

Membership as from May 2023

Councillor Berry
Councillor Clover
Councillor Drummond (Vice Chair)
Councillor Harvey
Councillor Hood (Chair)
Councillor Hulbert
Councillor Kavanagh
Councillor Nobbs
Councillor Perry

Members = 9

Quorum = 3



Newmarket
TOWN COUNCIL

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

TEL: 01638 667227

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

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 16th 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 2nd October 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 25/09/2023 & 02/10/2023
8. **Planning applications** – Amended and Deferred Plans
 - a) DC/23/1456/FUL – Hatchfield Farm
 - b) DC/23/1182/FUL – 128 High Street
 - c) Any other amended and deferred plans received
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 25/09/2023 & 02/10/2023
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To discuss any Licensing applications
14. **Severals Access** – to receive an update regarding funding and costs for feasibility studies
15. **Exning Road** – to receive an update regarding verge parking
16. **20's Plenty for Suffolk** – to consider the use of advisory resources in areas of Newmarket (to follow)
17. **Advertising and Fly Posting** – to receive and discuss a report regarding fly-posting and advertising on the High Street (to follow)
18. **Correspondence**
19. **Date of next meeting** – 6th November 2023

Signed:

CE Whitaker

Cathy Whitaker, Town Clerk

Date: 10th October 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 2nd October 2023 at 6.15pm

Attendance:

Councillor J Harvey (Chairman)
Councillor P Hulbert

Councillor E Kavanagh
Councillor R Nobbs

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

	Minute	Action by
D/23/10/1	<u>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> That Cllr Harvey be elected as Chairman for this evening's D&P Committee meeting. Cllr Harvey took the Chair and opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.	
D/23/10/2	<u>Apologies</u> Apologies were received from Cllr Berry, Drummond, Hood and Perry. Cllr Clover was absent.	
D/23/10/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/23/10/4	<u>To Confirm the Minutes of the Meeting Held on 18th September 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 18th September 2023 and the following was agreed: <u>D/23/10/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 18th September 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	

D/23/10/5 Public Open Session

A member of the public spoke to item 17 regarding safety concerns when walking from the Studlands estate to the Laureate School and having to cross two main roads with no crossing facilities which is very dangerous.

The Chairman proposed that item 17 be brought forward, and the following was agreed:

D/23/10/5.01 Resolved

That item 17 Safety on the Highway be brought forward

D/23/10/6 Safety on the Highway

Studlands Park Avenue – safety of children walking to school and crossing busy roads was discussed and the Town Clerk will contact SCC Highways to highlight the issue and seek guidance.

A member of the public left the meeting and a member of the public joined the meeting.

A member of the press spoke to item 18.

The Chairman proposed that item 18 be brought forward, and the following was agreed:

D/23/10/06.01 Resolved

That item 18 Exning Road be brought forward.

D/23/10/7 Exning Road

The costs for installing double yellow lines in Exning Road were considered along with other options and further enquiries will be made; the following was agreed:

D/23/10/7.01 Resolved

That the options for physical and legal requirements are evaluated for the Exning Road slip road and that funding options be explored.

A member of the press left the meeting.

D/23/10/8 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees, Policy - 30 Shopfronts and Policy 8 - Newmarket Hospital

D/23/10/9 Planning Applications

Week Commencing 11/09/2023 & 18/09/2023

D/23/10/9/1 DC/23/1456/FUL - Planning application - change of use from agricultural land to public open space and associated works - Hatchfield Farm Fordham Road Newmarket Suffolk

D/23/10/9.01 Resolved

The Committee were minded to object subject to an extension being approved and that clarification is sought from the Planning Officer as it is believed that this land is beyond the original planning boundary.

D/23/10/9/2 DCON(A)/23/0313 - Application to discharges conditions 11 (construction management strategy) and 19 (arboricultural method statement) of application DC/23/0313/FUL - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/10/9.02 Resolved

No comment was invited by the Committee.

D/23/10/9/3 DCON(B)/23/0313 - Application to discharge conditions 3 (materials - samples/details) 4 (contamination Investigation) of DC/23/0313/FUL Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/10/9.03 Resolved

No comment was invited by the Committee.

Cllr Winter joined the meeting as an observer

D/23/10/9/4 DC/23/1182/FUL - Planning application - a. Installation of timber shop front; b. compressor unit to rear external wall - 128 High Street Newmarket Suffolk.

D/23/10/9.04 Resolved

The Committee were minded to object subject to an extension being approved and that clarification on the materials to be used on the shopfront be sought and that WSC are content with the noise attenuation provision for the compressor unit.

D/23/10/9/5 DC/23/1435/TPO - 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 - Paddocks Primary School Rochfort Avenue Newmarket Suffolk.

D/23/10/9.05 Resolved

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

D/23/10/9/6 NMA(A)/15/1222 - 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 Land At Green Ridge Stables Green Ridge Stables Hamilton Road Newmarket Suffolk.

D/23/10/9.06 Resolved

No comment was invited by the Committee.

D/23/10/9/7 DC/23/1543/TCA - 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 - Bury Lodge 56 Bury Road Newmarket Suffolk.

D/23/10/9.07 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as the reason for felling the trees was not clear 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/23/10/10 Amended and Deferred Planning Applications

D/23/10/10/1 DC/23/1262/VAR - Planning Application - Variation of conditions 2 (approved plans); 3 (parking of vehicles and cycles) and 11 (electric vehicle charge points) and removal of condition 9 (air source heat pumps - noise control) of DC/20/1025/FUL - Plot 1 Police Station Vicarage Road Newmarket Suffolk.

D/23/10/10.01 Resolved

The Committee endorsed their previous comments as follows:

The Committee strongly objected and fully support the Environmental team's 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/23/10/11 Planning Appeals

D/23/10/11/1 DC/23/0425/HH- Householder planning application - a. porch enlargement b. cladding to front and side elevations c. first floor rear extension (following removal of chimney) - 10 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk.

It was noted that an appeal had been made to the Secretary of State against the Councils decision to refuse planning permission.

D/23/10/12 East Cambs Planning Applications

The East Cambs Weekly Lists of 15/09/2023 and 22/9/2023 were noted.

D/23/10/13 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/23/1115/TPO	TPO (1977/04) tree preservation order - two Horse Chestnut (as indicated on plan, G3 on order) reduce spread on garden side by 2 metres back to previous pruning points, reduce spread on opposite side above driveway by 2-2.5 metres back to previous pruning points, raise canopy by 1.5 metres	95 St Philips Road Newmarket Suffolk	Approved	No objection
NMA(B)/20/0174	Non material amendment to DC/20/0174/VAR - a. windows and doors colour changed to RAL 7015 b.	The Silks 69 Exning Road Newmarket Suffolk	Approved	Comments not invited

	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.				
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	Approved	No objection	
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	Approved	Comments not invited	
DC/23/1341/TCA	Trees in a conservation area notification - ten Hornbeam (G2 on plan) fell and replace with 7no Lime trees set parallel to Fordham Road frontage	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected	
DC/23/1342/TCA	Trees in a conservation area notification - 18 mixed species of Conifer and Sycamore (G1 on plan) fell and replace with 7 no. Lime trees parallel to Fordham Rd frontage. 7 Balaton Place Snailwell Road Newmarket Suffolk	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected	
DC/23/1312/TCA	Trees in a conservation area notification - one Cherry Tree (T1 on plan) - fell	3 Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objection	
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	Approved	No objection	
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	Approved	No objection	

D/23/10/14 Delegation Panel Decisions

DC/23/0719/FUL - Planning application - change of use of existing residential swimming pool to be used by swim school (sui generis) - Chels 51A Bury Road Newmarket Suffolk.

The application will be considered at the WSC Development Control Committee on 4th October 2023. The Committee's previous comments will be emailed to the WSC Development Control Committee and to request that resident's views are taken into account as they would be most affected by this application.

D/23/10/15 Licensing

SE0012 – Sex Establishment Licence Application renewal - Heaven 109 High Street.

D/23/10/15.01 Resolved

The Committee objected to this licence renewal and would send details of the previous objection at the last renewal date.

D/23/10/16 Budget

The draft budget for 2024/2025 was considered and the following was agreed:

D/23/10.16.01 Resolved

That the draft D&P Committee Budget for 2024/2023 be approved at £6,000.

D/23/10/17 Animal Health Trust

The development at this site was noted with concern expressed regarding how “permitted development rights” will allow 200 new dwellings without the usual planning criteria when there is clearly impact, particularly on local services.

D/23/10/18 Severals Access

A report on the options to improve pedestrian access to the Severals was considered and the following was agreed:

D/23/10/18.1 Resolved

That a request for funding for feasibility studies, as recommended by the SCC Highways Officer, from SCC Locality Highway Budget be made and to clarify with Highways on how installation can be funded.

D/23/10/19 Safety on the Highway

Cycling on the pavement – a complaint from a resident regarding cyclists on the pavement was discussed and further signage will be looked into along with an awareness campaign on social media and to report it to the police.

D/23/10/20 Adastral Close/Freshfields

The results of the speed surveys and that SCC had no evidence to support traffic calming was noted. Town Clerk will look into what other action may be taken locally.

D/23/10/21 Planning Comments

Planning applications regarding parking and public transport links was discussed and a proposal for standard of wording for future objections was considered and further amendments will be considered to strengthen the first line and to add lack of parking facilities. NTC will continue to press SCC Highways to update their information regarding Newmarket parking and public transport to ensure more accurate advice is provided to West Suffolk Planning Authority.

The following was agreed:

D/23/10/21.01 Resolved

That Delegated Power be given to the Town Clerk, Cllrs Harvey and Perry to consider further amendments.

D/23/10/22 Correspondence

None noted.

D/23/10/23 Date of Next Meeting

Monday 16th October 2023 at the Memorial Hall.

Meeting closed at 7:22pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/10/7.01 Resolved</u>	That the options for physical and legal requirements are evaluated for the Exning Road slip road and that funding options be explored.
<u>D/23/10/9.01 Resolved</u>	The Committee were minded to object subject to an extension being approved and that clarification is sought from the Planning Officer as it is believed that this land is beyond the original planning boundary.
<u>D/23/10/9.02 Resolved</u>	No comment was invited by the Committee.
<u>D/23/10/9.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/10/9.04 Resolved</u>	The Committee were minded to object subject to an extension being approved and that clarification on the materials to be used on the shopfront be sought and that WSC are content with the noise attenuation provision for the compressor unit.
<u>D/23/10/9.05 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.
<u>D/23/10/9.06 Resolved</u>	No comment was invited by the Committee.
<u>D/23/10/9.07 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as the reason for felling the trees, was not clear 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/23/10/10.01 Resolved</u>	The Committee endorsed their previous comments as follows: The Committee strongly objected and fully support the Environmental team's 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/23/10/15.01 Resolved</u>	The Committee objected to this licence renewal and would send details of the previous objection at the last renewal date.

<u>D/23/10/16.01 Resolved</u>	That the draft D&P Committee Budget for 2024/2023 be approved at £6,000.
<u>D/23/10/18.01 Resolved</u>	That a request for funding for feasibility studies, as recommended by the SCC Highways Officer, from SCC Locality Highway Budget be made and to clarify with Highways on how installation can be funded.
<u>D/23/10/21.01 Resolved</u>	That Delegated Power be given to the Town Clerk, Cllrs Harvey and Perry to consider further amendments.

DRAFT

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/23/1513/ADV</u> One existing internally illuminated totem to be refurbished b. one internally illuminated totem Newmarket Retail Park Oaks Drive Newmarket Suffolk CB8 7SX		Ed Fosker	Mr Steve Pearson	Wed 18 Oct 2023
<u>DC/23/1287/2023</u> Installation of solar panels on roof of garages Jockey Club Chambers 101 High Street Newmarket Suffolk CB8 8JL	Conservation Area	Adam Yancy	Jockey Club Estates Ltd	Wed 18 Oct 2023
<u>DC/23/1562/FUL</u> Change of use from nightclub (sui generis) to eight apartments (dwellings) with alterations to first and second floors of existing units 2 Sun Lane Newmarket Suffolk CB8 8EW	Conservation Area	Daniel White	Unique 2 Leisure	Tue 17 Oct 2023
<u>DC/23/1566/TPO</u> Tree preservation order-works to trees as shown on tree plan Kingfisher House St Fabians Close Newmarket Suffolk CB8 0EJ		Joseph Cannon	Jarvis	Tue 17 Oct 2023
<u>DC/23/1539/FUL</u> Four storey hotel comprising 20 rooms following demolition of existing motor garage 8 Park Lane Newmarket Suffolk CB8 8AX	Conservation Area	Savannah Cobbold	FYK TRADE Ltd	Thu 19 Oct 2023

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>NMA/(A)/16/1131</u> Increase in parking provision through creation of tandem parking spaces from 16 spaces to 21 spaces Southernwood Fordham Road Newmarket Suffolk <i>For noting only, comments not invited.</i>	Conservation Area	Charlotte Waugh	Y Armoghan	
<u>DC/23/1595/TCA</u> Tree preservation order The Kremlin Bungalow 1A Bury Road Newmarket Suffolk CB8 7BX	Conservation Area	Daniel Gospel	Miss Salice	Thu 19 Oct 2023
<u>DC/23/1591/TPO</u> Tree preservation order 14A Depot Road Newmarket Suffolk CB8 0AL		Adam Yancy	Mr J Button	Thu 19 Oct 2023
<u>DC/23/1593/TPO</u> Tree preservation order 11 Collings Place Newmarket Suffolk CB8 0EX		Adam Yancy	Mrs Sharon Buxton	Tue 24 Oct 2023
<u>DC/23/1614/HH</u> Single storey side and rear extension to existing garage/habitable space to create home gym Lynwood House 1 Murray Park Newmarket Suffolk CB8 9BU		Clare Oliver	Mr Dennis Brocklesby	Wed 25 Oct 2023

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/23/1641/CLE</u> Application for lawful development certificate for existing use or development - a. use of second floor flat as one self contained dwelling (use class C3) b. use of basement flat as one dwelling (use class C3) Sandiver House 13 St Marys Square Newmarket Suffolk CB8 0HZ	Conservation Area	Clare Oliver	Dr Klodian Allabjeu	Thu 26 Oct 2023
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Blank

Townclerk

Subject: FW: DC/23/1456/FUL

From: Waugh, Charlotte <charlotte.waugh@westsuffolk.gov.uk>

Sent: 04 October 2023 10:39

To: Admin <admin@newmarket.gov.uk>

Subject: RE: DC/23/1456/FUL

Good morning Natalie,

Thanks for your email. Yes I can confirm that the site is outside the original planning application boundary which abuts it to the south. However, given the proposed use of the land it does gain support from planning policy. There is a need for a legal agreement to be produced which would tie the land to the existing site to ensure the open space is delivered in advance of residential occupation. Any further queries on the proposal please let me know.

If the council meeting is on 16th would it be possible to have your response on 17th? Assuming that the Town Council retain their objection and the application will need to be referred to Delegation Panel the deadline for the following meeting is 17th which I will need to attend in order to try and meet the application deadline.

Kind regards

Charlotte Waugh
Principal Planning Officer
Planning Development
Direct dial: 01284 757349
Email: charlotte.waugh@westsuffolk.gov.uk

From: Admin <admin@newmarket.gov.uk>

Sent: Wednesday, October 4, 2023 10:04 AM

To: Waugh, Charlotte <charlotte.waugh@westsuffolk.gov.uk>

Subject: DC/23/1456/FUL

Importance: High

I hope you are well.

I have just entered the councils comment for the above application. The Clerk has asked me to email you as an extension has been requested by the committee as they would like clarification on the land and the original planning boundary. Our next Development and Planning meeting is on Monday 16th October, could we have until the 20th, if possible please?

Thank you,

Kind regards

Natalie White, Administrative Assistant

Townclerk

Subject: FW: DC/23/1182/FUL - 128 High Street, Newmarket - Town Council Queries

From: Benford-Brown, Tamara <Tamara.Benford-Brown@westsuffolk.gov.uk>

Sent: 05 October 2023 09:35

To: Admin <admin@newmarket.gov.uk>

Subject: RE: DC/23/1182/FUL - 128 High Street, Newmarket - Town Council Queries

Thank you for your email, I can confirm that the Town Council comments have been received and uploaded to the application.

We are aware that the shopfront has already been replaced and that this is not the same as presented within the submitted plans for DC/23/1182/FUL. I believe our enforcement team have made contact and we should be receiving an Advertisement Consent application in due course for consideration of the sign.

In terms of the compressor unit, we have consulted our Private Sector Housing & Environmental Health team who will assess the application in regards to impacts on surrounding amenity. Once comments have been received from the team we will progress the application accordingly and their comments will be uploaded online too.

I'm happy to allow the Town Council until 20th October to allow for the meeting on the 16th.

I hope the above helps, if there are any further queries then do let me know.

Kind Regards,

Tamara

I have just entered the councils comment for the above application. The Clerk has asked me to email you as an extension has been requested by the committee, it is understood that the shopfront has been replaced however they are unclear as to whether the correct materials have been used. The Clerk also would like to know whether West Suffolk Council approve of the noise attenuation provision for the compressor unit.

Our next Development and Planning meeting is on Monday 16th October, could we have until the 20th, if possible please?



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 29th September 2023

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

Reference: 23/01046/FUL

Officer: Rachael Forbes

Location: 26 High Street Burwell Cambridge CB25 0HB

Date application valid:

Parish:

21st September 2023

Burwell

Proposal: Single storey extension, car port and associated works

Applicant:

Rowe Build & Development Ltd
C/o Agent
Maythorpe
Malting End
Wickhambrook
Newmarket
Cambridgeshire
CB8 8YH

Grid Reference: 559005 266111

Agent:

Gary Johns Architects
FAO Mrs Yasmin Butler
44 Silver Street
Ely
CB7 4JF

Reference: 19/00717/DISG

Officer: Catherine Looper

Location: Site To Northwest Of Kingfisher Drive Soham Cambridgeshire

Date application valid:

Parish:

25th September 2023

Soham

Proposal: To discharge Condition 5 (construction management plan) and 21 (piling mitigation) of decision dated 11 March 2022 for 19/00717/OUM Proposed erection of up to 175 dwellings and associated infrastructure with access from Broad Piece

Applicant:

Persimmon Homes East Midlands
FAO Mrs Anne Dew
Persimmon House
19 Commerce Road
Lynch Wood
Peterborough
PE2 6LR

Agent:

Grid Reference: 558494 274496

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 6th October 2023

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

Reference: 23/00734/FUL

Officer: Olivia Roberts

Location: 128 & 130 Ashley Road Newmarket Suffolk CB8 8DZ

Date application valid: 2nd October 2023

Parish: Cheveley

Proposal: Demolition of a pair of semi-detached dwellings and erection of replacement pair of three bedroom semi-detached dwellings, together with conversion of adjacent stable to office and WC

Applicant:

Juddmonte Farms Ltd.
C/o Agent

Agent:

Andrew Fleet MCIAT
6 Regent Place
Soham
Cambs
CB7 5RL

Grid Reference: 566349 262976

Reference: 23/01003/FUL

Officer: Rachael Forbes

Location: Flint Cottage 44 Church Lane Cheveley Newmarket Suffolk

Date application valid: 3rd October 2023

Parish: Cheveley

Proposal: Construction of two storey dwelling with garage and access drive.
Demolish existing cart shed and replace with 2 no. garages.

Applicant:

Mr Marc Ottolini
Flint Cottage
44 Church Lane
Cheveley
Newmarket
Suffolk
CB8 9DJ

Agent:

Big Brown Dog Limited
FAO Mr Peter Romaniuk
The Old Post Office
3 Brookside
Dalham
CB8 8TG

Grid Reference: 568577 260824

Reference: 23/00697/FUL

Officer: Jasmine Moffat

Location: 8 Collins Hill Fordham Cambridgeshire CB7 5PA

Date application valid:

2nd October 2023

Parish:

Fordham

Proposal: Two storey side and rear extensions

Applicant:

Mr Simon Percival
8 Collins Hill
Fordham
Cambridgeshire
CB7 5PA

Agent:

Camplans Ltd
FAO Mr Dean Girling
48 Merton Road
Histon
Cambridge
CB24 9JW

Grid Reference: 563354 270636

Reference: 23/00672/OUT

Officer: Gavin Taylor

Location: 38 Station Road Kennett Newmarket Suffolk CB8 7QD

Date application valid:

26th September 2023

Parish:

Kennett

Proposal: Residential development of four dwellings

Applicant:

Mr Maclaren
C/o Agent

Agent:

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

Grid Reference: 570183 266961

Reference: 23/01078/FUL

Officer: Lisa Moden

Location: The Maples 37B Great Fen Road Soham Ely Cambridgeshire

Date application valid:

29th September 2023

Parish:

Soham

Proposal: Garden shed for storage of garden machinery and tools

Applicant:

Mr & Mrs M Hill
The Maples
37B Great Fen Road
Soham
Ely
Cambridgeshire
CB7 5UQ

Agent:

Cantab Design Ltd
FAO Mr Dean Goodchild
184 East Road
Cambridge
CB1 1BG

Grid Reference: 559569 278821

Reference: 23/00650/FUL

Officer: Olivia Roberts

Date application valid: 26th September 2023

Parish: Stetchworth

Location: Newmarket Equine Hospital Cambridge Road Newmarket Suffolk CB8 0FG

Proposal: Extension to accommodate CT scanner

Applicant:

Newmarket Equine Hospital
C/o Agent

Agent:

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

Grid Reference: 561315 261026

Decision List

Weeks commencing 25 th & 2 nd October	NTC Comments
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	NTC comments not invited
DC/23/1211/TPO <u>TPO032 (1960) - tree preservation order - one Walnut (on plan and within area A1 on order) lateral crown reduction on southern aspect by up to 1.5 metres and one Sweet Mock Orange (on plan and within area A1 on order) lateral reduction on southern aspect by up to one metre</u> 4 Meynell Gardens Newmarket Suffolk CB8 7ED	The Committee actively encourages responsible tree management and does not object to this application, subject to the approval of the WSC Tree Officer.
DC/23/1017/FUL <u>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</u> Land At 34 And 36 Old Station Road Newmarket Suffolk	Newmarket Town Council continues to very strongly object on the grounds as stated previously and to reiterate as: Over-development of the site Lack of parking provision or appropriate consideration of potential parking issues Inadequate public transport No EV charging provision Loss of privacy for neighbours UPVC windows in a conservation area Although the issue of the bins has been addressed, it is unclear that the alternative arrangements will not still adversely impact on neighbours or the area. The Council and local residents have major concerns that works appear to be on-going without permission being granted yet and the conditions (H&S) under which work is taking place. Therefore, Council requests that WSC send Building Control inspectors to investigate. Newmarket Town Council takes serious issue with SCCs response regarding this as a "car free application" when there are potentially significant impacts given current on-street parking stress, very limited ready access to off-street parking and where public transport does not meet the SCC guidance for parking criteria of being frequent and wide-ranging neither is the case) There also appears to be Right of Way and Access issues arising from this application which require full explanations by WSC.

Decision List

DC/23/1255/HH <u>Householder planning application - first floor side extension</u> 30 St Fabians Close Newmarket Suffolk CB8 0EJ	 The Committee voiced no objections.
DC/23/0928/HH <u>Householder planning application - single storey side extension (following demolition of existing conservatory)</u> 2 Stamford Street Newmarket Suffolk CB8 8JB	 The Committee voiced no objections.
DC/23/0719/FUL <u>Planning application - change of use of existing residential swimming pool to be used by swim school (sui generis)</u> Chels 51A Bury Road Newmarket Suffolk CB8 7BY	 NTC voiced no objection, subject to the following conditions: Hours of use to comply with as stated in the application No parking in residential roads and only to use on-site parking The number of pupils per session be limited to as stated in the application That there be a 1-year trial and be reviewed.
DC/22/1976/FUL <u>Planning application - a. three replacement range buildings comprising horse boxes, tack boxes, wash bay and hay barns b. covered lunge ring c. muck bunker d. resurfacing of yard and adjacent roadways</u> Terrace House Queensberry Road Newmarket Suffolk CB8 9BT	 The Committee voiced no objections

Townclerk

Subject: FW: Feasibility Studies around the Clock Tower roundabout Newmarket

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>
Sent: 10 October 2023 10:53
To: Townclerk <Townclerk@newmarket.gov.uk>
Cc: Rachel Hood (SCC Councillor) <Rachel.Hood@suffolk.gov.uk>; Andy Drummond (SCC Councillor) <Andy.Drummond@suffolk.gov.uk>
Subject: RE: Feasibility Studies around the Clock Tower roundabout Newmarket

Good morning Cathy.

I'm afraid that Suffolk Highways would not be able to contribute any funding towards the cost of installing these pedestrian crossings from either our Reactive or Capital budgets. However, there may be grants and other funding streams available from either the County and District for this – but these would have to be applied for at local level. I would also advise including these in the Newmarket Vision Group due to the scope, complexity and cost of these projects.

With regard to Councillor Hood and Councillor Drummond contributing towards the cost of the feasibility studies from their Local Highways Budgets, as you say, this would benefit both divisions and the clock tower roundabout is close to being the border between their respective divisions – so I cannot see why they would not both be able to contribute if they are willing.

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

Following on from your email regarding a recommended 2 x studies on Fordham Rd and Bury Rd:-

[@Matthew Fox](#) Could you tell me if we were to proceed with the two feasibility studies; if the studies were to come back as expected as 'feasible' – would SCC highways fund the installation or contribute in any way?

[@Andy Drummond@rachel.hood@suffolk.gov.uk](#) Would SCC LB highway funding be able to fund the studies? Do I assume correctly that both would be able to contribute as this would be beneficial to both divisions?

Many thanks
Cathy

Blank



Report to	Development and Planning Committee
Subject	Exning Road Verge Parking Mitigation options
Purpose	Decision
Classification	Unrestricted
Meeting date	16th October 2023
Item number	15
Written By	Cathy Whitaker CLERK

Summary: This report outlines the two options for mitigating parking on the verges at Exning Road.

1.	Introduction
a.	This matter has been a long-standing problem with residents bringing to council regularly.
2.	Context
a.	Whilst the land is not Town Council owned, consideration must be taken by NTC regarding the impact on the residents and also the open space which is being eroded.
b.	The Council has invested significant amount in mechanical bulb planting in the area.
3.	Proposal/Options
a.	Option 1: Application to SCC HW for double-yellow lines (see attached map). Although not physically preventing the verge parking, any car owner crossing the double yellow lines to do so is committing an offence and could be fined by the WSC CPE Officers. Although a lot of the offending is out of hours for the officer visits. c.£4,000 including design/consultation and implementation phases. Timescale: indefinite – historically could be delayed significantly.
b.	Option 2: NTC to install hardwood bollards along the length to physically prevent access. This is more costly than double yellow lines and the bollards would become Town Council assets for maintenance and repairs. JCE quote is £7,845. 100 posts. Timescale: could be actioned relatively quickly.
4.	Financial/Resource Implications
a.	Exning Road is in Exning and Newmarket Division under Cllr Hood and therefore a request for Highways Locality funding could be made.
b.	NTC does not have a budget line or EMR for highway costs. If option 2 was taken, there is an Asset Sales EMR that could fund the purchase of the bollards as they would become NTC assets.
5.	Next Steps/Recommendations
a.	Council to consider which of the above options, if any, it wishes to take.
b.	Serious consideration should be given to the setting of precedent.

Townclerk

Subject: FW: MAP FOR Quote for wooden bollards please on Exning Road

From: Deputy Town Clerk <DTC@newmarket.gov.uk>

Sent: Monday, September 25, 2023 9:32 AM

To: Cathy Whitaker <Cathy.whitaker@newmarket.gov.uk>; Achner, Rob <[REDACTED]>; Payne, Alex <[REDACTED].uk>

Subject: MAP FOR Quote for wooden bollards please on Exning Road

Good morning all

This is the area we are looking at – the lengths are approximately 166m and 124m according to the rough measurements below made on Parish Online.



Kind regards

Tracey

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](#)

Jockey Club Estates Ltd.
 101 High Street
 Newmarket
 Suffolk
 CB8 0P

25/09/23

Install bollards to prevent parking on Exning Road

Quantity	Details	Unit Price (£)	VAT	Net Subtotal (£)
195	Supply 100x100mm graded Oak posts with weathered top, to stand 600mm above ground.	£3395	20%	
100	Bags of Postcrete	£900		
200	Fixings to prevent posts being pulled.	£50		
	Labour	£3500		
				£7845

Valid for 30 days from the date of this document.