk CB8 7DP	Conservation Area	Daniel Gospel	Ms Paula George	Councillor Rachel Hood Councillor Susan Jane Perry	Wed 02 Aug 2023	no
DC/23/1080/TCA <u>Trees in a conservation area notification - group shrub (as on plan) remove up to 2 metres overhanging boundary from rear of number 40 and encroaching the garden at number 4 pushing boundary fence.</u> 4 34 Mill Mews Mill Hill Newmarket Suffolk CB8 OJB		Daniel Gospel	Mrs Olivia Zeng	Councillor Rachel Hood Councillor Susan Jane Perry	Wed 02 Aug 2023	no
NMA(B)/20/0174 <u>Non material amendment to DC/20/0174/VAR - a. windows and doors colour changed to RAL 7015 b. terrace doors to have fan lights above c. confirmation of balcony mesh and colour</u> The Silks 69 Exning Road 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	Penny Mills	Anchor Hanover Group	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow		no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/23/0912/ADV <u>Advertisemtn application - three non-illuminated fascia signs and one non-illuminated totem sign</u> Denmark House Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk CB8 7AU		Savannah Cobbold	Mr Jeremy Fentiman	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Mon 21 Aug 2023	no
DC/23/1089/TCA <u>Trees in a conservation area notification - one Mulberry (T022 on plan) fell</u> Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA	Conservation Area	Daniel Gospel	Mr Will Temple	Councillor Rachel Hood Councillor Susan Jane Perry	Fri 11 Aug 2023	no
NMA(E)/13/0408 <u>Non-material amendment of DC/13/0408/OUT for the re-wording of condition 3</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL <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>		Julie Barrow		Councillor Janne Nicholas Jarvis Councillor Michael Anderson		no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/23/1115/TPO <u>TPO (1977/04) tree preservation order - two Horse Chestnut (as indicated on plan, G3 on order) reduce spread on garden side by 2 metres back to previous pruning points, reduce spread on opposite side above driveway by 2-2.5 metres back to previous pruning points, raise canopy by 1.5 metres</u> 95 St Philips Road Newmarket Suffolk CB8 OES		Clare Oliver	Mr Cockerton	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow	Wed 09 Aug 2023	no
DCON(B)/20/1025 <u>Application to discharge conditions 7 (surface water and surface treatment) of DC/20/1025/FUL</u> Police Station Vicarage Road 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>		Savannah Cobbold	Mr Andrew Price	Councillor Rachel Hood Councillor Susan Jane Perry	Wed 16 Aug 2023	no
DC/23/1158/TCA <u>Trees in a conservation area notification - one Ailanthus (T3 on plan) - remove deadwood and broken branch hanging above car park and Crown lift to clear roof by 2.5 metres</u> Communal Land Abernant Drive Newmarket Suffolk CB8 OFH	Conservation Area	Daniel Gospel	Flaxfields	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow	Wed 16 Aug 2023	no

DC/23/1181/TPO <u>TPO 008(2019)) tree preservation order - one Horse Chestnut (5 on plan and T2 on order) reduce two limbs above roof and gardens of adjacent property by three metres</u> Communal Land Abernant Drive Newmarket Suffolk CB8 0FH	Conservation Area	Gregory McGarr	Goodge	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow		no
DC/23/1133/ADV <u>Application for advertisement consent - a. two externally illuminated fascia signs b. one internally illuminated fascia</u> 15 High Street Newmarket Suffolk CB8 8LX		Clare Oliver	Hannah Purse	Councillor Rachel Hood Councillor Susan Jane Perry	Tue 15 Aug 2023	no
DC/23/1156/TCA <u>Trees in a conservation area notification - one Sycamore (yellow on plan) cut back branches overhanging adjacent property by up to 1.5 metres to boundary wall</u> Bedford House Stables 7 Bury Road Newmarket Suffolk CB8 7BX	Conservation Area	Daniel Gospel	Rae	Councillor Rachel Hood Councillor Susan Jane Perry	Wed 16 Aug 2023	no
DC/23/1189/TCA <u>Trees in conservation area notification - one Catalpa (marked green on plan) - overall crown reduction by up to three metres</u> Green Lodge The Severals Newmarket Suffolk CB8 7BS	Conservation Area	Daniel Gospel	Mr Christopher Ranson	Councillor Rachel Hood Councillor Susan Jane Perry	Fri 18 Aug 2023	no

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 14th July 2023

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

Reference: 21/00720/DISB

Officer: Toni Hylton

Date application valid: 11th July 2023

Parish: Ashley

Location: Site West Of 22 To 30 High Street Ashley Suffolk

Proposal: To discharge Condition 5 (surface water drainage system) 14 (soft & hard landscaping) of decision dated 1 November 2021 for 21/00720/VARM To vary Condition 1 (Approved Plans) of previously approved 18/01704/FUM for demolition of existing dwelling (No.28 High Street) and construction of 10 dwellings together with vehicular access, surface water drainage, landscaping and associated infrastructure

Applicant:

PR Build
FAO Mr Simpson
Home Court Farm
Diddington
St Neots
PE19 5XT

Agent:

Goose Architects Ltd
FAO Mr Angus Jackson
Studio 18
23 King Street
Cambridge
CB1 1AH

Grid Reference: 569679 261432

Reference: 23/00764/TRE

Officer: Kevin Drane

Date application valid: 10th July 2023

Parish: Burwell

Location: Tollgate Cottage 8 Hythe Lane Burwell Cambridge CB25 0EH

Proposal: T1 Norway Maple var. Crimson King (purple leave) - Reduce height/width by up to 2m
T2 Wild Plum - Remove/reduce branch that is growing towards adjoining Honey Locust tree

Applicant:

Mr Kenneth Graham
Tollgate Cottage
8 Hythe Lane
Burwell
Cambridge
CB25 0EH

Agent:

Grid Reference: 558544 267246

Reference: 23/00766/TPO
Officer: Kevin Drane

Date application valid: 10th July 2023
Parish: Burwell

Location: Land And Buildings On The West Side Of Low Road Burwell Cambridgeshire

Proposal: T1 Ash - Cut back x1 limb approximately 4-5m back to fence line to clear building and re balance remaining crown (as per photo 1).
T2 Ash - Remove x2 lowest large limbs over house and trim back remaining crown approximately 3-4m to clear building and rebalance crown. Tree has large amounts of dead branches with a sparse crown. Suspect Ash die back but cannot confirm (as per photo 3).
T3 Sycamore - Cut back by approximately 3-4m lateral branches only to fence line

Applicant:
Rebecca
16 Murton Close
Burwell
Cambridge
CB25 0DT

Agent:
Lp Tree Care Ltd
FAO Mr Luke Pooley
4 Pasture Way
Beck Row
Suffolk
IP28 8ZF

Grid Reference: 558353 267249

Reference: 23/00774/TCON
Officer: Kevin Drane

Date application valid: 11th July 2023
Parish: Burwell

Location: 9 Copperfield Way Burwell Cambridge CB25 0PA

Proposal: To comply with Condition 8 (Tree Topping, Lopping and Felling) of Decision Notice 02/00312/FUL

Applicant:
Mr Robert Negus
9 Copperfield Way
Burwell
Cambridge
CB25 0PA

Agent:
Hudson Timber
FAO Mr Ben Hudson
Beach House
25 Greenside
Waterbeach
Cambs
CB25 9HW

Grid Reference: 559290 266305

Reference: 23/00754/FUL
Officer: Rachael Forbes

Date application valid: 6th July 2023
Parish: Cheveley

Location: Newholme 204 High Street Cheveley Cambridgeshire CB8 9RH

Proposal: Proposed side extension

Applicant:
Mr W Jeffery
11 High Street
Cheveley
Cambridgeshire
CB8 9DQ

Agent:
Lynwood Associates Ltd
FAO Mr Dennis Brocklesby
Lynwood House
Murray Park
Newmarket
CB8 9BU

Grid Reference: 568419 260404

Reference: 23/00765/FUL

Officer: Dan Smith

Date application valid: 10th July 2023

Parish: Chippenham

Location: Hadham Industrial Estate Storage Unit Norwich Road Kennett Suffolk

Proposal: Change of use from agricultural storage to B8 warehouse with ancillary office accommodation and construction of access to highway

Applicant:

Hadham Industrial Estates Newmarket Ltd
C/O The Agent

Agent:

Eddisons Barker Storey Matthews
FAO Ms Kate Wood
The Lawns
33 Thorpe Road
Peterborough
PE3 6AB

Grid Reference: 568067 267187

Reference: 23/00768/FUL

Officer: Cassy Paterson

Date application valid: 11th July 2023

Parish: Fordham

Location: 10 Bishops Field Fordham Ely Cambridgeshire CB7 6AA

Proposal: Single storey rear extension, garage conversion and reposition rear fence

Applicant:

Mr A Treidl & Ms I Rusu
10 Bishops Field
Fordham
Ely
Cambridgeshire
CB7 6AA

Agent:

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

Grid Reference: 562208 271052

Reference: 23/00763/TRE

Officer: Kevin Drane

Date application valid: 10th July 2023

Parish: Snailwell

Location: Appletrees 17 The Green Snailwell Newmarket Suffolk

Proposal: T1 Cedar - Crown Reduce by up to 2m to reduce overhang over driveway

Applicant:

Mr Michael Wallis
Appletrees
17 The Green
Snailwell
Newmarket
Suffolk
CB8 7LS

Agent:

S R Landscape Services
FAO Mr Shaun Reader
Coquet House
Heath Road
Burwell
Cambs
CB25 0AP

Grid Reference: 564583 267425

Reference: 23/00744/FUL

Officer: Lisa Moden

Date application valid: 3rd July 2023

Parish: Soham

Location: 20A Sand Street Soham Ely Cambridgeshire CB7 5AA

Proposal: Rear extension

Applicant:

Mr and Mrs Chris and Lisa Negus
20A Sand Street
Soham
Ely
Cambridgeshire
CB7 5AA

Agent:

Andrew Fleet Ltd
FAO Miss Ines Larwood-Smith
6 Regent Place
Soham
CB7 5RL

Grid Reference: 559617 272734

Reference: 23/00748/FUL

Officer: Lisa Moden

Date application valid: 10th July 2023

Parish: Soham

Location: Wardens House 36 The Crescent Soham Cambridgeshire CB7 5AG

Proposal: Single storey front extension to form new entrance and downstairs shower room

Applicant:

Mrs Jean Allgood
Wardens House
36 The Crescent
Soham
Cambridgeshire
CB7 5AG

Agent:

LPS Architecture
FAO Mr Young
18 Langham Barns
Langham Lane
Colchester
CO4 5ZS

Grid Reference: 559933 272727

Reference: 20/01077/DISA

Officer: Toni Hylton

Date application valid: 13th July 2023

Parish: Soham

Location: Great Hasse Farm Hasse Road Soham Ely Cambridgeshire

Proposal: To discharge Conditions 3 (contamination) 6 (foul & surface water drainage) 7 (foul water drainage treatment) 10 (boundary treatment) 11 (soft landscaping) 12 (external materials) 17 (biodiversity improvements) 18 (energy & sustainability strategy) of decision dated 17 August 2020 for 20/01077/FUM Proposed Application to Convert 2 Existing Barns with C3 use into 11 New Units As Previously Approved 19/00012/LRN and 19/00013/LRN

Applicant:

Mr Dilip Shah
Land North Of Units 41-50 Hasse Road
Soham
Ely
CB7 5UW

Agent:

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

Grid Reference: 560859 276633

Reference: 21/01833/DISA

Officer: Holly Chapman

Location: 36 Bancroft Lane Soham Ely Cambridgeshire CB7 5DG

Date application valid: 6th July 2023

Parish: Soham

Proposal: To discharge conditions 5 (foul & surface water scheme) 8 (drainage measures on access & hard standing 11 (biodiversity scheme) of decision dated 10 June 2022 for 21/01833/OUT Proposed demolition of existing dwelling and erection of 2 No new dwellings and associated works

Applicant:

Swift Building Company Ltd
FAO Mr G Argent
C/O Agent

Agent:

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

Grid Reference: 559489 274612

Reference: 22/00917/DISA

Officer: Holly Chapman

Location: 36 Bancroft Lane Soham Ely Cambridgeshire CB7 5DG

Date application valid: 6th July 2023

Parish: Soham

Proposal: To discharge Condition 10 (root protection barriers) of decision dated 16 May 2023 for 22/00917/RMA Reserved matters for appearance, landscaping, layout and scale of previously approved 21/01833/OUT for proposed demolition of existing dwelling and erection of 2 new dwellings and associated works

Applicant:

Swift Building Company
FAO Mr G Argent
C/O Agent

Agent:

Greg Saberton Design
FAO Mr Greg Saberton
Tom's Hole Barn
Branch Bank
Prickwillow
Ely
Cambs
CB7 4UR

Grid Reference: 559489 274612

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 28th July 2023

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

Reference: 23/00805/FUL

Officer: Cassy Paterson

Location: 41 Toyse Lane Burwell Cambridge CB25 0DF

Date application valid:

20th July 2023

Parish:

Burwell

Proposal: Single storey rear extension and replacement garage

Applicant:

Mr And Mrs Michael And Margaret Ellwood
41 Toyse Lane
Burwell
Cambridgeshire
CB25 0DF

Agent:

Workshop76 Ltd
FAO Mr Matt Lowther
15 Cage Hill
Swaffham Prior
Cambridge
CB25 0JS

Grid Reference: 559101 267643

Reference: 23/00825/TRE

Officer: Kevin Drane

Location: 1 Hatley Drive Burwell Cambridgeshire CB25 0AY

Date application valid:

24th July 2023

Parish:

Burwell

Proposal: T1 Contorted Hazel - Cut back spread only on garden side by 1m and shape into remainder of canopy

T2 Prunus - Reduce height by 2m, reduce spread on all sides by 1-1.5m to shape round

T3 Purple Prunus - Reduce height by 1m, reduce spread on all sides by 1m and shape round

Applicant:

Mr James Pavey
1 Hatley Drive
Burwell
Cambridgeshire
CB25 0AY

Agent:

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

Grid Reference: 558633 267333

Reference: 23/00835/TRE

Officer: Kevin Drane

Date application valid: 27th July 2023

Parish: Burwell

Location: 10 Old Lode Court Burwell Cambridge Cambridgeshire CB25 0FF

Proposal: T1 Ash - Remove 3 lowest limbs over garden neighbouring garden to lift canopy
G1 X 2 neighbouring Conifers - Reduce back to boundary as encroaching garden

Applicant:

Mark Van'wyk
10 Old Lode Court
Burwell
Cambridgeshire
CB25 0FF

Agent:

S J Harrison Tree Services
FAO Mr Harrison
73 Hall Farm Cottages
Stetchworth
Newmarket
CB8 0TX

Grid Reference: 558727 268011

Reference: 23/00801/FUL

Officer: Rachael Forbes

Date application valid: 19th July 2023

Parish: Fordham

Location: 23 Church Street Fordham Ely Cambridgeshire CB7 5NJ

Proposal: Construction of garage /gymnasium and associated works

Applicant:

Mr & Mrs Muller
23 Church Street
Fordham
Cambridgeshire
CB7 5NJ

Agent:

AJS Architecture Ltd
FAO Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
CB8 8QE

Grid Reference: 563245 270763

Reference: 23/00807/FUL

Officer: Gemma Driver

Date application valid: 20th July 2023

Parish: Fordham

Location: Trinity Hall Farm Collins Hill Fordham Cambridgeshire CB7 5PD

Proposal: Change of use of traditional farm buildings to provide 5no. dwellings

Applicant:

Trinity Hall
C/O Agent

Agent:

Bidwells
FAO Miss Louise Newton
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Grid Reference: 563468 270370

Reference: 23/00810/ARN

Officer: Gemma Driver

Date application valid:

20th July 2023

Parish:

Fordham

Location: Trinity Hall Farm Collins Hill Fordham Cambridgeshire CB7 5PD

Proposal: Change of use from agricultural barn to 1no. dwelling houses

Applicant:

Trinity Hall
C/O Agent

Agent:

Bidwells
FAO Miss Louise Newton
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Grid Reference: 563468 270370

Reference: 23/00811/ARN

Officer: Gemma Driver

Date application valid:

21st July 2023

Parish:

Fordham

Location: Trinity Hall Farm Collins Hill Fordham Cambridgeshire CB7 5PD

Proposal: Change of use from agricultural building to 4no. dwelling houses

Applicant:

Trinity Hall
C/O Agent

Agent:

Bidwells
FAO Miss Louise Newton
Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Grid Reference: 563468 270370

Reference: 23/00824/TRE

Officer: Kevin Drane

Date application valid:

24th July 2023

Parish:

Fordham

Location: 30 Mill Lane Fordham Cambridgeshire CB7 5NQ

Proposal: T1 Birch - Fell as dead

G1 2x Birch - Reduce height by 4 - 4.5m, reduce spread on all sides by up to 1.5m to shape,
remove ivy from main stem

Applicant:

Cheffins
30 Mill Lane
Fordham
Cambridgeshire
CB7 5NQ

Agent:

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

Grid Reference: 563083 270604

Reference: 23/00794/CLP
Officer: Lisa Moden

Date application valid: 19th July 2023
Parish: Soham

Location: 22 Chestnut Drive Soham Cambridgeshire CB7 5FW

Proposal: Single storey side infill extension

Applicant:

Mr Tony Sidebotham
22 Chestnut Drive
Soham
Cambridgeshire
CB7 5FW

Agent:

AHP Design Ltd
FAO Mr Leigh Graves
Unit 3
Goodwin Business Park
Newmarket
CB8 7SQ

Grid Reference: 559025 273915

Reference: 23/00795/FUL
Officer: Cassy Paterson

Date application valid: 19th July 2023
Parish: Soham

Location: 6 Redshank Close Soham Cambridgeshire CB7 5FG

Proposal: Integrated garage conversion into additional bedroom

Applicant:

Mr Daniel Miles
6 Redshank Close
Soham
Ely
CB7 5FG

Agent:

Grid Reference: 558645 274418

Reference: 23/00804/VAR
Officer: Rachael Forbes

Date application valid: 20th July 2023
Parish: Soham

Location: 5B Barway Road Barway Ely Cambridgeshire CB7 5UA

Proposal: To vary conditions 1 (approved plans) and 3 (external materials) of previously approved 20/01183/FUL for a proposed new dwelling with associated access and garaging

Applicant:

Mr Jack Fletcher
Invision House
Willbury Way
Hitchin
Hertfordshire
SG4 0TY

Agent:

Mr Tom Brown
22 North End
Higham Ferrers
Rushden
NN10 8JB

Grid Reference: 554988 275882

Reference: 23/00806/FUM

Officer: Gavin Taylor

Location: 28A The Cotes Soham Ely Cambridgeshire CB7 5EP

Date application valid: 20th July 2023

Parish: Soham

Proposal: Erection of 2 No. replacement poultry sheds with associated feed bins

Applicant:

IHP Ltd
FAO Mr A Iqbal
Bell Farm
Shantock Hall Lane
Bovingdon
Hemel Hempstead
HP3 0NQ

Agent:

Ian Pick Associates Ltd
FAO Mr Ian Pick
Station Farm Offices
Wansford Road
Nafferton
Driffield
YO25 8NJ

Grid Reference: 557231 275244

Reference: 23/00601/AGN

Officer: Rachael Forbes

Location: 1 The Shade Soham Ely Cambridgeshire CB7 5DE

Date application valid: 25th July 2023

Parish: Soham

Proposal: Extension to an agricultural building used for machinery and storage

Applicant:

Mr S Phillips
C/O Agent

Agent:

Churchgate Property
FAO Mr Peter Jonason
Westfield Farm
Northfield Road
Soham
Ely
Cambridgeshire
CB7 5UF

Grid Reference: 558609 274603

Reference: 19/01187/DISC

Officer: Catherine Looper

Location: Site North West Of 34 Bancroft Lane Soham Cambridgeshire CB7 5DG

Date application valid: 26th July 2023

Parish: Soham

Proposal: To discharge condition 8 (piling foundations) of decision dated 12/11/2019 for 19/01187/OUT for the demolition of existing structures and erection of up to seven dwellings and associated development

Applicant:

Adinam Limited
FAO Steve Wright
53 Lord Mayors Cottage
The Street
Suffolk
IP28 6AA

Agent:

Cameron Bosque Brookes Architects
FAO Mr Grant Cameron
49 York Street
Cambridge
CB1 2PZ

Grid Reference: 559434 274641

Reference: 23/00782/FUL

Officer: Lisa Moden

Date application valid: 21st July 2023

Parish: Woodditton

Location: 64 Ditton Green Woodditton Newmarket Suffolk CB8 9SQ

Proposal: Single storey rear extension

Applicant:

Mr & Mrs Hale
64 Ditton Green
Woodditton
Newmarket
Suffolk
CB8 9SQ

Agent:

AT Architects
Kingsley House
63 Holly Walk
Leamington Spa
CV32 4JG

Grid Reference: 565782 258112

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Decision List

Weeks commencing 10 th , 17 th & 24 th July	NTC Comments
DC/23/0844/TCA Trees in a conservation area notification - one Oak (red on plan) overall crown reduction by three metres 6 Bury Road Newmarket Suffolk CB8 7BP	 The Committee voiced no objection.
DC/23/0644/FUL Planning application - removal of signage on front and rear elevations, including removal of ATM and making good with matching brickwork 58 - 60 High Street Newmarket Suffolk CB8 8LB	 The Committee voiced no objections to this application, subject to condition of retaining the two front nightsafe plates on the building - as per the amended plans.
DC/23/0645/LB Application for listed building consent - a. removal of signage on front and rear elevations, including removal of ATM and making good with matching brickwork; b. internal alterations including removal of counter, furniture, equipment, stud partitions / glazed screens and doors 58 - 60 High Street Newmarket Suffolk CB8 8LB	 The Committee strongly objected to the removal of the historic night safe located on the right-hand side of the outside of the building and requests that this remains. Subject to the approval of the WSC Listed Buildings Officer, there were no other objections.
DC/23/0313/FUL Planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of existing Radiograph unit Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG	 The Committee confirmed its support for this application.

Decision List

DC/23/0313/FUL <u>Planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of existing Radiograph unit</u> Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG	 The Committee confirmed its support for this application.
DC/23/0967/FUL <u>Planning application - single storey side extension</u> Caps Cases Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk CB8 7AU	 The Committee voiced no objections.
DC/23/0105/FUL <u>Planning application - Installation of two air source heat pumps in lower-courtyard area</u> 1 The Avenue Newmarket Suffolk CB8 9AA	 The Committee voiced no objections.
DC/23/0787/HH <u>Householder planning application - two storey side and rear extension and single storey rear extension</u> 15 Portland Road Newmarket Suffolk CB8 0NP	 The Committee voiced no objections, subject to it not impacting on neighbours right to light.
DC/23/0470/FUL <u>Planning application - change of use of library (use Class F1 (d)) to mixed use (sui-generis), to allow store rooms to be used as a building society (use class E - commercial, business and service)</u> 24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk CB8 8EQ	 The Committee voiced no objections.

Decision List

NMA(E)/13/0408 <u>Non-material amendment of DC/13/0408/OUT for the re-wording of condition 3</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	 Comments not invited.
DC/23/0993/TCA <u>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</u> 50A Bury Road Newmarket Suffolk CB8 7BT	 The Committee voiced no objections.
DC/23/0968/CLP <u>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</u> La Grange House Fordham Road Newmarket Suffolk CB8 7AA	 Comments not invited.
DC/23/0924/TPO <u>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</u> 61 Edinburgh Road Newmarket Suffolk CB8 0QD	 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>Householder planning application - single storey rear extension</u> Bury Lodge 56 Bury Road Newmarket Suffolk CB8 7BT	 The Committee voiced no objections.

Decision List

DC/23/0785/HH <u>Householder planning application - second floor extension and loft conversion with replacement roof</u> 80 Weston Way Newmarket CB8 7SF	 The Committee objected on it being an overdevelopment of the site, design, appearance and material used, neighbours right to light (overshadowing) and privacy and it being out of character for the area.
DC/23/0515/ADV <u>Application for advertisement consent - a. one non-illuminated fascia sign b. one non illuminated parking sign c. one non illuminated wall sign d. one wall directional sign e. one non illuminated name sign</u> Lushington House 119 High Street Newmarket Suffolk CB8 9AE	 The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.
DC/23/0506/LB <u>Application for listed building consent - replacement and installation of two name signs</u> Lushington House 119 High Street Newmarket Suffolk CB8 9AE	 The Committee voiced no objections subject to the approval of the WSC Listed Buildings Officer.
DC/23/0470/FUL <u>Planning application - change of use of library (use Class F1 (d)) to mixed use (sui-generis), to allow store rooms to be used as a building society (use class E - commercial, business and service)</u> 24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk CB8 8EQ	 The Committee voiced no objections.

Decision List

DC/23/0383/FUL <u>Planning application - a. installation of bi-fold doors b. raised decking area c. retractable canopy to front elevation</u> 5 All Saints Road Newmarket Suffolk CB8 8ES	 The Committee voiced no objections subject to confirmation of ownership of the land, if a pavement licence was required and that opening times be restricted to 23:00 on week days and midnight at the weekend.
DCON(C)/13/0408 <u>Application to discharge conditions 6 (phasing plan), 17 (construction method statement), 18 (ecological mitigation strategy) and 19 (tree protection scheme) of DC/13/0408/OUT</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	Condition(s) part  Comments not invited.

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

Case Officer: Dave Beighton
Direct Line: 01638 719470
Email: planning.help@westsuffolk.gov.uk

Order no: TPO/015(2023)

Today's date: 25 July 2023

Tree Preservation Order - TPO/015(2023)

**Location: Garage At, Nowell Lodge, Fordham Road ,
Newmarket, Suffolk**

This is a notification that the above Tree Preservation Order was made by the Council on 25 July 2023.

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

Dave Beighton

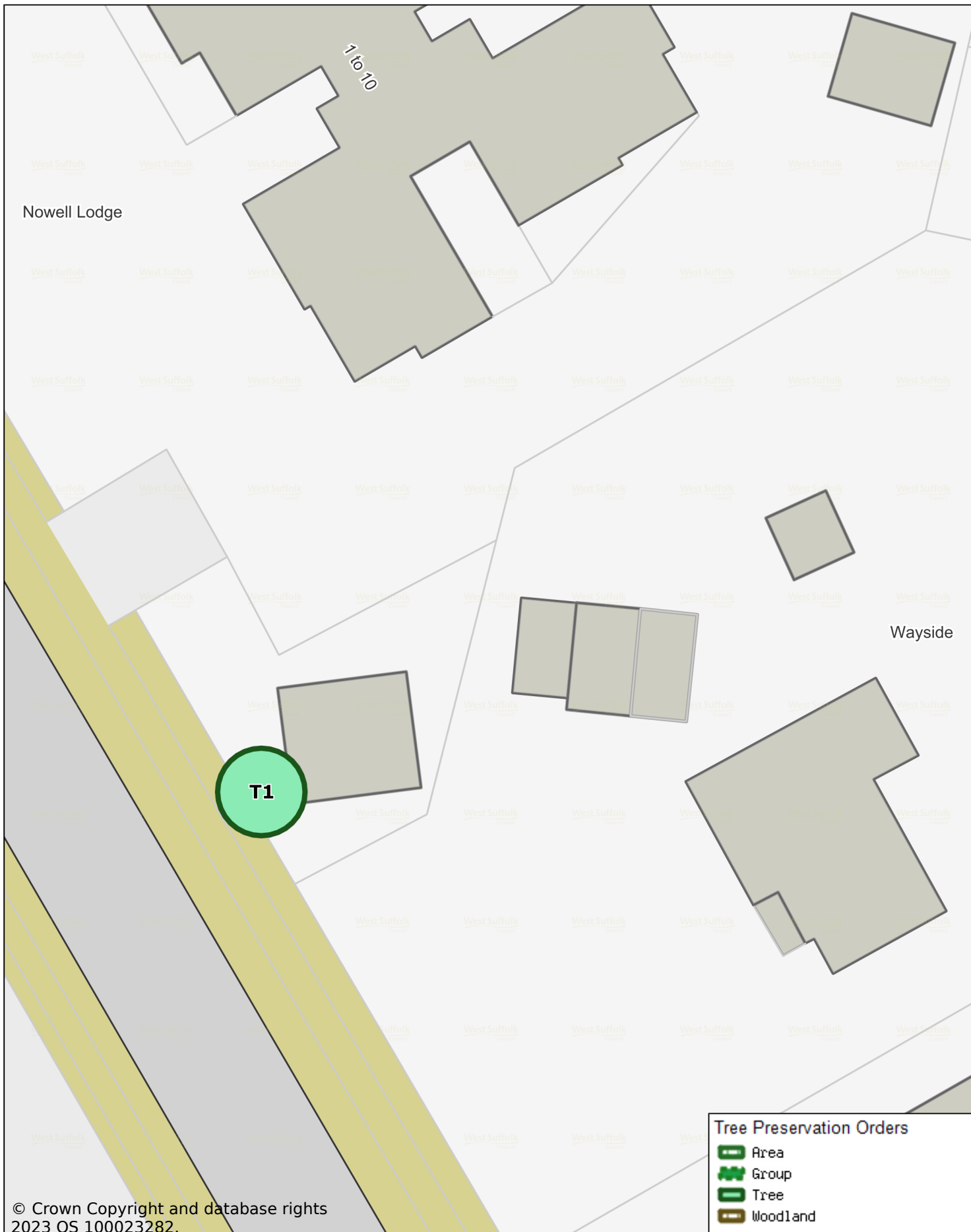
Dave Beighton
Principal Planning Officer

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

Objections and representations

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

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



TPO/015(2023) - Garage at Nowell Lodge, Fordham Road, Newmarket

Scale: 1:250

Printed on 2023-07-21 10:52:22

by DBrighton@SEBC_DOMAIN

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West Suffolk
Council



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IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

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

**Tree Preservation Order TPO/015(2023)
Garage At, Nowell Lodge, Fordham Road, Newmarket**

THIS IS A FORMAL NOTICE to let you know that on 25th July 2023 the Council made the above Tree Preservation Order.

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

The Council have made the Order because:

The tree is in fair condition, with good crown vitality at approximately 8m in height. The tree is visible from the adjacent Fordham Road providing a good contribution to the surrounding visual amenity.

The Order took effect, on a provisional basis, on 25th July 2023. It will continue in force on this basis for a further six months or until the Order is confirmed by the Council, whichever first occurs.

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

If you would like to make any objections or other comments, please make sure we receive them in writing by 22nd August 2023. Your comments must meet regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is attached. Please send your comments to the Head of Planning and Regulatory Services at the address shown below. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. You should bear in mind that any representations submitted may be made available for public inspection.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Dave Beighton, on 01638 719470, who will be pleased to help you.

Opinion

The Guardian view on closing train station ticket offices: the wrong route

Editorial

Modernisation does not have to mean closures and cuts. The government and train companies should think again

Sun 16 Jul 2023 18.30 BST



In 1963, as the cost-cutting axe **fell** on railway branch lines across the country, the popular songwriters Flanders and Swann **mourned** their loss in elegiac verse: “No one departs, no one arrives / From Selby to Goole, from St Erth to St Ives / They’ve all passed out of our lives.”

Sixty years on, the prospect of a similarly brutal cull looms over almost every station ticket office in England. As part of an exercise as shortsighted, sweeping and peremptory as the mass line closures imposed by Dr Richard Beeching in the 1960s, train companies recently **announced** plans to phase out hundreds of ticket offices over the course of the next three years. A token public consultation period for this proposal – risibly short at a mere 21 days – will end in less than two weeks’ time. After that perfunctory nod to **growing** public disquiet, the process of pulling down the shutters at the vast majority of the country’s 1,007 remaining ticket offices is due to begin.

This is a process which needs to be stopped in its tracks. The train operators – pressured by a government which, here as in other matters, knows the price of everything and the value of nothing – have presented the closures as part of a necessary modernisation programme. It is true that most train tickets are now sold digitally or at station vending machines. But the suggestion that, from Purley to Preston, ticket office staff will be liberated to take up “**new and engaging**” platform roles is for the birds. The transparent end goal is to save money by radically reducing the number of staff necessary to run a functioning station.

The downsides of going down this path are multiple: confused passengers seeking expert help en route, or before departure, will be left to talk to the wall; disabled people relying on assistance and in need of a supportive travel environment will receive a far poorer service; women returning home in the dark will feel less secure; and the elderly, the less digitally savvy and the digitally excluded will find rail travel more difficult and more off-putting. As a bare minimum, a full equality impact assessment should be undertaken before any closures take place.

More broadly, at a time when the government should be thinking of ways to encourage more people to use public transport instead of their cars, the plans testify to an abject failure of imagination. “Modernisation” does not have to mean closures and cuts, justified by a kind of digital determinism. In Switzerland, for example, the national railway company has collaborated with a food retailer to offer the full range of ticket services in station shops. Liverpool city region has used devolved powers to pilot similar schemes on the Merseyrail network. The Rail Reform Group, a campaigning body made up of senior rail professionals, has made the [case](#) for investing in stations as community hubs and information centres, incorporating ticketing services.

When valued and peopled, train stations can be welcoming and energising places. They can be rethought and reconfigured for digital times, but preserving the human factor must be non-negotiable. Or as the former Paralympian Tanni Grey-Thompson put it last week in a [tweet](#): “So far all my assistance has gone well today. Do you know what made it work? People. People being at the station.”

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Remind me in September



Opinion

