

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 2nd October 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 18th September 2023**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting, for members of the public to address Councillors
6. **To consider if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
7. **Planning applications** – West Suffolk Council, weeks commencing 11/09/2023 & 18/09/2023
8. **Planning applications** – Amended and Deferred Plans
9. **Planning Appeals** – to discuss any notified appeals and receive any appeal results
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 11/09/2023 & 18/09/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To discuss any Licensing applications
14. **Budget** - to receive a draft budget proposal for the Committee for 2024/2025 (to follow)
15. **Animal Health Trust** – to discuss development
16. **Severalls Access** – to receive an update regarding funding and costs for feasibility studies (to follow)
17. **Safety on the Highway**
 - a) **High Street** – to discuss the issue of cyclists on the High Street footways
 - b) **Studlands Park Avenue** – to discuss the issue of safety of children walking to school
18. **Exning Road** – to receive an update regarding verge parking
19. **Adastral Close/Freshfields** – to receive results of recent speed surveys
20. **Planning Comments** – to approve standard planning response by NTC regarding public transport and parking
21. **Correspondence**
22. **Date of next meeting** – 16th October 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 26th September 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 18th September 2023 at 6.15pm

Attendance:

Councillor J Harvey (Chairman)
Councillor P Hulbert

Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

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

Minute	Action by
<u>D/23/09/18 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> With the absence of the Chairman and Deputy Chairman, Town Clerk asked for nominations for a Chairman, Cllr Nobbs nominated Cllr Harvey and the following was agreed: <u>D/23/0918.01 Resolved</u> <u>That Cllr Harvey be elected as Chairman for this evening's D&P Committee meeting.</u> Cllr Harvey took the Chair and opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.	
<u>D/23/09/19 Apologies</u> Apologies were received from Cllrs Berry, Drummond, and Hood. Cllr Clover was absent.	
<u>D/23/09/20 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.	
<u>D/23/09/21 To Confirm the Minutes of the Meeting Held on 4th September 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 4th September 2023 and the following was agreed: <u>D/23/09/21.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 4th September 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.</u> There were no matters arising.	

D/23/09/22 Public Open Session

A member of the public asked for an update on the parking issues at Mill Hill.

Town Clerk advised that there would be an item on next D&P agenda to consider a quote from Suffolk Highways for double yellow lines on Exning Road.

Cllr Nobbs pointed out that enforcement would be required to make the double yellow lines effective. Town Clerk advised that there are regular patrols along Exning Road and tickets were being issued.

It was suggested that drivers needed to be physically prevented from driving onto the grass with barriers or posts however, grass mowing would have to be considered. These would also have a cost and become an asset of NTC.

D/23/09/23 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy - 30 Shopfronts.

D/23/09/24 Planning Applications

Week Commencing 28/08/2023 & 04/09/2023

D/23/09/24/1 DCON(E)/20/0624 - Application to discharge condition 19 (ecological enhancement) of DC/20/0624/FUL - 143A All Saints Road Newmarket Suffolk.

D/23/09/24.01 Resolved

No comment was invited by the Committee.

A member of the public joined the meeting

D/23/09/24/2 DC/23/1299/HH - Householder planning application - a. alterations to fenestration b. demolition of existing conservatory c. additional four parking spaces d. fencing to side and rear boundaries - Eastcote 45 Bury Road Newmarket Suffolk.

D/23/09/24.02 Resolved

The Committee voiced no objection.

D/23/09/24/3 NMA(F)/13/0408 - non-material amendment of DC/13/0408/OUT for the re-wording of condition - 23 Hatchfield Farm Fordham Road Newmarket Suffolk.

D/23/09/24.03 Resolved

No comment was invited by the Committee.

D/23/09/24/4 DC/23/1395/HH - Householder planning application - single storey rear extension (following demolition of existing rear extension) - 31 Freshfields Newmarket Suffolk.

D/23/09/24.04 Resolved

The Committee voiced no objections.

D/23/09/24/5 DC/23/1434/TCA - Trees in a conservation area notification - one Holly (T1 on

plan) crown reduction in height by up to five metres; one Sycamore (T2 on plan) reduce branches overhanging drive by up to four metres and crown lift to 12 metres above ground level; one Cypress (T3 on plan) reduce branches overhanging drive by up to two metres and crown lift to 12 metres above ground level - 52A Bury Road Newmarket Suffolk

D/23/09/24.05 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer. It was noted that the photographs of the trees on this application were very helpful to the Town Council when considering this application and would like to see the same on all future tree applications.

D/23/09/24/6 DC/23/1445/TCA - Trees in a conservation area notification - one Acacia (T1 on plan) overall crown reduction by three metres - 18 Bakers Row Newmarket Suffolk.

D/23/09/24.06 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/23/09/24/7 DC/23/1382/FUL - Planning application - one dwelling with access and associated works - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/23/09/24.07 Resolved

The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.

D/23/09/24/8 DCON(F)/20/0624 – Application to discharge conditions 4 (VCP), 5 (limit water), 7 (new access), 10 (bound surface), 11 (visibility splays), 12 (pedestrian visibility), 14 (bin storage), 15 (manoeuvring and parking), 16 (cycle storage), 22.2 (contamination) of DC/20/0624/FUL – 143A All Saints Road Newmarket Suffolk.

D/23/09/24.08 Resolved

No comment was invited by the Committee.

D/23/09/24/9 DC/23/1285/HH – Householder planning application – a. entrance gates and brick piers b. detached garage with gym (following demolition of existing garage) – Bury Lodge 56 Bury Road Newmarket Suffolk.

D/23/09/24.09 Resolved

The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.

D/23/09/25 Amended and Deferred Planning Applications

D/23/09/25/1 DC/23/1160/FUL – Planning application - change of use of office space (class E) to residential use (class C3) - Southernwood Fordham Road Newmarket Suffolk.

D/23/09/25.01 Resolved

The Committee objected on the grounds that WSC did not provide an accurate

block plan at the request of NTC, and also that there is inadequate parking provision.

D/23/09/25/2DC/23/1046/HH - Householder planning application - a. removal of existing garden walls adjoining house and adjacent b. remove single door on front elevation and replace with window - Mesnil Warren 40 Bury Road Newmarket Suffolk C

The report from the WSC Conservation Officer was noted.

D/23/09/25.02 Resolved

The Committee voiced no objections, but supported the Conservation Officer's recommendations.

D/23/09/25/3 DC/23/1306/ADV – Application for advertisement consent - a. one internally illuminated menu b. internally illuminated take away sign c. one non illuminated sign written directional graphic d. one externally illuminated projection sign d. one set of halo illuminated text e. two sets of non-illuminated text f. one non illuminated written roundel sign g. one internally illuminated delivery sign behind glazing - 75 High Street Newmarket Suffolk.

D/23/09/25.03 Resolved

The Committee voiced no objections, subject to the internal illuminated signs only being on during opening hours.

D/23/09/25/4 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/23/09/25.04 Resolved

The Committee very strongly objected to this application and delegated the wording of the objection to the Chairman and Town Clerk to compose a response to accurately reflect the objections of the Committee.

D/23/09/26 Planning Appeals

None noted.

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

D/23/09/27 East Cambs Planning Applications

D/23/09/27/122/00039/RMM - Approval of the details for reserved matters for Appearance,

Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways - Site East of Clare House Stables Stetchworth Road Dullingham Suffolk.

The following additional and amendments have been received. Information received on 19.04.2023

A revised Block Plan (2 of 2) [drawing no. 1888/003 Rev G] and a turning head plan - To address the Local Highway Authority comments received in April 2023. Information received on 10.05.2023:

Amended drainage proposals and a SuDs Maintenance Plan to address the Lead Local Flood Authority comments received in March 2023. Information received on 16.05.2023

Amended drainage proposals to address the Lead Local Flood Authority comments received in March 2023 and the Local Highway Authority comments received in April 2023.

The application was noted.

Cllr Nobbs returned to the meeting

The East Cambs Weekly List was noted.

D/23/09/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 28/08/2023 & 04/09/2023

Applications	Description	Address	WS Decision	NTC Decision
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	Approved	No objection
DC/23/1089/TCA	Trees in a conservation area notification - one Mulberry (T022 on plan) fell and replace with 1x standard (10 to 12cm) Corylus column within the open area close to the boundary approximately 28 metres northwest of T022 location. Newmarket Suffolk	Fairstead House School Fordham Road	Approved	No objection
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	Communal Land Abernant Drive Newmarket Suffolk	Approved	Comments not invited
DC/23/1278/TCA	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	Bedford Lodge Hotel 11 Bury Road Newmarket Suffolk	Approved	No objection

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	Withdrawn	No objection	
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	Approved	No objection	
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	Approved	Comments not invited	
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	Approved	No objection	
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	Approved	Comments not invited	
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	Approved	No objection	

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 - Withdrawn.

The Committee noted and welcomed the objections of the WSC Tree Officer, and the action being taken to place Tree Orders on the trees.

D/23/09/29 Delegation Panel Decisions

None noted.

D/23/09/30 Licensing

None noted.

D/23/09/31 Animal Health Trust

This item was deferred to the next meeting.

D/23/09/32 Severals Access

A report on the options to improve pedestrian access to the Severals was considered and further quotes will be sought, and funding options explored.

D/23/09/33 Correspondence

None noted.

D/23/09/34 Date of Next Meeting

Monday 2nd October 2023 at the Memorial Hall.

Meeting closed at 7:10pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/09/24.01 Resolved</u>	No comment was invited by the Committee.
<u>D/23/09/24.02 Resolved</u>	The Committee voiced no objection.
<u>D/23/09/24.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/09/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/09/24.05 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. It was noted that the photographs of the trees on this application were very helpful to the Town Council when considering this application and would like to see the same on all future tree applications.
<u>D/23/09/24.06 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/23/09/24.07 Resolved</u>	The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.
<u>D/23/09/24.08 Resolved</u>	No comment was invited by the Committee.
<u>D/23/09/24.09 Resolved</u>	The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.
<u>D/23/09/25.01 Resolved</u>	The Committee objected on the grounds that WSC did not provide an accurate block plan at the request of NTC, and also that there is inadequate parking provision.
<u>D/23/09/25.02 Resolved</u>	The Committee voiced no objection, but supported the Conservation Officer's recommendations.
<u>D/23/09/25.03 Resolved</u>	The Committee voiced no objections, subject to the internal illuminated signs only being on during opening hours.
<u>D/23/09/25.04 Resolved</u>	The Committee very strongly objected to this application and delegated the wording of the objection to the Chairman and Town Clerk to compose a response to accurately reflect the objections of the Committee.

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Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks beginning 11 th & 18 th September					
Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/23/1456/FUL <u>Planning application - change of use from agricultural land to public open space and associated works</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL		Charlotte Waugh	Sansovino Developments Limited	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Thu 05 Oct 2023
DCON(A)/23/0313 <u>Application to discharges conditions 11 (construction management strategy) and 19 (arboricultural method statement) of application DC/23/0313/FUL</u> Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG <i>For noting only, comments not invited.</i>		Amey Yuill	Mr Tony Floyde	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	
DCON(B)/23/0313 <u>Application to discharge conditions 3 (materials - samples/details) 4 (contamination Investigation) of DC/23/0313/FUL</u> Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG <i>For noting only, comments not invited.</i>		Amey Yuill	Mr Tony Floyde	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	
DC/23/1182/FUL <u>Planning application - a. Installation of timber shop front; b.</u>	Conservation Area	Tamara Benford-Brown	Avci	Councillor Charles Peter Lynch	Tue 10 Oct 2023

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>compressor unit to rear external wall</u> 128 High Street Newmarket Suffolk CB8 8JP				Councillor Robert Kevin Yarrow	
DC/23/1435/TPO <u>TPO 03(1990) tree preservation order - one Lime (30 on plan and within G2 on order) lateral crown reduction by two metres on west elevation, one Pine (31 on plan and within G2 on order) lateral crown reduction by two metres, one Lime (33 on plan and within G2 on order) lateral crown reduction by two metres on west elevation, one Pine (34 on plan and within G2 on order) lateral crown reduction by two metres on west elevation</u> Paddocks Primary School Rochfort Avenue Newmarket Suffolk CB8 0DL		Adam Yancy	Mr Mark Price	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow	Mon 09 Oct 2023
NMA(A)/15/1222 <u>Non-material amendment to DC/15/1222/FUL - amendments to service barn comprising alterations to roof pitch and dropped ridgeline, brickwork detailing altered to match buildings at Yellowstone Park</u> Land At Green Ridge Stables Green Ridge Stables Hamilton Road Newmarket Suffolk <i>For noting only, comments not invited.</i>		Charlotte Waugh	Mr K Bailey	Councillor Charles Peter Lynch Councillor Robert Kevin Yarrow	

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/23/1543/TCA <u>Trees in a conservation area notification - two Sycamore (T1 and T2) two Cypress (T3 and T4) one Lilac (T5) one Plum (T6) and one Laburnum (T7) - fell</u> Bury Lodge 56 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Daniel Gospel	Mrs Sarah Chatterton	Councillor Rachel Hood Councillor Susan Jane Perry	Wed 11 Oct 2023
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Item 8

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/23/1262/VAR <u>Planning Application</u> <u>- Variation of</u> <u>conditions 2</u> <u>(approved plans); 3</u> <u>(parking of vehicles</u> <u>and cycles) and 11</u> <u>(electric vehicle</u> <u>charge points) and</u> <u>removal of condition</u> <u>9 (air source heat</u> <u>pumps - noise</u> <u>control) of</u> <u>DC/20/1025/FUL</u> Plot 1 Police Station Vicarage Road Newmarket Suffolk		Amy Murray	Mr Andrew Price	Councillor Rachel Hood Councillor Susan Jane Perry	Extension granted to Thu 12 Oct 2023

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Cathy Whitaker
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Our ref: AP/23/0043/HAS

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

22nd September 2023

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) -
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER
APPLICATION**

PROPOSAL:	Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor rear extension (following removal of chimney)
LOCATION:	10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk
APPLICATION NO:	DC/23/0425/HH
PINS REFERENCE:	APP/F3545/D/23/3324197
APPEAL START DATE:	19th September 2023
APPEAL REFERENCE	AP/23/0043/HAS
APPELLANT:	Mr & Mrs Clift
APPEAL TYPE:	Householder Appeals Services
PROCEDURE:	Written Representation

I refer to the above details. I am writing to let you know that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed site and development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

[Planning and Growth, West Suffolk Council, West Suffolk House, Western Way,
Bury St Edmunds, Suffolk, IP33 3YU.](#)

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate by contacting **The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the PINS reference number (above), in triplicate, within three weeks of the appeal start date (above) or email to **RT1@planninginspectorate.gov.uk**. The planning Inspectorate will not acknowledge representations. Any representations received by the Planning Inspectorate after the deadline will not normally be seen by the Inspector and will be returned to you.

The planning file and appeal documents are available for inspection on our website www.westsuffolk.gov.uk. The Inspector's decision and information regarding the progress of this appeal can be accessed via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>

A copy of the booklet 'Guide to taking part in Planning Appeals proceeding by Written Representations' is available via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>, where the decision will also be published.

Adam Yancy

Adam Yancy
Planning Assistant

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 15th September 2023

Reference: 23/00803/FUL

Officer: Cassy Paterson

Location: 21D High Street Burwell Cambridge CB25 0HB

Date application valid:

4th September 2023

Parish:

Burwell

Proposal: Replace windows to the front of the property

Applicant:

Mr Martyn Foreman
21D High Street
Burwell
Cambridge
CB25 0HB

Agent:

Grid Reference: 558982 266038

Reference: 23/01007/FUL

Officer: Rachael Forbes

Location: 36 High Street Cheveley Newmarket Suffolk CB8 9DQ

Date application valid:

12th September 2023

Parish:

Cheveley

Proposal: Single storey rear extension

Applicant:

Mr Chris Simmons
36 High Street
Cheveley
Newmarket
Suffolk
CB8 9DQ

Agent:

DCN Architectural Design Ltd
FAO Mr Daniel Nicholls
23 Feast Green
Stretham
Ely
CB6 3GL

Grid Reference: 568416 261487

Reference: 23/00840/FUL

Date application valid: 12th September 2023

Officer: Charlotte Elston

Parish: Soham

Location: 64 Station Road Soham Ely Cambridgeshire CB7 5DY

Proposal: Single storey rear extension

Applicant: Agent:

Ms A Brown

C/o Agent: Greg Saberton Design

Toms Hole Barn

Branch Bank

Prickwillow

Ely

Cambridgeshire CB7 4UR

Grid Reference: 559064 273326

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 22nd September 2023

Reference: 23/00832/CLP

Officer: Rachael Forbes

Location: 19 Icknield Close Cheveley Newmarket Suffolk CB8 9SU

Date application valid:

14th September 2023

Parish:

Cheveley

Proposal: Single storey rear extension

Applicant:

Mrs Tracey Bellwood
19 Icknield Close
Cheveley
Newmarket
Suffolk
CB8 9SU

Agent:

Mr Trevor Smith
12 Ashley Road
Cheveley
Newmarket
Suffolk
CB8 9DP

Grid Reference: 568337 260263

Reference: 23/01041/CLP

Officer: Rachael Forbes

Location: 5 Mccalmont Way Newmarket Suffolk CB8 8HU

Date application valid:

20th September 2023

Parish:

Cheveley

Proposal: Garage conversion

Applicant:

Matt Sheehan
5 Mccalmont Way
Newmarket
Suffolk
CB8 8HU

Agent:

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

Grid Reference: 566201 262615

Reference: 23/00779/FUL

Officer: Richard Fitzjohn

Location: Colbert Stud 40 Dullingham Ley Dullingham Newmarket Suffolk

Date application valid:

13th September 2023

Parish:

Dullingham

Proposal: All weather 1.60 furlong ride

Applicant:

Colbert Stud Ltd
C/o Agent

Agent:

Andrew Fleet MCIAT
6 Regent Place
Soham
Cambs
CB7 5RL

Grid Reference: 564704 256273

Reference: 23/00972/FUL

Officer: Gemma Driver

Date application valid: 11th September 2023

Parish: Dullingham

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

Proposal: Erection of a single, two storey dwelling

Applicant:

Mr Young
121 Stetchworth Road
Dullingham
Newmarket
Cambridgeshire
CB8 9UH

Agent:

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

Grid Reference: 563044 257990

Reference: 23/01028/FUL

Officer: Rachael Forbes

Date application valid: 18th September 2023

Parish: Fordham

Location: 3 Soham Road Fordham Ely Cambridgeshire CB7 5LB

Proposal: Removal of outbuilding to create single storey extension

Applicant:

Miss Victoria Moffat
3 Soham Road
Fordham
Ely
Cambridgeshire
CB7 5LB

Agent:

Mr Stewart Moffat
11 Newmarket Road
Fordham
Cambs
CB7 5LL

Grid Reference: 562282 270908

Reference: 23/00655/OUT

Officer: Charlotte Elston

Date application valid: 14th September 2023

Parish: Soham

Location: 9 The Birches Soham Ely Cambridgeshire CB7 5FH

Proposal: Two bedroom dwelling, access, parking and associated site works

Applicant:

Mr & Mrs C Clements
C/o Agent

Agent:

Andrew Fleet MCIAT
FAO Andrew Fleet
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 558838 274438

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Decision List

Weeks commencing 11 th & 18 th September	NTC Comments
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 0ES	 The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.
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 d. changes to AOV and window sizes, e. changes to roof form, changes to AOV rooflights including two new rooflights.</u> The Silks 69 Exning Road Newmarket Suffolk	 Comments not invited.
DC/23/0938/TPO <u>TPO 004 (1994) tree preservation order - one Copper Beech (T1 on plan, T6 on Order) overall crown reduction back to previous pruning cuts and crown lift to four metres above highest ground level at the stem base</u> 7 Heasman Close Newmarket Suffolk CB8 0GR	 The Committee actively encourages responsible tree management and objected to the original application but supports the amended proposal and the report by WSC Tree Officer 09/08/2023.
NMA(F)/13/0408 <u>Non-material amendment of DC/13/0408/OUT for the re-wording of condition 23</u> Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	 Comments not invited.

Decision List

DC/23/1341/TCA <u>Trees in a conservation area notification - ten Hornbeam (G2 on plan) fell and replace with 7no Lime trees set paralell to Fordham Road frontage</u> 7 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP	 The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted for every tree felled.
DC/23/1342/TCA <u>Trees in a conservation area notification - 18 mixed species of Conifer and Sycamore (G1 on plan) fell and replace with 7 no. Lime trees parralell to Forham Rd frontage.</u> 7 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP	 The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted for every tree felled.

Decision List

DC/23/1312/TCA <u>Trees in a conservation area notification - one Cherry Tree (T1 on plan) - fell</u> 3 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP	 The Committee supports the replanting of an appropriate tree, subject to the approval of the Tree Officer.
DC/23/1279/TCA <u>Trees in a conservation area notification - one Acer (T1 on plan) removal of one limb below damaged area and second limb overhanging a public footpath; four Lime (T1-T4) re-pollard</u> 1 Rous Memorial Court Old Station Road Newmarket Suffolk CB8 8EB	 The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.
DC/23/1181/TPO <u>TPO 008(2019) tree preservation order - a. one Horse Chestnut (5 on plan and T2 on order) reduce two limbs above roof and gardens of adjacent property by three metres b. one Ailanthus (T7 on Order) crown lift to clear roof by 2.5 metres</u> Communal Land Abernant Drive Newmarket Suffolk CB8 0FH	 The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.

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Sex establishment licence



Part A: applicant information

Schedule 3 of the Local Government Miscellaneous Provisions Act 1982

Before completing this application please read ALL guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. It is recommended that you keep a copy of the completed form for your records.

Please note that the licensing authority or police may make enquiries independently to verify/validate any information submitted as part of this application.

Application type tick box(es) as appropriate ☒	
☐ New ☒ Renewal ☐ Transfer ☐ Variation	
Part 1 - Premises Details	
Premises address:	Heaven, 109 High Street, Suffolk, CB8 8JH
Licence Details (for renewal applications)	
Licence Number:	SE0012
Date of Expiry:	10 / 10 / 2023
Part 2 – Applicant Details	
Is the applicant:	☐ An individual ☒ A company or other corporate body ☐ A partnership or other unincorporated body
A Individual applicant details	
Title:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other_____
Surname:	
Forenames:	
Date of birth: (must be aged 18 or over)	
Place of birth: (Town/Country)	
National Insurance Number:	
Current residential address, including postcode:	
Telephone number (home):	
Telephone number (mobile):	

Email:	
Are you ordinarily resident in the UK?	☐ Yes ☐ No If No please state where:
Have you any restrictions on your eligibility to reside/work in the UK?	
Title:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other_____
Surname:	
Forenames:	
Date of birth: (must be aged 18 or over)	
Place of birth: (Town/Country)	
National Insurance Number:	
Current residential address, including postcode:	
Telephone number (home):	
Telephone number (mobile):	
Email:	
Are you ordinarily resident in the UK?	☐ Yes ☐ No If No please state where:
Have you any restrictions on your eligibility to reside/work in the UK?	
B Other applicants (such as a registered company or unincorporated association) Please provide name and registered address of applicant in full. Where appropriate please give any registered number and names/private addresses of ALL directors/ partners:	
Name:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other_____
Registered or principal office address including postcode:	Newmarket Entertainment Ltd 109 High Street, Newmarket, Suffolk, CB8 8JH
Registered company number:	09103285
Description of applicant (eg partnership, company):	Limited Company
Is this company incorporated in the UK?	☒ Yes ☐ No If No please state where:
Telephone number:	0800 77 23 109 / XXXXXXXXXX
Email:	XXXXXXXXXX

Part B: premises/operational information

Schedule 3 of the Local Government Miscellaneous Provisions Act 1982

Before completing this application please read ALL guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. It is recommended that you keep a copy of the completed form for your records.

Please note that the licensing authority or police may make enquiries independently to verify/validate any information submitted as part of this application.

I/We Newmarket Entertainment Ltd (insert name(s) of applicant(s) – please read guidance note 1)	
Application type tick box(es) as appropriate ☒	
☐ Grant ☒ Renewal ☐ Transfer ☐ Variation	
Part 1 - Premises Details	
Postal address (including post code):	Heaven 109 High Street Newmarket Suffolk CB8 8JH
Telephone number:	0800 77 23 109

(A) Description of Trading Activity

The premises will trade as tick box(es) as appropriate ☒						
☐ a sex cinema		☐ a sex shop		☒ a sex entertainment venue		
The premises is proposed to trade on the following days and between the following times:						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
From:	From:	From:	From:	From:	From:	From:
7pm	7pm	7pm	7pm	7pm	7pm	7pm
To:	To:	To:	To:	To:	To:	To:
2am	2am	2am	3:20am	3:20am	3:20am	3am

(B) Operation of the venue and other relevant information

Does the premises have the correct planning consent for the use	☒ Yes ☐ No
--	---

intended? If unsure check with the Planning Authority	
Does the premises currently have a premises licence or club premises certificate under the Licensing Act 2003?	☒ Yes ☐ No
If the premises does hold a Licensing Act 2003 authorisation please give the licence or certificate number	
Please summarise the nature, style and activities of your proposed sex establishment. For example, give detail on the type of activities/entertainments, clientele, frequency of performances, number of staff and performers, capacity, type of articles sold etc. Heaven operates as a Lap Dancing venue in the basement of 109 High Street, Newmarket, Suffolk, CB8 8JH. The typical clientele of the venue are middle aged males who are very well behaved and who enjoy an evening with friends or colleagues in a quiet mature environment. Heaven typically operates with between 5 and 15 dancers during the evening. The total number of staff working at Heaven at any one time is between 6 - 9. The capacity of the venue is 110. The only articles sold are dances by the dancers which are purchased by the customer. No other articles are sold.	
What measures/steps do you propose to take to ensure that your sex establishment operates in a suitable and appropriate manner in the locality you propose? For example you may wish to detail your arrangements for door supervision (including numbers/frequency/timings), management (including management structure), customer rules, welfare of performers, membership, dispersal, external appearance of the venue, advertising, training for staff, CCTV, notices and signage Heaven operates with a strict policy for the safety of both customers and staff. Heaven operates with a minimum of 2 door staff increasing to 3 or 4 on anticipated busy evenings (i.e. during the race season). All door staff are SIA approved and present within the venue and outside to greet the customers and explain the rules of the venue. They are on duty approximately 20 minutes prior and after the venue is open. There is a management structure in place to also deal with any queries from the customers about the rules and the welfare of the dancers. The structure is made up as follows: General Manager, Floor Manager (responsible for looking after the dancers), Bar Manager and general bar staff. When customers leave the venue, they are asked to leave in a quiet manner as to not disturb local residents within the area. There is minimal to no signage outside the venue therefore looking extremely discrete to passers-by. The venue has extensive HD CCTV and all recordings are stored for a minimum of 31 days.	

Permitted Development Applications for Lanwades Park

Moulton Parish Council asked West Suffolk Council for an extension to this application to discuss it at their next meeting on 18th September but this was not possible because of the timescales for this application.

Most of the applications for Lanwades Park have been made under General Permitted Development rules. West Suffolk Council sent us the following information explaining what this means:

Dear Parish Council,

We are expecting the submission of 33 Prior Approval Applications, two Full Planning Applications, one Listed Building Consent, as well as a Lawful Use Certificate at the site which used to be occupied by the Animal Health Trust in Kentford. These applications are to allow for the change of use of the existing buildings on site to 203 residential units of accommodation. No pre-application advice was sought prior to the applications being submitted.

The 33 Prior Approval Applications are to change the use of 33 existing commercial buildings on site to residential dwellings. At the time of writing this email, we have received 10 prior approval applications so far.

One of the Full Planning Applications will be for the works required in relation to the Prior Approval Applications, i.e., changes to windows and doors etc.

The other Full Planning Application will be for the change of use of a listed building on site to seven residential units, which does not benefit from permitted development rights and therefore requires the Full Planning Application and the Listed Building Consent in relation to the works required for the change of use.

The Lawful Development Certificate Application will aim to establish the lawful use of the site as a whole. This application is not like a normal planning application as it is not determined against planning policy. Instead, it is restricted to the narrow legal judgement of lawful use. The applicant will be required to provide evidence of the use of the site, and we will then consider the lawful use of the site with the assistance of our legal team.

The Prior Approval Application process is different to that of regular planning permission. Certain types of development are granted planning permission by national legislation without the need to submit a planning application. This is known as 'Permitted Development'. In order to be eligible for these permitted development rights, each 'Use class' specified in the legislation has associated limitations and conditions that proposals must comply with. One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior Approval; or to determine if it's 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain specific factors (e.g., transport and highways) and how these may be mitigated.

In this case, under Class MA of the General Permitted Development Order, the specific factors that the Local Planning Authority can consider are:

- (a) transport impacts of the development, particularly to ensure safe site access;*
- (b) contamination risks in relation to the building;*
- (c) flooding risks in relation to the building;*
- (d) impacts of noise from commercial premises on the intended occupiers of the development;*

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006⁵⁷, the impact on the local provision of the type of services lost; and

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

This means that the Local Planning Authority are unable to consider the proposals against local or national policy, such as the countryside policies of the development plan, which would otherwise be relevant for this site due to it sitting outside the Housing Settlement Boundary in land designated as countryside for the purpose of planning. In addition, we are unable to secure Section 106 contributions with Prior Approval Applications, despite the site as a whole being large enough to require a Section 106 if a Full Planning Application were submitted for the proposals.

We can, however, consider policy for the two Full Planning Applications and the Listed Building Consent in the normal way.

The Local Planning Authority has eight weeks to determine Prior Approval Applications and should the applications not be determined within the time, Prior Approval is given by default, therefore, these applications are time sensitive. It should be noted, however, that an extension of time can be agreed for the determination date of the applications between the Local Planning Authority and applicant if it is deemed necessary i.e., if additional information is required.

The Council, as Local Planning Authority, will be working hard to understand the technical consideration of the prior approval applications and engaging with our legal team to ensure all applications are considered carefully within the legal framework set by the national regulations relating to Permitted Development Rights in particular.

Nearby residential properties will be consulted and site notices will be put up to the front of the site, along the B1506 (Bury Road). The consultation period for all applications will be the standard 21 days.

Basically this means that the permitted development applications will not go through the normal planning process and all the normal material considerations used to decide on the merits of the application will not be taken into account. We can only comment on items a-d above as the site is not in a conservation area.

Moulton Parish Council has received 30 Prior Approval applications to date.

Townclerk

Subject: FW: Pavement Cycling

From: RT

Sent: 21 September 2023 17:00

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

Subject: Pavement Cycling

Just sitting in Cafe Nero and counted no less than 12 full grown adults cycling at speed (some two abreast) along the pavement up towards the clock tower end.

A further 3 cyclists rode up the street past Boots.

For those of us sick of being mown down on this pavement is there any chance of a) clear signage, b) enforcement.

It is just getting worse. If you speak to cyclists and point out that it is not a shared pavement you just get abused. In the last 6 months I have twice been almost knocked down from behind by cyclists riding at speed on the pavement between Rutland Arms and Pizza Hut.

Action required I think before someone is injured.

Townclerk

From: Remi <[REDACTED]>
Sent: 20 September 2023 11:40
To: Townclerk
Subject: Fw: Walking to school safely

Good morning,

Please have a read of two emails below.

Hopefully you will be able to help me finding the best solution for the problem I have described.

I will be happy to give you any more details if needed.

Kind regards

Remi Zalech

----- Forwarded message -----

From: Customer Service <customer.services@suffolk.gov.uk>
To: Remi Z <[REDACTED]>
Sent: Wednesday, 20 September 2023 at 11:30:51 BST
Subject: RE: Walking to school safely

Good morning,

Thank you for contacting us about walking to school safely.

If you were thinking some type of crossing is needed we would suggest speaking with Newmarket Town Council as they would need to support the idea and bring this forward to our Highways team.

Please be aware that you can make payments, report problems and find information about Council services by visiting our website www.suffolk.gov.uk.

We hope you found this information useful. Please help us to continually improve the services we offer by taking part in [our short survey](#)

Kind regards,

Tracey D
Customer Service
Suffolk County Council

Join us online!

Avoid the telephone queues and help us save a little money by going online, there's lots of information which may answer your question about the council or our services on our website www.suffolk.gov.uk

Got a question? Then why not contact us on social media



[We are on twitter @suffolkcc](#)



[Like our page on Facebook](#)



[Report highway issues online](#)

From: Remi Z <rossomak@ymail.com>
Sent: Monday, September 18, 2023 1:29 PM
To: Customer Service <customer.services@suffolk.gov.uk>
Subject: Walking to school safely

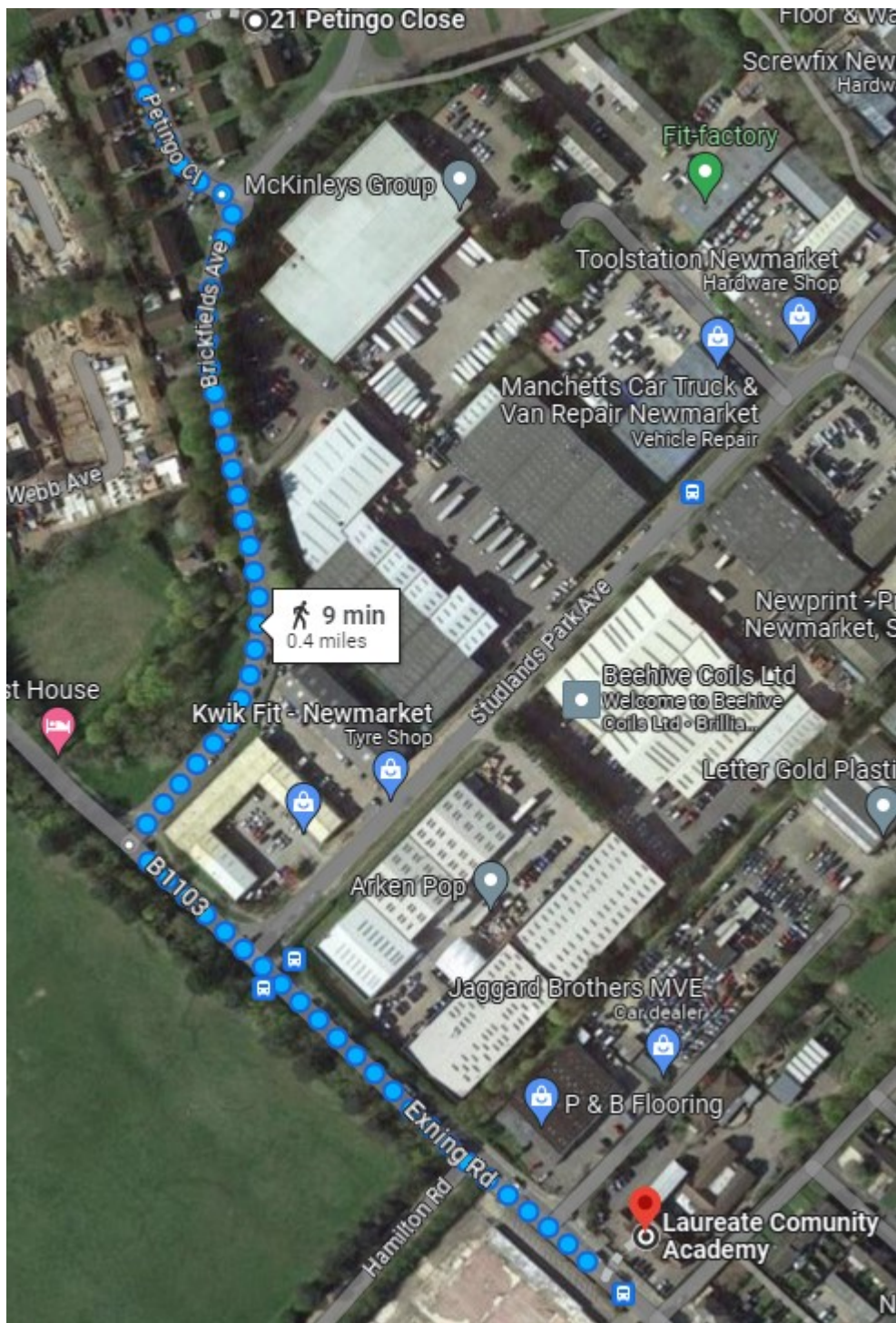


EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Good morning,

I live in Newmarket, Petingo Close, Studlands.

Few weeks ago my son has started Year 5 in Laureate Academy, Exning Road. As we live close to school, we prefer to walk to school every time it is possible. However it is not a safe activity, when crossing two roads, especially Studlands Park Avenue (the other one is Hammond Close).



We are confused of how we can safely cross these roads, waking on Exning Road. As Studlands Park Avenue is usually very busy (especially when school hours begins and ends), nearly each day there are some serious hazards for both children and parents.



I would be grateful for any advise and I am happy to discuss this problem in more detail.

Kind regards

Remi [REDACTED]

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The Council reserves the right to monitor, record and retain any incoming and outgoing emails for security reasons and for monitoring internal compliance with our policy on staff use. Email monitoring and/or blocking software may be used and email content may be read.

For information about what we do with personal data see our privacy notice
<https://www.suffolk.gov.uk/about/privacy-notice/>

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Cathy Whitaker

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>
Sent: 01 September 2023 16:22
To: Cathy Whitaker
Subject: RE: Exning Road Verges - parking

Hi Cathy,

It's tough to give an accurate estimate for the cost of the design/consultation for double-yellow lines as every site is unique. This can range from £1500 to over £3000 (Exning Road would likely be closer to the cheaper end of this). Two similar recent schemes have cost around £1800 and £2900 respectively. The design estimate for Chapel Street in Exning would also be a rough guide to the cost of this.

This does not include the costs of physically installing the lines – which again, can vary between £1000-£2000. A full breakdown of the physical cost will be included at the design stage.

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

You can find out more about how GHI use your personal data by [accessing the GHI privacy notice which is available on the SCC website](#)

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Cathy Whitaker

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>
Sent: 18 September 2023 12:29
To: Cathy Whitaker; Rachel Hood (SCC Councillor)
Subject: Speed survey results, Newmarket.
Attachments: A4453 Adastral Close Newmarket.xlsx; A4454 Freshfields Newmarket.xlsx

Good afternoon Cathy, Councillor Hood.

Please see attached the results of the two speed surveys that you funded in Newmarket on Adastral Close and Freshfields. I'll summarise the results individually below:

Adastral Close.

Happily, I can report that during the survey, only 1 single vehicle was recorded as travelling over 30mph - they were logged at between 30mph and less than 35mph - so this was only slightly over the limit. The remainder of the vehicles were travelling at or below the 30mph limit. The mean average speeds of vehicles were 15mph entering Adastral Close and 16mph leaving it.

Given these results, I'm afraid there is no evidence to show that speeding is an issue here and Suffolk Highways would not consider any form of speed limit reduction nor any traffic calming to be appropriate or required here.

Freshfields.

The data here shows a slightly higher number of speeding vehicles, although this is still the minority of drivers. Even on what could be considered the "Worst" day – out of 447 recorded vehicles, only 8 were travelling over the 30mph limit – which as you'll appreciate is an extremely low number overall (1.2% of drivers).

Out of 2860 vehicles that passed through the survey point over the 7 days in total, only 36 were exceeding the posted limit.

As this is a one-way road, there is only 1 set of data, but this confirms that the mean average speed of traffic is only 19mph over the 7 days of the survey.

Although there are marginally higher levels of speeding here, this is in extremely low numbers. As with Adastral Close, Suffolk Highways would not consider a reduction of speed limit or any other traffic calming appropriate here at this time.

I appreciate this is not the results that your residents were hoping for. However, I hope this data helps to reassure them that the problems with speeding that they reported are far more perceived than actual - and that the vast majority of traffic is travelling well under the existing limit.

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



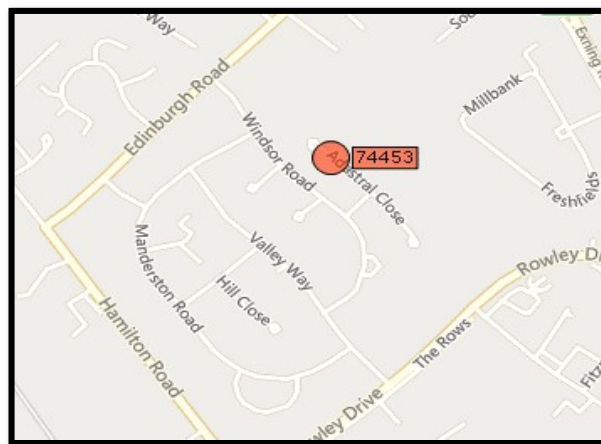
Type of Survey	Speed and Volume Survey
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Project Reference	A4453
Client	Matthew Fox Community Liaison Engineer
Site location	Adastral Close Newmarket

Easting	563501
Northing	263062
Start Date of Survey Period	7th September 2023
End Date of Survey Period	13th September 2023

Comments	
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Speed Limit	30mph
Road Number	U6500



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Site No. A4453
ADASTRAL CLOSE - NEWMARKET

Lat/Lng. 52.24688 0.393464
Channel: Southbound

Speed Report (Speed Limit 30 Mph)

Week Begin: 07 September 2023

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5mph	Bin 2 5-<10	Bin 3 10-<15	Bin 4 15-<20	Bin 5 20-<25	Bin 6 25-<30	Bin 7 30-<35	Bin 8 35-<40	Bin 9 40-<45	Bin 10 45-<50	Bin 11 50-<55	Bin 12 55-<60	Bin 13 ≥60
Thu 7 Sep	178	19	15	4	0	24	59	78	16	1	0	0	0	0	0	0	0
Fri 8 Sep	148	20	15	5	0	20	52	55	19	2	0	0	0	0	0	0	0
Sat 9 Sep	64	19	15	4	0	4	33	21	6	0	0	0	0	0	0	0	0
Sun 10 Sep	39	19	14	5	0	11	12	12	4	0	0	0	0	0	0	0	0
Mon 11 Sep	148	19	16	4	0	13	49	71	14	1	0	0	0	0	0	0	0
Tue 12 Sep	149	19	15	4	0	13	54	69	9	4	0	0	0	0	0	0	0
Wed 13 Sep	137	19	15	4	0	19	56	47	14	1	0	0	0	0	0	0	0
5 Day Ave.	152	19	15	4	0	18	54	64	14	2	0	0	0	0	0	0	0
7 Day Ave.	123	19	15	4	0	15	45	50	12	1	0	0	0	0	0	0	0

Site No. A4453
ADASTRAL CLOSE - NEWMARKET

Lat/Lng.	52.24688	0.393464
Channel:	Northbound	

Speed Report (Speed Limit 30 Mph)

Week Begin: 07 September 2023

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5mph	Bin 2 5-<10	Bin 3 10-<15	Bin 4 15-<20	Bin 5 20-<25	Bin 6 25-<30	Bin 7 30-<35	Bin 8 35-<40	Bin 9 40-<45	Bin 10 45-<50	Bin 11 50-<55	Bin 12 55-<60	Bin 13 ≥60
Thu 7 Sep	186	20	15	5	0	32	45	78	28	3	0	0	0	0	0	0	0
Fri 8 Sep	158	22	17	5	0	18	39	63	32	6	0	0	0	0	0	0	0
Sat 9 Sep	83	19	14	5	0	24	21	31	5	2	0	0	0	0	0	0	0
Sun 10 Sep	50	18	13	5	0	18	18	9	5	0	0	0	0	0	0	0	0
Mon 11 Sep	164	22	17	5	0	20	37	61	42	4	0	0	0	0	0	0	0
Tue 12 Sep	148	23	17	5	0	18	31	55	40	4	0	0	0	0	0	0	0
Wed 13 Sep	147	21	16	5	0	21	33	65	24	3	1	0	0	0	0	0	0
5 Day Ave.	161	22	16	5	0	22	37	64	33	4	0	0	0	0	0	0	0
7 Day Ave.	134	22	16	5	0	22	32	52	25	3	0	0	0	0	0	0	0

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Site No. A4453 Lat/Lng. 52.24688 0.393464
 ADASTRAL CLOSE - NEWMARKET Channel: Southbound

Vehicle Count Report
Week Begin: 07 September 2023

	Thu Sep 07	Fri Sep 08	Sat Sep 09	Sun Sep 10	Mon Sep 11	Tue Sep 12	Wed Sep 13	5-Day Ave.	7-Day Ave.
00:00	0	0	0	1	0	0	0	0	0
01:00	1	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	1	0	0	0
03:00	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	1	0	0
05:00	1	0	0	0	2	1	1	1	1
06:00	3	6	2	0	5	4	6	5	4
07:00	15	16	0	1	16	14	8	14	10
08:00	35	27	5	1	26	33	26	29	22
09:00	13	9	8	9	11	10	12	11	10
10:00	7	2	5	7	3	2	2	3	4
11:00	1	9	4	1	6	4	6	5	4
12:00	6	2	2	2	5	2	3	4	3
13:00	16	13	2	2	7	12	8	11	9
14:00	3	3	1	0	4	3	3	3	2
15:00	5	6	1	4	3	5	8	5	5
16:00	11	9	5	1	15	18	18	14	11
17:00	25	21	6	4	21	23	15	21	16
18:00	19	8	3	3	16	11	14	14	11
19:00	14	10	5	1	6	1	3	7	6
20:00	1	2	2	2	2	5	1	2	2
21:00	0	2	5	0	0	0	0	0	1
22:00	2	2	6	0	0	0	1	1	2
23:00	0	0	2	0	0	0	1	0	0
Total									
12H(7-19)	156	125	42	35	133	137	123	135	107
16H(6-22)	174	145	56	38	146	147	133	149	120
18H(6-24)	176	147	64	38	146	147	135	150	122
24H(0-24)	178	148	64	39	148	149	137	152	123
AM Peak	08:00 35	08:00 27	09:00 8	09:00 9	08:00 26	08:00 33	08:00 26	08:00 29	08:00 22
PM Peak	17:00 25	17:00 21	22:00 6	17:00 4	17:00 21	17:00 23	16:00 18	17:00 21	17:00 16

Site No. A4453 Lat/Lng. 52.24688 0.393464
 ADASTRAL CLOSE - NEWMARKET Channel: Northbound

Vehicle Count Report
Week Begin: 07 September 2023

	Thu Sep 07	Fri Sep 08	Sat Sep 09	Sun Sep 10	Mon Sep 11	Tue Sep 12	Wed Sep 13	5-Day Ave.	7-Day Ave.
00:00	1	0	2	1	0	0	0	0	1
01:00	1	0	0	0	0	0	0	0	0
02:00	1	0	0	1	0	1	0	0	0
03:00	0	0	1	1	0	0	0	0	0
04:00	0	1	0	0	1	0	2	1	1
05:00	2	1	0	1	1	1	2	1	1
06:00	1	6	1	1	4	1	2	3	2
07:00	36	25	2	0	24	21	15	24	18
08:00	19	20	8	1	24	20	25	22	17
09:00	14	8	3	4	10	10	10	10	8
10:00	3	6	5	7	4	3	3	4	4
11:00	3	2	1	2	7	4	6	4	4
12:00	19	13	7	3	7	11	6	11	9
13:00	4	4	4	1	2	2	3	3	3
14:00	2	5	4	2	4	2	5	4	3
15:00	6	10	3	1	10	12	17	11	8
16:00	13	11	2	4	16	19	10	14	11
17:00	36	22	11	7	31	22	26	27	22
18:00	9	5	15	6	9	10	7	8	9
19:00	8	14	4	2	6	6	4	8	6
20:00	4	2	4	2	3	3	2	3	3
21:00	1	2	2	2	0	0	0	1	1
22:00	2	1	3	1	1	0	1	1	1
23:00	1	0	1	0	0	0	1	0	0
Total									
12H(7-19)	164	131	65	38	148	136	133	142	116
16H(6-22)	178	155	76	45	161	146	141	156	129
18H(6-24)	181	156	80	46	162	146	143	158	131
24H(0-24)	186	158	83	50	164	148	147	161	134
AM Peak	07:00 36	07:00 25	08:00 8	10:00 7	08:00 24	07:00 21	08:00 25	07:00 24	07:00 18
PM Peak	17:00 36	17:00 22	18:00 15	17:00 7	17:00 31	17:00 22	17:00 26	17:00 27	17:00 22



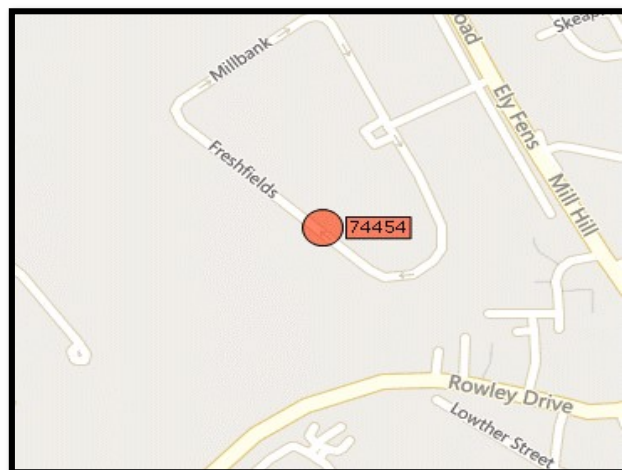
Type of Survey	Speed and Volume Survey
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Project Reference	A4454
Client	Matthew Fox Community Liaison Engineer
Site location	Freshfields Newmarket

Easting	563855
Northing	263634
Start Date of Survey Period	7th September 2023
End Date of Survey Period	13th September 2023

Comments	
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Speed Limit	30mph
Road Number	U6500



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Site No. A4454
FRESHFIELDS - NEWMARKET

Lat/Lng.	52.2465	0.398688
Channel:	Northbound	

Speed Report (Speed Limit 30 Mph)

Week Begin: 07 September 2023

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5mph	Bin 2 5-<10	Bin 3 10-<15	Bin 4 15-<20	Bin 5 20-<25	Bin 6 25-<30	Bin 7 30-<35	Bin 8 35-<40	Bin 9 40-<45	Bin 10 45-<50	Bin 11 50-<55	Bin 12 55-<60	Bin 13 ≥60
Thu 7 Sep	422	24	19	5	0	26	69	152	135	33	6	0	0	1	0	0	0
Fri 8 Sep	447	24	19	6	0	28	81	155	145	30	4	2	2	0	0	0	0
Sat 9 Sep	400	24	19	5	0	24	51	163	135	22	3	1	1	0	0	0	0
Sun 10 Sep	324	24	18	5	0	31	52	118	101	21	0	0	1	0	0	0	0
Mon 11 Sep	407	24	18	5	0	34	59	152	129	28	4	0	1	0	0	0	0
Tue 12 Sep	451	24	18	5	0	34	67	172	145	31	2	0	0	0	0	0	0
Wed 13 Sep	409	24	19	5	0	29	58	153	126	39	4	0	0	0	0	0	0
5 Day Ave.	427	24	19	5	0	30	67	157	136	32	4	0	1	0	0	0	0
7 Day Ave.	409	24	19	5	0	29	62	152	131	29	3	0	1	0	0	0	0

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Newmarket does not have good, or even adequate, public transport provision:

- There is no direct bus service into Bury St Edmunds which is a major destination for work, education and leisure.
- The most frequent services (bus and train) run hourly.
- There is no bus service on a Sunday.
- Bus services stop running early evening / late afternoon.
- There is no bus service to / from the railway station^{1, 2}
- There is no bus service covering the South side of the town. Most local amenities are situated either in the High Street, which bisects the town East to West, or to the North of the town.
- Many bus routes are dependent on short term funding by Cambridgeshire County Council and hence cannot be guaranteed in the long term.
- The railways station is on a branch line and there is poor connectivity to mainline services.
- Cycle lane provision is limited.
- There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place.

¹ The proposed service linking Newmarket and Haverhill will include the railway station but only runs every two hours. The last bus is several hours before the last train. Therefore it cannot be considered a connecting service.

² A privately funded shuttle bus links Newmarket Railway Station with the racecourse on race days.

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