

**NOTIFICATION OF
DEVELOPMENT CONTROL COMMITTEE MEETING**



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

Case Officer: Adam Yancy
Direct Line: 01638 719264
Email: customer.services@westsuffolk.gov.uk

Application No: DC/23/0719/FUL

Determination date: 2 July 2023

Today's date: 27 September 2023

PROPOSAL	Planning application - change of use of existing residential swimming pool to be used by swim school (sui generis)
LOCATION	Chels , 51A Bury Road, Newmarket, Suffolk, CB8 7BY
APPLICANT	Mr Daniel Nicholls, DCN Architectural Design Services Ltd

The application referred to above is to be considered at the next meeting of the Development Control Committee on 4th October 2023. The meeting will start at 10:00:00 and will be held in the Conference Chamber, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU. For further information about the venue and car parking, please visit: <https://www.westsuffolk.gov.uk/contact-us.cfm>

The agenda and papers are published one week before the meeting. You may inspect them online via the Council's website:
<https://democracy.westsuffolk.gov.uk/ieListMeetings.aspx?CommitteeId=527>

The Council allows public speaking at Development Control Committees; anybody wishing to address the Committee can register once the agenda and papers are published, up to 9.00am on the working day before the Committee date by: telephoning Democratic Services – 07776 254986/ 01638 719363 or by sending an email to democratic.services@westsuffolk.gov.uk.

The public speaking protocol for the Development Control Committee can also be viewed via a link listed alongside the agenda papers on the website. In summary there are three options available to public speakers:

A - you can attend the meeting in person at the venue listed above and address the Committee; OR

B – you can submit a written statement which will be read out by a Council Officer at the appropriate point; OR

C – you can submit a pre-recorded audio file which will be played to the meeting at the appropriate point.

In all cases, registration must be made by the prescribed deadline and in line with the prescribed protocol. Please contact Democratic Services, as above, for further details.

Any personal information processed by West Suffolk Council arising from a request to speak at a public meeting under the Localism Act 2011, will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website:

https://www.westsuffolk.gov.uk/Council/Data_and_information/howweuseinformation.cfm or call Customer Services: 01284 763233 and ask to speak to the Data Protection Officer.

Adam Yancy

Adam Yancy
Planning Assistant

	2021/2022	2021/2022	2022/2023	2022/2023	2023/2024	2022/2023	2024/2025	% change	Notes
	Budget	Actual	Budget	Actual	Budget	Year to Date	Proposed Budget		
209 <u>Neighbourhood Plan</u>									
4089 Costs - N.Plan	£ -	£ -	£ -	£ -	£ 5,000.00	£ 5,000.00	£ 5,000.00		prep for review of NNP
4094 Costs - Speed Surveys					£ 500.00	£ 500.00	£ 1,000.00		
Net Expenditure	£ -	£ -	£ -	£ -	£ 5,500.00	£ 5,500.00	£ 6,000.00		
1100 Grants Received	£ -	£ -	£ -	£ -	£ -	£ -	£ -		
Net Income	£ -	£ -	£ -	£ -	£ -	£ -	£ -		
Net Expenditure	£ -	£ -	£ -	£ -	£ 5,500.00	£ 5,500.00	£ 6,000.00		£500.00
									Increase from previous year

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Report to	Development and Planning Committee
Subject	Clock Tower Junction infrastructure / pedestrian access to The Severals
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	2nd October 2023
Item number	16
Written By	Cathy Whitaker CLERK

Summary: This report outlines proposals for a feasibility study for improved pedestrian access to The Severals and Pavilion.

1.	Introduction
a.	Pedestrian access is dangerous and difficult.
b.	The Newmarket Neighbourhood Plan has a Community Action to try to improve.
2.	Context
a.	SCC Highways Officer attended site in July and attended Committee on 7/8/23 to further discuss his findings and recommendations.
3.	Proposal/Options
a.	Feasibility studies for:-
	i) Bury Road – pedestrian refuge island
	ii) Fordham Road – incorporate Pelican Crossing into existing junction light system
b.	Look into funding from SCC Councillor Locality Highway Budget
4.	Financial/Resource Implications
a.	Per location – estimate of between £3,500 - £5,100 for feasibility studies.
b.	If feasible, installation of improvements would be quoted for at that time.
5.	Next Steps/Recommendations
a.	Council to approve requesting funding for feasibility studies, as recommended by SCC Highways Officer, from SCC Councillor Locality Highway Budget.

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.

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