

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
T O W N C O U N C I L

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting of the
Development and Planning committee
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 21st 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:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
2. **Apologies** - To receive and accept apologies for absence
3. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meeting held 7th August 2023**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes 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
6. **To consider if Newmarket Neighbourhood Plan policies impact on planning applicationsfor consideration**
7. **Planning applications** – West Suffolk Council, weeks commencing 31/07/2023 & 07/08/2023
8. **Planning applications** – Amended and Deferred Plans
9. **Planning Appeals** – to discuss any notified appeals
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 31/07/2023 & 07/08/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To discuss any Licensing applications
14. **Transport** - to consider a response to Suffolk County Council's proposal for restoration of a bus service between Newmarket and Haverhill
15. **Planning comments** – to discuss a response to planning applications regarding parking & public transport links (verbal)
16. **Correspondence**
17. **Date of next meeting** – 4th September 2023

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 15th 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 • WSC Local Plan policies • Newmarket Neighbourhood Plan • Newmarket Conservation Area Appraisal (adopted September 2009)
Key principle of the NPPF – presumption in favour of sustainable development. For decision-taking this means granting permission unless: • the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or • <i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits</i>	
Matters which are not material planning considerations	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	

Parking Guidance for Use Classes C3 and C4: Dwelling houses and houses in multiple occupation

Family houses, or house occupied by up to six residents living together as a single household, or Houses in Multiple Occupation (HMO)¹³, including a household where care is provided for residents.

Standard: Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum*	Minimum	Minimum	Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated
2 bedrooms	2 spaces per dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g., warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is provided within curtilage of dwelling, then 2 covered & secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	

¹³ Houses in multiple occupation (Class C4) are defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

Informative notes:

*Standards exclude garages under 6m x 3m (internal dimension) as a parking space but can include undercroft parking and car ports providing, they have no other current or potential use.

**Reduction in this figure may be considered with robust and 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 7th August 2023 at 6.15pm

Attendance:

Councillor A Drummond (Chairman)
Councillor J Berry
Councillor P Hulbert

Councillor R Nobbs
Councillor S Perry

Also Present: T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as observer and M Fox – SCC Highway Engineer.

	Minute	Action by
D/23/08/1	<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/23/08/2	<u>Apologies</u> Apologies were received from Cllrs Harvey, Hood and Kavanagh. Cllr Clover was absent.	
D/23/08/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/23/08/4	<u>To Confirm the Minutes of the Meeting Held on 17th July 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 17th July 2023 and the following was agreed: <u>D/23/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th July 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. <i>Cllr Berry joined the meeting.</i> There were no matters arising.	
D/23/08/5	<u>M Fox – SCC Highway Engineer</u> A recent site visit to the Severals and Clock Tower area regarding pedestrian access to the Pavilion and Severals was discussed. The following was agreed: <u>D/23/08/5.01 Recommendation</u> That a feasibility study be conducted for a pedestrian crossing to be added to	

traffic lights on Fordham Road and respite islands for Old Station Road and Bury Road.

Mr Fox left the meeting.

D/23/08/6 Public Open Session

No members of the public were present.

D/23/08/7 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 30 - Shopfronts.

D/23/08/8 Planning Applications

Week Commencing 10/07/2023, 17/07/2021 & 24/07/2023

D/23/08/8/1 DC/23/1083/TCA - 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 - Highgate Lodge Snailwell Road Newmarket Suffolk.

D/23/08/8.01 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/23/08/8/2 DC/23/1080/TCA - 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 – 4 34 Mill Mews Mill Hill Newmarket Suffolk.

D/23/08/8.02 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/23/08/8/3 NMA(B)/20/0174 - 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 - The Silks 69 Exning Road Newmarket Suffolk.

D/23/08/8.03 Resolved

No comment was invited by the Committee.

D/23/08/8/4 DC/23/0912/ADV - Advertisement application - three non-illuminated fascia signs and one non-illuminated totem sign - Denmark House Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk.

D/23/08/8.04 Resolved

The Committee voiced no objections.

D/23/08/8/5 DC/23/1089/TCA - Trees in a conservation area notification - one Mulberry (T022 on plan) fell - Fairstead House School Fordham Road Newmarket Suffolk.

D/23/08/8.05 Resolved

The Committee actively encourages responsible tree management does not object to this application, subject to the approval of the WSC Tree Officer. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/23/08/8/6 NMA(E)/13/0408 - Non-material amendment of DC/13/0408/OUT for the re-wording of condition 3 Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL.

D/23/08/8.06 Resolved

No comment was invited by the Committee.

D/23/08/8/7 DC/23/1115/TPO 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 - 95 St Philips Road Newmarket Suffolk.

D/23/08/8.07 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/23/08/8/8 DCON(B)/20/1025 - Application to discharge conditions 7 (surface water and surface treatment) of DC/20/1025/FUL - Police Station Vicarage Road Newmarket Suffolk.

D/23/08/8.08 Resolved

No comment was invited by the Committee.

D/23/08/8/9 DC/23/1158/TCA - 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 - Communal Land Abernant Drive Newmarket Suffolk.

D/23/08/8.09 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/23/08/8/10 DC/23/1181/TPO 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 - Communal Land Abernant Drive Newmarket Suffolk.

D/23/08/8.10 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/23/08/8/11 DC/23/1133/ADV - Application for advertisement consent - a. two externally illuminated fascia signs b. one internally illuminated fascia 15 High Street Newmarket Suffolk.

D/23/08/8.11 Resolved

The Committee voiced no objection, subject to meeting the Shopfront Policy and that the signs are only illuminated during opening hours and until 9:pm at the latest. The Committee also noted the air-conditioning unit on the shopfront and questioned the suitability of it being positioned there in a Conservation area.

D/23/08/8/12 DC/23/1156/TCA - 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 - Bedford House Stables 7 Bury Road Newmarket Suffolk

D/23/08/8.12 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/23/08/8/13 DC/23/1189/TCA - Trees in conservation area notification - one Catalpa (marked green on plan) - overall crown reduction by up to three metres - Green Lodge The Severals Newmarket Suffolk

D/23/08/8.13 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/23/08/9 Amended and Deferred Planning Applications

None noted.

D/23/08/10 Planning Appeals

None noted.

D/23/08/11 East Cambs Planning Applications

The East Cambs District Council Weekly List of Planning Applications for 14th & 28^h July was noted.

D/23/08/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 10/07/2023, 17/07/223 & 24/07/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	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	Approved	No objection
DC/23/0645/LB	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	Approved	Objected
DC/23/0313/FUL	DC/23/0313/FUL Planning application - Community diagnostic centre with associated car park and hard landscaping following demolition of	Newmarket Community Hospital 56 Exning Road Newmarket	Approved	Confirmed support

	existing Radiograph unit	Suffolk			
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	Approved	Confirmed support	
DC/23/0967/FUL	Planning application - single storey side extension	Caps Cases Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk	Approved	No objection	
DC/23/0105/FUL	Planning application - Installation of two air source heat pumps in lower-courtyard area	1 The Avenue Newmarket Suffolk	Approved	No objection	
DC/23/0787/HH	Householder planning application - two storey side and rear extension and single storey rear extension	15 Portland Road Newmarket Suffolk	Approved	No objection	
DC/23/0470/FUL	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	) 24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk	Approved	No objection	
NMA(E)/13/0408	Non-material amendment of DC/13/0408/OUT for the rewording of condition	3 Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	Comments not Invited	
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	Approved	No objection	
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	Approved	Comments not Invited	
DC/23/0843/HH	Householder planning application - single storey rear extension	Bury Lodge 56 Bury Road Newmarket Suffolk	Approved	No objection	
DC/23/0785/HH	Householder planning application - second floor extension and loft conversion with replacement roof	80 Weston Way Newmarket	Refused	Objected	
DC/23/0515/ADV	Application for advertisement consent - a. one non-illuminated fascia sign b. one non illuminated parking sign c. one non illuminated wall sign d. one wall directional sign e. one non illuminated name sign	Lushington House 119 High Street Newmarket Suffolk	Approved	No objection	
DC/23/0506/LB	Application for listed building consent - replacement and installation of two name signs	Lushington House 119 High Street Newmarket Suffolk	Approved	No objection	
DC/23/0470/FUL	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)	24 The Guineas Shopping Centre, Newmarket Library The Rookery Newmarket Suffolk	Approved	No objection	

DC/23/0383/FUL	Planning application - a. installation of bi-fold doors b. raised decking area c. retractable canopy to front elevation	5 All Saints Road Newmarket Suffolk	Approved	No objection	
DCON(C)/13/0408	Application to discharge conditions 6 (phasing plan), 17 (construction method statement), 18 (ecological mitigation strategy) and 19 (tree protection scheme) of DC/13/0408/OUT	Hatchfield Farm Fordham Road Newmarket Suffolk	Discharged	Comments not Invited	

D/23/08/13 Delegation Panel Decisions

None noted.

D/23/08/14 Tree Protection Order**Tree Preservation Order - TPO/015(2023)** - Garage At, Nowell Lodge, Fordham Road Newmarket Suffolk – was noted.**D/23/08/15 Licensing**

None noted.

D/23/08/16 Transport

The proposed closure of train station offices was considered, and the following was agreed:

D/23/08/16 Recommendation**That a letter be sent to register that NTC strongly objects to the closure of any train station ticket office.****D/23/08/17 Correspondence**

None noted.

D/23/08/18 Date of Next MeetingMonday 21st August 2023 at the Memorial Hall.

Meeting closed at 7:06pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/08/5.01 Recommendation</u>	That a feasibility study be conducted for a pedestrian crossing to be added to traffic lights on Fordham Rd and respite islands for Old Station Road and Bury Road.
<u>D/23/08/8.01 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/23/08/8.02 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/23/08/8.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/08/8.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/08/8.05 Resolved</u>	The Committee actively encourages responsible tree management does not object to this application, subject to the approval of the WSC Tree Officer. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/23/08/8.06 Resolved</u>	No comment was invited by the Committee.
<u>D/23/08/8.07 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/23/08/8.08 Resolved</u>	No comment was invited by the Committee.
<u>D/23/08/8.09 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/23/08/8.10 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/23/08/8.11 Resolved</u>	The Committee voiced no objection, subject to meeting the Shopfront Policy and that the signs are only illuminated during opening hours and until 9:pm at the latest. The Committee also noted the air-conditioning unit on the shopfront and questioned the suitability of it being positioned there in a Conservation area.
<u>D/23/08/8.12 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/23/08/8.13 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/23/08/16.01 Recommendation</u>	That a letter be sent to register that NTC strongly objects to the closure of any train station ticket office.

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Development and Planning Committee

Planning Applications – West Suffolk Council

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
Weeks beginning 31 st July & 7 th August					
DC/23/1160/FUL Planning application - change of use of office space (class E) to residential use (class C3) Southernwood Fordham Road Newmarket Suffolk CB8 7AQ	Conservation Area	Charlotte Waugh	Y Armoghan	Councillor Janne Jarvis Councillor Michael Anderson	Mon 21 Aug 2023 (Ext granted)
DC/23/1210/TPO TPO/1956/012 tree preservation order - one Lime (T1 on plan) - re-pollard to previous pruning points by up to three metres 11 Halifax Way Newmarket Suffolk CB8 0DH		Tamara Benford-Brown	Mrs Shirley Wilson	Councillor Charles Lynch Councillor Kevin Yarrow	Thu 24 Aug 2023
DC/23/1242/TCA Trees in a conservation area notification - ten Sycamore (0005,0007, 0008, 0009, 0010, 0011, 0013, 0014, 0017, 0020 on plan) fell Palace House Palace Street Newmarket Suffolk CB8 8EP	Conservation Area	Daniel Gospel	Mr Mick Molloy	Councillor Rachel Hood Councillor Sue Perry	Wed 30 Aug 2023

Development and Planning Committee

Planning Applications – West Suffolk Council

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/23/1278/TCA <u>Trees in a conservation area notification - Three Lime (T1, T2 and T3 on plan) crown lift to 5.5 metres above ground level and remove epicormic growth; One Lime (T4 on plan) crown lift to 4.5 metres above ground level, remove epicormic growth and lateral crown reduction to western aspect by two metres</u> Bedford Lodge Hotel 11 Bury Road Newmarket Suffolk CB8 7BX	Conservation Area	Daniel Gospel	Mr Noel Byrne	Councillor Rachel Hood Councillor Sue Perry	Tues 05 Sept 2023
DC/23/1253/VAR <u>Planning application - variation of condition 2 (approved plans) of DC/22/1699/FUL to enable amended plans for internal changes to flat 1 and flat 2 and spiral staircase to courtyard</u> Surrey House 41 High Street Newmarket Suffolk CB8 8NA	Conservation Area	Ed Fosker	Ms Alison Barnes	Councillor Rachel Hood Councillor Sue Perry	Fri 01 Sept 2023
DC/23/1211/TPO <u>TPO032 (1960) - tree preserevation order - one Walnut (on plan and within area A1 on order) lateral crown reduction on southern aspect by up to 1.5 metres and one Sweet Mock Orange (on plan and within area A1 on order) lateral reduction on southern aspect by up to one metre</u> 4 Meynell Gardens Newmarket Suffolk CB8 7ED		Tamara Benford-Brown	Mrs Jackie Milne	Councillor Janne Jarvis Councillor Michael Anderson	Sat 02 Sept 2023

Decision List

Weeks commencing 31 st July & 7 th August	NTC Comments
DC/23/0743/TPO <u>DC/23/0743/TPO | 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 |</u> 81A Edinburgh Road Newmarket Suffolk CB8 0QD	 NTC objected. Plans were amended -works to beech and oak removed. NTC supported tree officer recommendations
DCON(E)/13/0408 <u>DCON(E)/13/0408 | Application to discharge condition 3 (lighting strategy) of DC/13/0408/OUT |</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	 comments not invited
DC/22/0106/VAR <u>DC/22/0106/VAR | Planning application - variation of condition (2) of DC/16/1131/FUL to enable use of amended drawings for the a. two buildings to include 11 apartments and one Office unit (following demolition of existing building) b. Freestanding bicycle/bin store |</u> Southernwood Fordham Road Newmarket CB8 7AQ	 NTC no objection
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 pruning secondary branch structures only with a maximum finishing cut diameter of 50mm.</u> Highgate Lodge Snailwell Road Newmarket Suffolk CB8 7DP	 NTC no objection
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 0JB	 NTC no objection

Blank

Townclerk

Subject: FW: Potential Haverhill - Newmarket bus service

From: Simon Barnett <Simon.Barnett@suffolk.gov.uk>

Sent: 01 August 2023 15:11

To: Townclerk <Townclerk@newmarket.gov.uk>; Colin Poole <colin.poole@haverhill-tc.gov.uk>; stradishallparishcouncil@yahoo.co.uk; gtthurlowparishclerk@gmail.com; gtwrattngpc@yahoo.co.uk; gazeleypc@gmail.com; moultonpc@gmail.com; dalhamparishcouncil@yahoo.co.uk; Hilary Workman <parishclerk@wickhambrook.org.uk>; clerklidgatepc@gmail.com

Subject: Potential Haverhill - Newmarket bus service

Dear all,

As you will be aware from previous correspondence, we have been awarded some Bus Service Improvement Plan + funding by the DfT and are now looking at how this can be best spent. One idea under consideration is restoring the 225/226 services between Newmarket and Haverhill that last ran in 2007 before budget cuts forced us to withdraw them. I am therefore seeking thoughts on the idea from the parishes that would be covered. The last timetable operated is copied in at the end of this email for your reference – I know some of the pub or other stop names have changed since 2007.

Do you think your residents would make use of the routes if they were brought back? And do you have any evidence of this?

Have there been any changes to your parishes since 2007 that slight alterations to the former route might benefit from?

Would the previous journey times still make sense? I am already considering running what was the 0845 from Haverhill around 30 minutes later, which would enable use by concessionary pass holders between Stradishall and Newmarket, but this would naturally mean all the other trips running later so the bus may not then be able to provide a school journey in the afternoon and the last return from Haverhill would be pushed to after 1800. It would be interesting to hear if you thought this trade-off would be useful or not. Alternatively it may make sense to alter the timetable so as to connect with services in Newmarket or Haverhill for onward travel to Cambridge or elsewhere.

Would you be willing to work with us to promote and encourage use of the services were they to resume? And is there anything else you think might be pertinent?

Our additional funding from the DfT is only guaranteed up to the end of March 2025 at present. As such, any services we put on will need to show strong passenger numbers by then – to the point that fares income could cover a significant portion of the operating costs – if we are to try and keep it going should the funding not be renewed. Hence the need to ensure good and ongoing promotion by all parishes along the route.

I appreciate that we are now entering the summer holiday period, but would welcome your feedback in the next couple of weeks if possible. If there is general support for the concept we would be looking to issue tender documents early in September with the service likely to start around the October half-term week. This does of course rely on operators bidding to run the contract and having sufficient driver/vehicle resource available in time. That would give the routes around 18 months to prove their value.

I look forward to receiving your comments.

Simon Barnett

Integrated Transport & Enhanced Partnership Manager

Passenger Transport

Suffolk County Council

Endeavour House

8 Russell Road

Ipswich

IP1 2BX

01473 265045

Monday to Saturday

Service Number	225	225	226	225	225	225
Notes						
Haverhill, Castle Manor Upper School	....	....	....	....	1525	....
Haverhill, Parkway Middle School	....	....	....	....	1530	....
Haverhill, Bus Station	0645	0845	1045	1245	1545	1745
Little Wrating, Rising Sun PH	0649	0849	1049	1249	1549	1749
Blunts Hall Corner	0651	0851	1051	1251	1551	1751
Great Wrating, Church	0652	0852	1052	1252	1552	1752
Great Thurlow, Rose & Crown PH	0655	0855	1055	1255	1555	1755
Little Thurlow, Pound Green	0657	0857	1057	1257	1557	1757
Little Thurlow, Green	0700	0900	1100	1300	1600	1800
Stradishall, Highpoint Ash Corner	0702	0902	1102	1302	1602	1802
Stradishall, Crossroads	|	|	1105	|	|	|
Cowlinge, Three Tuns PH	0705	0905		1305	1605	1805
Wickhambrook, Thorns Corner	|	|	1107	|	|	|
Lidgate, Pond	0712	0912	1112	1312	1612	1812
Cropley grove	0714	0914	1114	1314	1614	1814
Dalham, The Affleck Arms PH	0717	0917	1117	1317	1617	1817
Gazely, Chequers PH	0721	0921	1121	1321	1621	1821
Moulton, Crossroads	0728	0928	1128	1328	1628	1828
Newmarket, Rookery Bus Station	0734	0934	1134	1334	1634	1834
Newmarket Rail Station	....	0939	1139	1339	1639	1839

Service Number	225	225	225	226	225	225
Notes						
Newmarket Rail Station	....	0945	1145	1345	1645	1845
Newmarket, Rookery Bus Station	0740	0950	1150	1350	1650	1850
Moulton, Crossroads	0746	0956	1156	1356	1656	1856
Gazely, Chequers PH	0753	1003	1203	1403	1703	1903
Dalham, The Affleck Arms PH	0757	1007	1207	1407	1707	1904
Cropley Grove	0801	1010	1210	1410	1710	1910
Lidgate, Pond	0807	1012	1212	1412	1712	1912
Wickhambrook, Thorns Corner	|	|	|	1417	|	|
Cowlinge, Three Tuns PH	0814	1019	1219	|	1719	1919
Stradishall, Crossroads	|	|	|	1419	|	|
Stradishall, Highpoint Ash Corner	0817	1022	1222	1422	1722	1922
Little Thurlow, Green	0819	1024	1224	1424	1724	1924
Little Thurlow, Pound Green	0822	1027	1227	1427	1727	1927
Great Thurlow, Rose & Crown PH	0824	1029	1229	1429	1729	1929
Great Wrating, Church	0827	1032	1232	1432	1732	1932
Blunts Hall Corner	0828	1033	1233	1433	1733	1933
Little Wrating, Rising Sun PH	0830	1035	1235	1435	1735	1935
Haverhill, Bus Station	|	1039	1239	1439	1739	1939
Haverhill, Parkway Middle School	0835	....	....	....	....	....
Haverhill, Castle Manor Upper School	0840	....	....	....	....	....
Haverhill, Bus Station	0844					

10th August 2023

CBS 9

Dear Councillors,

Reading about the return of
the bus 225, from Nkt. railway
station to Haverhill, ^{~ back again,} my husband &
I would use it sometimes for trips
to Haverhill & back, as we used
to use it when it ran in the past.
It provides a lovely ride through the
villages, & Haverhill is very useful
for different shops,

Yours sincerely

P T O

This route would also provide
useful for Moulton, as buses through
there are very limited at the
moment.

As we live near the railway
station it would be useful for
getting from the Rothery bus station
to the railway station, for those of
us who are getting older, for
bringing home heavy shopping
from the town!!

14 August 2023

Councillor Mrs. P. Winter
The Mayor
Newmarket Town Council
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Dear Mrs. Winter,

'Bus Services

I was interested to read in last week's Newmarket Journal that they are considering re-instating the Haverhill-Newmarket 'bus service and that the Town Council will discuss the matter at a meeting on 21st August. Is it possible you could also discuss the following 'bus service at the same meeting too?

For months many of us have been trying to get another route re-instated, i.e. the Newmarket to Bury St Edmunds return. At present the Stephensons bus journey goes via Mildenhall and takes 1 hour and 40 minutes to get from Newmarket to Bury St. Edmunds. Previously, when Stagecoach ran the service it was a direct journey (starting in Cambridge) and took approximately 20 minutes and ran every hour. When Stagecoach did their survey it was undertaken during the lockdown/pandemic and, of course, lots of us were not using the 'buses for fear of Covid.

We really do need, at least, two 'buses in the morning and, ideally, two in the afternoon, plus appropriate a return journey. This 'bus was also used for hospital appointments together with visiting etc. However, to sit on a 'bus for around 1 hour 40 minutes is not ideal, especially when you are over 80, as I am, together with most of my friends.

We have had marvellous support from Town Councillors as always but there has been a limit in what can be achieved but this forthcoming meeting could be the opportunity we have been waiting for to get this route 'back on the road again'.

I leave it in your capable hands.

Yours sincerely,



Copy to: Mrs. Cathy Whitaker, Town Clerk

Townclerk

Subject: FW: Speed Survey requests for Freshfields and Adastral Close

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>
Sent: 01 August 2023 13:28
To: Rachel Hood (SCC Councillor) <Rachel.Hood@suffolk.gov.uk>
Cc: Townclerk <Townclerk@newmarket.gov.uk>
Subject: RE: Speed Survey requests for Freshfields and Adastral Close

Good afternoon Rachel and Cathy.

I have received confirmation from our Survey Team. The speed survey on Freshfields and Adastral Close are both booked in for 6th of September and due to be collected on 14th September. The results are usually available 5 or so days after these are collected in. As soon as I have them, I will be back in touch with you both to go through them and identify what the next step(s) might be.

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