

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 18th September 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 4th 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 28/08/2023 & 04/09/2023
8. **Planning applications** – Amended and Deferred Plans
 - a. DC/23/1160/FUL – Deferred to receive site visit report - Southernwood
 - b. DC/23/1046/HH - Deferred to receive report from conservation officer - Mesnil Warren
 - c. DC/23/1306/ADV - Deferred to receive further signage details - Pizza Express
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 28/08/2023 & 04/09/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To discuss any Licensing applications
14. **Animal Health Trust** – to discuss development (verbal)
15. **Severals Access** – to discuss feasibility studies
16. **Correspondence**
17. **Date of next meeting** – 2nd October 2023

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 12th 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 4th September 2023 at 6.15pm

Attendance:

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

Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker - Town Clerk, T Symonds – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr McHugh as an observer and 1 Member of the Press.

	Minute	Action by
D/23/09/1	<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/23/09/2	<u>Apologies</u> Apologies were received from Cllrs Berry and Drummond. Cllr Clover was absent.	
D/23/09/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> Cllr Hood declared an interest in planning application DC/23/0938/TPO - 7 Heasman Close. There were no requests for dispensation.	
D/23/09/4	<u>To Confirm the Minutes of the Meeting Held on 21st August 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 21 st August 2023 and the following was agreed: <u>D/23/09/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st August 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/23/09/5	<u>Public Open Session</u> No members of the public were present.	
D/23/09/6	<u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered</u> Policy 14 – Trees and Policy - 30 Shopfronts.	

D/23/09/7 Planning Applications

Week Commencing 14/08/2023 & 21/08/2023

D/23/09/7/1 DC/23/1341/TCA - Trees in a conservation area notification - ten Hornbeam (G2 on plan) fell - 7 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/09/7.01 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. 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.

D/23/09/7/2 DC/23/1342/TCA - Trees in a conservation area notification - 18 mixed species of Conifer and Sycamore (G1 on plan) fell - 7 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/09/7.02 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. 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.

D/23/09/7/3 DC/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.

D/23/09/7.03 Resolved

The Committee objected and requested an extension to refer it to the WS Conservation officer for a report due to the historic nature of this house.

D/23/09/7/4 DC/23/1255/HH - Householder planning application - first floor side extension - 30 St Fabians Close Newmarket Suffolk.

D/23/09/7.04 Resolved

The Committee voiced no objections.

D/23/09/7/5 DC/23/1312/TCA - Trees in a conservation area notification - one Cherry Tree (T1 on plan) - fell - 3 Balaton Place Snailwell Road Newmarket Suffolk.

D/23/09/7.05 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee supports the replanting of an appropriate tree, subject to the approval of the Tree Officer.

Cllr Hood declared an interest in the following application and did not vote.

D/23/09/7/6 DC/23/0938/TPO - 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 - 7 Heasman Close Newmarket Suffolk.

D/23/09/7.06 Resolved

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.

D/23/09/7/7 DC/23/1279/TCA - 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 1 Rous Memorial Court Old Station Road Newmarket Suffolk.

D/23/09/7.07 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/23/09/7/8 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/23/09/7.08 Resolved

Although the Committee was minded to voice no objections subject to compliance with the WSC Shopfront Policy, it will be making a request for an extension to receive details of the colours for the signs before a final decision is submitted.

D/23/09/7/9 DC/23/1262/VAR - Planning Application - Variation of conditions 2 (approved plans); 9 (air source heat pumps - noise control); 11 (electric vehicle charge points) of DC/20/1025/FUL - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/09/7.09 Resolved

The Committee strongly objected and fully supports the Environmental teams' report on sustainability for the air source heat pumps and the report on EV charge points. The Committee did not object to the replacement of the Crittal window.

D/23/09/7/10 DCON(E)/20/0174 - Application to discharge condition 11 (energy strategy compliance) of DC/20/0174/VAR - The Silks 69 Exning Road Newmarket Suffolk.

D/23/09/7.10 Resolved

The Committee was not invited to comment.

D/23/09/7/11 DC/23/1181/TPO - 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 - Communal Land Abernant Drive Newmarket Suffolk.

D/23/09/7.11 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/23/09/8 Amended and Deferred Planning Applications

D/23/09/8/1 DC/23/1312/TCA – Re-consultation - Trees in a conservation area notification - one Cherry Tree (T1 on plan) – fell - 3 Balaton Place, Snailwell Road, Newmarket, Suffolk.

This item was discussed at item 7.

D/23/09/8/2 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/23/09/8.02 Resolved

The Committee requested a further extension to carry out a site visit and to receive a correct plan of the plot.

D/23/09/9 Planning Appeals

None noted. Official notification of the appeal result for Queensbury Lodge was noted.

D/23/09/10 East Cambs Planning Applications

The East Cambs applications List was noted.

D/23/09/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 14/08/2023 & 21/08/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/0990/HH	Householder planning application - single storey front extension	442 Nimbus Way Newmarket Suffolk	Approved	No objection
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 S tables 7 Bury Road Newmarket Suffolk	Approved	No objection
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	Withdrawn	

D/23/09/12 Delegation Panel Decisions

None noted.

D/23/09/13 Licensing

None noted.

D/23/09/14 Accounts

The D&P budget account for August was received and noted.

A member of the press joined the meeting

D/23/09/15 Planning Comments

Planning applications regarding parking and public transport links were discussed and a proposal for standard of wording for future objections was considered and further additions will be added and discussed at the next the next meeting.

D/23/09/15.01 Resolved

A formal invitation to SSC HW to attend a committee meeting will be made.

D/23/09/16 Correspondence

A request to lobby the WS MP on an Appeal Decision made on a development application in Newcastle Under Lyme that ignored a Neighbourhood Development Plan was considered. This is a campaign to prevent this becoming a precedent for other Towns/Parishes and was noted.

D/23/09/17 Date of Next Meeting

Monday 18th September 2023 at the Memorial Hall.

Meeting closed at 7:10 pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/09/7.01 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. 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
<u>D/23/09/7.02 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. 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

<u>D/23/09/7.03 Resolved</u>	The Committee objected and requested an extension to refer it to the WS Conservation officer for a report due to the historic nature of this house.
<u>D/23/09/7.04 Resolved</u>	The Committee voiced no objections.
<u>D/23/09/7.05 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee supports the replanting of an appropriate tree, subject to the approval of the Tree Officer.
<u>D/23/09/7.06 Resolved</u>	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.
<u>D/23/09/7.07 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/23/09/7.08 Resolved</u>	Although the Committee was minded to voice no objections subject to compliance with the WSC Shopfront Policy, it will be making a request for an extension to receive details of the colours for the signs before a final decision is submitted.
<u>D/23/09/7.09 Resolved</u>	The Committee strongly objected and fully supports the Environmental teams report on sustainability for the air source heat pumps and the report on EV charge points. The Committee did not object to the replacement of the Crittal window.
<u>D/23/09/7.10 Resolved</u>	The Committee was not invited to comment.
<u>D/23/09/7.11 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/23/09/8.02 Resolved</u>	The Committee requested a further extension to carry out a site visit and to receive a correct plan of the plot.
<u>D/23/09/15.01 Resolved</u>	A formal invitation to SCC HW to attend a committee meeting will be made.

Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date	Neighbour comment at time of printing
Weeks beginning 28 th August & 4 th September						
DCON(E)/20/0624 Application to discharge condition 19 (ecological enhancement) of DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk CB8 8HH <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>		Ed Fosker	Mr Finneran	Councillor Rachel Hood Councillor Susan Jane Perry		no
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 CB8 7BY	Conservation Area	Adam Yancy	Crown Priory	Councillor Rachel Hood Councillor Susan Jane Perry	Wed 20 Sep 2023	no
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 CB8 7XL <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>		Julie Barrow		Councillor Janne Nicholas Jarvis Councillor Michael Anderson		no

Development and Planning Committee

Planning Applications – West Suffolk Council

DC/23/1395/HH <u>Householder planning application - single storey rear extension (following demolition of existing rear extension)</u> 31 Freshfields Newmarket Suffolk CB8 0EF		Gregory McGarr	Mr & Mrs Charlesworth	Councillor Rachel Hood Councillor Susan Jane Perry	Tue 26 Sep 2023	no
DC/23/1434/TCA <u>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</u> 52A Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Daniel Gospel	Mr Birch	Councillor Rachel Hood Councillor Susan Jane Perry	Tue 26 Sep 2023	no
DC/23/1445/TCA <u>Trees in a conservation area notification - one Acacia (T1 on plan) overall crown reduction by three metres</u> 18 Bakers Row Newmarket Suffolk CB8 0AA	Conservation Area	Daniel Gospel	Mr Nigel Bailey	Councillor Rachel Hood Councillor Susan Jane Perry	Tue 26 Sep 2023	no
DC/23/1382/FUL <u>Planning application - one dwelling with access and associated works</u> Land Adjacent To 26 Paget Place Newmarket Suffolk CB8 7DR		Tamara Benford-Brown	Mr Burch	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Tue 26 Sep 2023	no

DCON(F)/20/0624 <u>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</u> 143A All Saints Road Newmarket Suffolk CB8 8HH <i>This notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comments are not invited.</i>		Ed Fosker	Mr Finneran	Councillor Rachel Hood Councillor Susan Jane Perry		no
DC/23/1285/HH <u>Householder planning application - a. entrance gates and brick piers b. detached garage with gym (following demolition of existing garage)</u> Bury Lodge 56 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Tamara Benford-Brown	Mr And Mrs I Chatterton	Councillor Rachel Hood Susan Jane Perry	Wed 20 Sep 2023	no

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Application	Constraints	Case Officer	Applicant name	Ward Member	Consultation expiry date
DC/23/1160/FUL <u>Planning application - change of use of office space (class E) to residential use (class C3)</u> Southernwood Fordham Road Newmarket Suffolk CB8 7AQ	Conservation Area	Charlotte Waugh	Y Armoghan	Councillor Janne Nicholas Jarvis Councillor Michael Anderson	Extension granted to Tues 19 th Sep
Brought forward from previous meeting					
DC/23/1306/ADV <u>Application for advertisement consent</u> - 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 CB8 8NA	Conservation Area	Savannah Cobbold	Mr Rob Weller	Councillor Rachel Hood Councillor Susan Jane Perry	Extension granted
Brought forward from previous meeting					
DC/23/1046/HH <u>Householder planning application - a. removal of existing garden walls adjoining house and adjacent b. remove single door on front elevation and replace with window</u> Mesnil Warren 40 Bury Road Newmarket Suffolk CB8 7BT	Conservation area	Adam Yancy	Mr And Mrs Tim And Rachel Gredley	Councillor Rachel Hood Councillor Susan Jane Perry	Extension granted to Wed 20 th Sep
Brought forward from previous meeting					



Existing

Revisions			
	TECHNICAL SIGNS		
Drawn by	Jamie		
Project	PizzaExpress Newmarket		
Date	19.7.23		
Revision	B		

Proposed



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

www.eastcambs.gov.uk

The Owner/Occupier
King Edward VII Memorial Hall
High Street
Newmarket
CB8 8JP

This matter is being dealt with by:

Richard Fitzjohn

Telephone: 01353 665555

E-mail: plservices@eastcambs.gov.uk

My Ref: 22/00039/RMM

Your ref

5th September 2023

Dear Sir/Madam

Proposal: 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

Location: Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk

Reference: 22/00039/RMM

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.

An amended plan/additional information has been received for this application on 19th April 2023 as detailed above. Before a decision is taken I would appreciate any comments and/or observations which you may wish to provide before **19th September 2023**. These can be made in writing or by email to plservices@eastcambs.gov.uk. Please note if you email your comments, all future correspondence on this application will be via email.

You should be aware that any comments you make will be available for viewing by the general public, both before and after a decision is made, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, any comments you make will be copied to the Planning Inspectorate. You should be happy for any of the information you submit, including personal information, to be available over the internet in this way. (Your name, telephone number and signature will

be removed). If you provide information belonging to a third party please ensure you have their permission to do so.

If you would like to see all the supporting application documents, plans and consultation responses received to date, you can do so by visiting the Council's website (<https://eastcambs.gov.uk/planning/current-planning-applications>), opening the search facility and using the reference above. Further information on how to use Public Access can be found on this page.

Please contact the Planning Case Officer Richard Fitzjohn 01353 665555 if you wish to discuss this application further.

Yours faithfully

Richard Fitzjohn
Planning contractor

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 1st September 2023

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

Reference: 23/00949/TPO

Officer: Kevin Drane

Location: 51 Orchard Way Burwell Cambridge CB25 0EQ

Date application valid: 24th August 2023

Parish: Burwell

Proposal: T1 Pine - Fell to improve usability of garden
T2 Pine - Remove lowest limb growing over fence to rear reduce spread on house side only by 1-1.5m and shape into remainder of canopy

Applicant:

Mr J Prior
51 Orchard Way
Burwell
Cambridge
CB25 0EQ

Agent:

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

Grid Reference: 558888 267528

Reference: 23/00951/FUL

Officer: Lisa Moden

Location: 80 Newmarket Road Burwell Cambridge CB25 0AE

Date application valid: 25th August 2023

Parish: Burwell

Proposal: Change of use of garage into habitable room and single storey infill extension

Applicant:

Mr & Mrs Gurney
80 Newmarket Road
Burwell
Cambridge
CB25 0AE

Agent:

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

Grid Reference: 559497 266238

Reference: 23/00729/AGN

Officer: Rachael Forbes

Location: Widgham Park Dullingham Ley Dullingham Newmarket Suffolk

Date application valid:

23rd August 2023

Parish:

Dullingham

Proposal: Bridge over lake to link tracks

Applicant:

Mr J Mason
Widgham Park
Dullingham Ley
Dullingham
Newmarket
Suffolk
CB8 9XG

Grid Reference: 565974 255389

Agent:

Tim Snow Architects Ltd
FAO Mr Tim Snow
9A High Street
Brightlingsea
Essex
CO7 0AE

Reference: 22/00472/NMAA

Officer: Yole Milani Medeiros

Location: Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett

Date application valid:

25th August 2023

Parish:

Kennett

Proposal: Non material amendment to previously approved 22/00472/RMM for Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 324no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village

Applicant:

Bellway Homes Limited (Eastern Counties)
Building 2030
Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6DW

Agent:

JCN Design & Planning
FAO Michael Smith
2 Exchange Court
London Road
Feering
Colchester
CO5 9FB

Grid Reference: 569555 267915

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 8th September 2023

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

Reference: 23/00956/FUL

Officer: Charlotte Elston

Location: 22 Hawthorn Way Burwell Cambridge CB25 0DQ

Date application valid: 29th August 2023

Parish: Burwell

Proposal: Erection of 1no. detached bungalow following the demolition of the existing attached garage and outbuilding

Applicant:

Ms Nicola Spensley
Hamptons
Park Road
Hadlow
Kent
TN11 9SR

Agent:

Partners In Planning And Architecture Ltd
FAO Miss Queenie Cheng
Suite 2 Clare Hall
St Ives Business Park
Parsons Green
St Ives
PE27 4WY

Grid Reference: 559181 267396

Reference: 23/00973/FUL

Officer: Olivia Roberts

Location: 58 Swaffham Road Burwell Cambridge CB25 0AN

Date application valid: 1st September 2023

Parish: Burwell

Proposal: 2 x single-storey dwellings, amended access, double garages, parking and site works

Applicant:

Mr Alan Nash
Suite 14 Lyndon House
Kings Court
Newmarket
Suffolk
CB8 7SG

Agent:

Andrew Fleet MCIAT
C/O Ms Katrina Zon
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 558523 265417

Reference: 23/00895/FUL

Officer: Lisa Moden

Date application valid:

30th August 2023

Parish:

Dullingham

Location: Napa House 60 Station Road Dullingham Newmarket Suffolk

Proposal: Gates replacement

Applicant:

Dr Peter Smith
Napa House
60 Station Road
Dullingham
Newmarket
Suffolk
CB8 9UP

Agent:

Grid Reference: 562504 258111

Reference: 23/00896/LBC

Officer: Lisa Moden

Date application valid:

30th August 2023

Parish:

Dullingham

Location: Napa House 60 Station Road Dullingham Newmarket Suffolk

Proposal: Gates replacement

Applicant:

DR Peter Smith
Napa House
60 Station Road
Dullingham
Newmarket
Suffolk
CB8 9UP

Agent:

Grid Reference: 562504 258111

Reference: 23/00962/FUL

Officer: Charlotte Elston

Date application valid:

30th August 2023

Parish:

Fordham

Location: 48 Mildenhall Road Fordham Ely Cambridgeshire CB7 5NR

Proposal: Construction of a timber open bay barn for use in connection with paddock area and ancillary use to dwelling No.48 - retrospective

Applicant:

Mr Matthew Drayton
48 Mildenhall Road
Fordham
Ely
Cambridgeshire
CB7 5NR

Agent:

Pace Associates Ltd
FAO Mr Paul Drayton
43B Highfields Rd
Caldecote
Cambridge
CB23 7NX

Grid Reference: 563612 270730

Reference: 23/00964/FUL

Officer: Lisa Moden

Location: 67 Mildenhall Road Fordham Ely Cambridgeshire CB7 5NW

Date application valid: 30th August 2023

Parish: Fordham

Proposal: Single storey side and rear extension, altered fenestration and associated works

Applicant:

Mr C Carr
67 Mildenhall Road
Fordham
Ely
Cambridgeshire
CB7 5NW

Agent:

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

Grid Reference: 563696 270822

Reference: 23/00975/FUL

Officer: Rachael Forbes

Location: Land North West Of 3 Arthurs Way Fordham Cambridgeshire

Date application valid: 1st September 2023

Parish: Fordham

Proposal: 1.4m high post and rail fencing and five bar gate to entrance - retrospective

Applicant:

Mr Alan Nash
2C Moor Road
Fordham
CB7 5LX

Agent:

Andrew Fleet MCIAT
C/o Miss Ines Larwood-Smith
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 562459 271363

Reference: 23/00815/FUL

Officer: Lisa Moden

Location: The Old Grey Barn 23D The Cotes Soham Cambridgeshire CB7 5EP

Date application valid: 31st August 2023

Parish: Soham

Proposal: Change of use of agricultural land to residential garden land, paddock and the erection of a cartlodge

Applicant:

Mr and Mrs Buckingham
C/O Agent

Agent:

Cheffins
FAO Mrs Emma Thompson
76 Broad Street
Ely
CB7 4BE

Grid Reference: 557399 274914

Reference: 23/00976/FUL

Officer: Lisa Moden

Location: 29A Broad Piece Soham Ely Cambridgeshire CB7 5EL

Date application valid:

Parish:

1st September 2023

Soham

Proposal: Erection of single storey garage and associated works

Applicant:

Mr & Mrs Baynes
29A Broad Piece
Soham
Ely
Cambridgeshire
CB7 5EL

Agent:

AJS Architecture Ltd
C/o Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
Suffolk
CB8 8QE

Grid Reference: 558159 274438

Decision List

Weeks commencing 28 th August & 4 th September	NTC Comments
DC/23/1189/TCA <u>Trees in conservation area notification - one Catalpa (marked green on plan) - overall crown reduction by up to three metres</u> Green Lodge The Severals Newmarket Suffolk CB8 7BS	 NTC does not object to this application, subject to the approval of the WSC Tree Officer.
DC/23/1089/TCA <u>Trees in a conservation area notification - one Mulberry (T022 on plan) fell and replace with 1x standard (10 to 12cm) Corylus colurna within the open area close to the boundary approximately 28 metres northwest of T022 location.</u> Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA	 NTC 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.
DCON(B)/20/1025 <u>Application to discharge conditions 7 (surface water and surface treatment) of DC/20/1025/FUL</u> Police Station Vicarage Road Newmarket Suffolk	 Comments not invited
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	 NTC does not object to this application, subject to the approval of the WSC Tree Officer.

Decision List

DC/23/1242/TCA <u>Trees in a conservation area notification - ten Sycamore (0005,0007, 0008, 0009, 0010, 0011, 0013, 0014, 0017, 0020 on plan) fell</u> Palace House Palace Street Newmarket Suffolk CB8 8EP	 NTC does not object to this application as the Committee recognised that Sycamore trees are poisonous to horses and requested that more suitable species be planted as replacements.
DC/23/1210/TPO <u>TPO/1956/012 tree preservation order - one Lime (T1 on plan) - re-pollard to previous pruning points by up to three metres</u> 11 Halifax Way Newmarket Suffolk CB8 0DH	 NTC does not object to this application, subject to the approval of the WSC Tree Officer.
DCON(A)/22/1699 <u>Application to discharge condition 11 (construction and deliveries management plan) of DC/22/1699/FUL</u> Surrey House 41 High Street Newmarket Suffolk	 Comments not invited
DC/23/0912/ADV <u>Advertisement application - three non-illuminated fascia signs and one non-illuminated totem sign</u> Denmark House Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk CB8 7AU	 The Committee voiced no objections.

Decision List

DCON(A)/22/1699 <u>Application to discharge condition 11 (construction and deliveries management plan) of DC/22/1699/FUL</u> Surrey House 41 High Street Newmarket Suffolk	 Comments not invited
DC/23/0912/ADV <u>Advertisement application - three non-illuminated fascia signs and one non-illuminated totem sign</u> Denmark House Studlands Park Industrial Estate Studlands Park Avenue Newmarket Suffolk CB8 7AU	 The Committee voiced no objections.

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Townclerk

Subject: FW: NTC - Fordham Road, Old Station Road, Bury Road

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>
Sent: 07 September 2023 14:32
To: Townclerk <Townclerk@newmarket.gov.uk>
Subject: RE: NTC - Fordham Road, Old Station Road, Bury Road

Good morning Cathy.

I've now spoken to all parties at Suffolk Highways regarding the proposed crossings/pedestrian refuge islands in the vicinity of the clock-tower roundabout in Newmarket.

I'll break each location down individually with any comments or suggestions that have been made – and then a summary at the end for clarity:

Bury Road.

Pedestrian Refuge Island.

There is likely to be sufficient space to allow construction of a refuge island on Bury Road. The location would be initially suggested as marked on the rough plan I have already sent out – but this may have to move slightly to allow for vehicle movements and line of sight for pedestrians and motorists both. I would suggest approximately 50mtrs from the roundabout would be optimal.

A feasibility study would be the next step here.

Fordham Road.

Upgrading traffic lights to a Pelican Crossing to entrance of Severalls field.

Of the three locations, this is the easiest to progress from an engineering perspective – as the infrastructure is already in place to a certain extent – and there is already a crossing here, albeit not a controlled point. This is also the location where I would expect the highest footfall and the most use if you were to proceed. This would promote pedestrian safety in general but be of great benefit for any events on the field itself.

Again, a feasibility study would be the next step. In my opinion, this is the most likely of all sites to meet our criteria for a crossing.

Old Station Road.

Pedestrian Refuge Island.

This is the most complex of all sites. Unfortunately, due to the limited line of sight available for traffic exiting the roundabout onto Old Station Road and the adjoining junction to Moulton Road, it is extremely unlikely that a refuge island would be approved here. There may be sufficient space on Old Station Road for a refuge island between the junctions of Moulton Road and Lisburn Road – but it is marginal at best. This island would be no closer to the roundabout than 150mtrs – and potentially further away. Given the distance from the roundabout, I am not sure how much use any refuge island would receive here – and the fact that pedestrians would still have to cross Moulton Road where there is no island (and also no room for one), would negate any benefit to a certain extent.

A feasibility study could be undertaken here – however, I must advise that it is unlikely in the extreme that an island would be approved in the desired location here.

Summation.

I believe that Bury Road and Fordham Road are worth taking forwards with feasibility studies – as I feel there is a high likelihood these two locations would meet our criteria and pass the studies themselves (funding to physically undertake the works themselves can be determined after this). I feel there is little point for NTC going to the added expense of a feasibility study for Old Station Road as I do not think this would be approved in the desired location – and any location that would be suitable would be too far from the roundabout to give any benefit. Further comments have been made regarding the use of the Bury Road island – chiefly, would this be needed or used if there was a traffic light controlled crossing on Fordham Road? This would be the preferred route for pedestrians and would allow them to access the Severalls Field safely without having to cross Bury Road.

I appreciate both locations are desired – but if funding is limited, focusing the efforts on Fordham Road may be a compromise worth considering.

Whether to proceed on any of these locations is entirely at your discretion at this stage.

It has been suggested by our Transport Strategy Team during discussions about other issues in Newmarket, that this project(s), could be picked up as part of the Newmarket Vision Group which Cllr Drummond Co-Chairs (but I assumed that was the group I met with?) If not, due to the complexity and huge costs involved, this might be a means to approach this and tap into various funding stream or grants that I cannot.

If not, I would recommend that you consider funding 2 feasibility studies: 1 for Bury Road and 1 for Fordham Road. As I have previously mentioned, these vary hugely in cost – the most recent ones have ranged from £3500-£5100 per location.

Please note that any decision or approval would be entirely based on the results of these feasibility studies.

I've tried to give some detail in this response, whilst keeping it as simple as possible for ease of consumption. The feasibility studies themselves will have full details for all the locations – but if you would like any extra or specific information to assist in your decision, please let me know.

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

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