

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 5th February 2024 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:

- film, photograph or make an audio recording of the meeting;
- use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- 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**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 22nd January 2024**
 - To consider and adopt the minutes, as a true record of the proceedings
 - 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 15/1/2024 & 22/1/2024
- 8. Planning applications** – Amended and Deferred Plans
 - 108 Churchill Avenue DC/23/1984/HH** – *deferred* for site visit on 23/1/24
 - Woodland, The Severals DC/23/2096/FUL** – *deferred* for site visit on 2/2/24
- 9. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results:
 - Appeal in Progress:-** AP/23/0052/LDC Lanwades Park, Kentford
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council-week 15/1/2024 & 22/1/2024
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To discuss any Licensing applications
- 14. Pre-Application** – to receive a consultation letter for upgrade to a radio base station on Heath Road
- 15. Cycle paths** – to discuss shared cycling/footways
- 16. On-Street Advertising** – to receive a report from the working group
- 17. Listed Buildings** – to discuss the matter of listed buildings in Newmarket (verbal)
- 18. Consultation** – WSC Local Plan submission
- 19. Correspondence**
 - Parkers Walk, Studlands**
 - Highways Matters**
- 20. Date of next meeting** – 19th February 2024

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 30th January 2024

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 22nd January 2024 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor E Kavanagh
Councillor R Nobbs
Councillor S Perry

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

Minute	Action by
D/24/01/19 <u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman welcomed everyone, opened the meeting and read out the Fire Notice and announced that proceedings were being recorded and asked if anyone intended to record the meeting.	
D/24/01/20 <u>Apologies</u> Apologies were received from Cllr Berry. Cllr Clover was absent.	
D/24/01/21 <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/24/01/22 <u>To Confirm the Minutes of the Meeting Held on 8th January 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 8th January 2024 and the following amendment was made. Page 7 – Summary resolutions – D/24/01/8.02 Resolved – the full resolution was added to the summary for Long Cottage. Subject to the amendment being made, the following was agreed: <u>D/24/01/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 8th January 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
D/24/01/23 <u>Public Open Session</u>	

No members of the public were present.

D/24/01/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 30 – Conservation Area.

D/24/01/25 Planning Applications

Week Commencing 01/01/202 & 08/01/2024.

D/24/01/25/1 DC/24/0023/ADV – Application for advertisement consent – a. replacement illuminated hanging sign b. replacement non-illuminated fascia c. replacement illuminated ATM sign c. replacement door vinyl – 49-51 High Street Newmarket Suffolk.

D/24/01/25.01 Resolved

The Committee voiced no objection subject to the signage being heritage signage suitable for a Conservation Area and being in keeping with the Newmarket Neighbourhood Plan and Shopfront Policy.

D/24/01/25/2 DC/24/0028/TCA - Trees in a conservation area notification - one Robina (T1 on plan) fell - 7 Balaton Place Snailwell road Newmarket Suffolk.

D/24/01/25.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. The Committee objected to this application in the absence of evidence to justify the felling of the tree.

D/24/01/25/3 DC/24/0007/CLP - Application for lawful development certificate for proposed use or development - single storey side extension to existing dwelling house - 56 Bill Rickaby Drive Newmarket Suffolk.

D/24/01/25.03 Resolved

The Committee voiced no objection.

D/24/01/25/4 DC/23/2042/ADV – Application for advertisement consent – two non-illuminated name signs – Goodwin Business Park, Unit 6 Willie Snaith Road Newmarket Suffolk.

D/24/01/25.04 Resolved

The Committee voiced no objection.

Cllr Nobbs declared another interest in the following application and did not vote.

D/24/01/25/5 DC/23/2090/FUL – Planning application – a. alterations to existing ground floor shop front and internal alterations to create new entrance b. change of use of first floor from retail (class E) to one dwelling (class C3) – 34 Old Station Road Newmarket Suffolk.

D/24/01/25.05 Resolved

The Committee voiced no objection subject to the Fire Officer's recommendations being implemented and the shop front being in keeping with a

Conservation Area, and the approval of the Listed Buildings Officer.

Cllr Winter joined the meeting.

D/24/01/25/6 DC/23/2081/TPO – TPO/1990/01 tree preservation order – one Beech (T1 on plan, A1 on order) reduction to limbs back to fence line overhanging 80 Churchill Avenue by approximately six metres – 78 Churchill Avenue Newmarket Suffolk.

D/24/01/25.06 Resolved

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

D/24/01/25/7 DC/24/0044/TCA – Trees in a conservation area notification – one Horse Chestnut (T1 on plan) one Ash (T15 on plan) fell – Palace House Palace Street Newmarket Suffolk.

D/24/01/25.07 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees and on that basis the Committee objected to this application.

D/24/01/25/8 DC/24/0012/TPO – TPO 08 (1991) tree preservation order – a. five Sycamore (G1 and T3 on plan within A1 on order) one Scots Pine (T1 on plan within A2 on order) fell b. one Cherry (T2 on plan within A1 on order) 1.5 metre lateral reduction away from building – Kingfisher House St Fabians Newmarket Suffolk.

D/24/01/25.08 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. However, on this occasion the Committee did not object to this application due to the evidence supplied, and supported the plan to replant.

Cllr Hood declared a non-pecuniary interest in the following application and did not vote.

D/24/01/25/9 DC/23/2096/FUL – Planning application – a. conversion of one dwelling into three dwellings b. glazed canopy to front elevations of two dwellings c. rear pitched lean to for two dwellings d. raising of roof height to create second floor habitable rooms for one dwelling – Woodland The Severals Newmarket Suffolk.

D/24/01/25.09 Resolved

The Committee deferred this application and requested an extension to arrange a site visit.

D/24/01/26 Amended and Deferred Planning Applications

D/24/01/26/1 DC/23/2011/TPO – 13 Collings Place – deferred to receive the application documents and the following was agreed:

D/24/01/26.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of trees. The Committee supported the neighbour's objection and objected to this application.

D/24/01/26/2 DC/23/1941/FUL & DC/23/1942/ADV – The Guineas – deferred to receive further information and the following was agreed:

D/24/01/26.02 Resolved

The Committee voiced no objection.

D/24/01/26/3 DC/23/2068/P3CMA – 147 All Saints Road – deferred to receive further information and the following was agreed:

D/24/01/26.03 Resolved

The Committee placed a holding objection due the information requested not being received.

D/24/01/26/4 DC/23/1984/HH – 108 Churchill Avenue – deferred for a site visit. Site visit still to be carried out.

D/24/01/26.04 Resolved

The Committee have a planned site visit on 23/1/24 and deferred this application for a report at the next Committee meeting.

D/24/01/26/5 DC/23/1812/HH – 23 Edinburgh Road – re-consultation with amended plans. The following was agreed:

D/24/01/26.05 Resolved

The Committee supported the neighbour's objection on loss of privacy and the proposed materials not being in keeping, and objected to this application.

D/24/01/27 Planning Appeals

Appeal in Progress – AP/23/0052/LDC – Lanwades Park Kentford – it was noted that the Inquiry will be opened on Tuesday 16th April 2024 starting at 10:00am. This item will be deferred to the next committee meeting to consider an NTC response.

D/24/01/28 East Cambs Planning Applications

The East Cambs Weekly Lists for 05/01/2024 & 12/01/2024 were noted.

D/24/01/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 01/01/2024 & 08/01/2024.

Applications	Description	Address	WS Decision	NTC Decision
DCON(A)/23/1285	Application to discharge condition 3 - arboricultural method statement of application DC/23/1285/HH	Bury Lodge 56 Bury Road Newmarket Suffolk	Discharged	Comments not invited
DC/23/1808/TPO	TPO 12 (2005) Tree preservation order - one Walnut (T1 on plan T2 on order) overall crown reduction by 1.5 metres to previous pruning points	6 Balaton Place Snailwell Road Newmarket Suffolk	Approved	No objection
DCON(E)/20/0624	Application to discharge condition 19 (ecological enhancement) of DC/20/0624/FUL 143A All Saints Road Newmarket Suffolk	143A All Saints Road Newmarket Suffolk	Discharged	Comments not invited

DC/23/2048/TCA	Trees in a conservation area notification - one Tree of Heaven (T001 on plan) fell	8 Abernant Drive Newmarket Suffolk	Withdrawn	No objection	
DC/23/2004/TCA	Trees in a conservation area notification - one Bay (T1 on plan) fell	12 St Marys Square Newmarket Suffolk	Approved	No objection	
DC/23/1935/TCA	Trees in a conservation area notification - 10 Sycamore (0005, 0007, 0008, 0009, 0010, 0011, 0013, 0014, 0017, 0020 on plan) fell	Palace House Palace Street Newmarket Suffolk	TPO Served	Objected	
DC/23/1614/HH	Householder planning application - single storey side and rear extension to existing garage/habitable space to create home gym	Lynwood House 1 Murray Park Newmarket Suffolk	Approved	No objection	

D/24/01/30 Delegation Panel Decisions

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

It was noted that the Delegation Panel were minded to grant permission. Town Clerk to encourage the Newmarket District Councillors to inform NTC if something is going to Delegation Panel in advance; in the event they may be requested to 'call it in' and send to Development Control Committee.

D/24/01/31 Licensing

Premises Licence – 128 High Street Newmarket – Alcohol Sales OFF Premises Monday – Sunday 7:00 – 01:00.

D/24/01/31.01 Resolved

The Committee strongly objected and delegated the details for the objection wording to Cllr Kavanagh and the Town Clerk.

D/24/01/32 Tree Protection Orders

TPO/001 (2024) Palace House Palace Street Newmarket Suffolk – the TPO was received and noted.

D/24/01/33 Enforcement

34 Old Station Road - SCC reported that the contractors have now taken the hoarding back to allow 1.3m footway access.

D/24/01/34 Cycle Paths

This item was deferred to the next meeting.

D/24/01/35 On Street Advertising

This item was deferred to the next meeting.

D/24/01/36 Parking and Transport

A report regarding the Bus Service Improvement Plan submission by NTC has been received from Suffolk County Council; the result being that there is not enough funding (and not enough evidence provided) for any of the Town Council's

suggestions regarding bus/transport services. This is very disappointing. The Voluntary Network have shown an interest in providing extra services, but they are unfunded to date.

This matter will be on the Full Town Council agenda for further discussion regarding keeping the subject 'live'.

D/24/01/37 Consultations

A response to the Street Vote Development Orders Consultation will be considered at the next full Town Council meeting.

D/24/01/38 Accounts

The accounts for December 2023 were received and noted.

D/24/01/39 Correspondence

None noted.

D/24/01/40 Date of Next Meeting

Monday 5th February 2024 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/01/25.01 Resolved</u>	The Committee voiced no objection subject to the signage being heritage signage suitable for a Conservation Area and being in keeping with the Newmarket Neighbourhood Plan and Shopfront Policy.
<u>D/24/01/25.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. The Committee objected to this application in the absence of evidence to justify the felling of the tree.
<u>D/24/01/25.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/01/25.04 Resolved</u>	The Committee voiced no objection.
<u>D/24/01/25.05 Resolved</u>	The Committee voiced no objection subject to the Fire Officer's recommendations being implemented and the shop front being in keeping with a Conservation Area, and the approval of the Listed Buildings Officer.
<u>D/24/01/25.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

<u>D/24/01/25.07 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees and on that basis the Committee objected to this application.
<u>D/24/01/25.08 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. However, on this occasion the Committee did not object to this application due to the evidence supplied, and supported the plan to replant.
<u>D/24/01/25.09 Resolved</u>	The Committee deferred this application and requested an extension to arrange a site visit.
<u>D/24/01/26.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. The Committee supported the neighbour's objection and objected to this application.
<u>D/24/01/26.02 Resolved</u>	The Committee voiced no objection.
<u>D/24/01/26.03 Resolved</u>	The Committee placed a holding objection due the information requested not being received.
<u>D/24/01/26.04 Resolved</u>	The Committee have a planned site visit on 23/1/24 and deferred this application for a report at the next Committee meeting.
<u>D/24/01/26.05 Resolved</u>	The Committee supported the neighbour's objection on loss of privacy and the proposed materials not being in keeping, and objected to this application.
<u>D/24/01/31.01 Resolved</u>	The Committee strongly objected and delegated the details for the objection wording to Cllr Kavanagh and the Town Clerk.

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Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 15 th & 22 nd January				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/23/0313/FUL</u> Application to discharge conditions 7 (plant and equipment details) and 9 (control of noise levels) of DC/23/0313/FUL Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG		Amey Yuill	Mr Tony Floyde	Mon 12 Feb 2024
<u>DC/24/0085/HH</u> Householder planning application - a. single storey front extension b. cladding to first floor front and rear elevations 5 Cardigan Street Newmarket Suffolk CB8 8HZ		Georgina Bolton	Mr B Whitelaw	Tue 13 Feb 2024
<u>DC/24/0081/TCA</u> Trees in a conservation area notification - one London plane (261 on plan) crown lift up to 15 metres above adjacent buildings and replace brace; one Horse chestnut (374 on plan) remove large lowest limb on south western aspect; one Beech (251 on plan) overall crown reduction by 15 metres; one Crimson king maple (220 plan) one Alder (185 on plan) fell; one Alder (179 on plan) overall crown reduction by 20 metres; one Willow (40 on plan) overall crown reduction by ten metres Tattersalls The Avenue Newmarket Suffolk CB8 9AY	Conservation Area	Daniel Gospel	Paula Lucas	Tue 13 Feb 2024

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Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0073/TCA</u> Trees in a conservation area notification - 18 trees consisting of Amelanchier, Crab Apple, Gleditsia and Silver Birch - remove to improve present light filtration to adjacent apartments blocks Land At Meridian Gardens Newmarket Suffolk CB8 7FD	Conservation Area	Daniel Gospel	Mr Clarke	Thu 08 Feb 2024
<u>DCON(A)/23/1253</u> Application to discharge condition 4 (new/replacement windows - detailed) of DC/23/1253/VAR Surrey House 41 High Street Newmarket Suffolk CB8 8NA <i>For noting only, comments not invited.</i>	Conservation Area	Ed Fosker	Alison Barnes	
<u>DC/24/0015/FUL</u> Planning application - a. installation of six timber boxes on existing hard standing; b. reduce height of adjacent facing brick wall by 0.3 metres 10 Park Lodge, Stables Park Lane Newmarket Suffolk CB8 8AX	Conservation Area	Daniel White	Mr. Harry Eustace	Wed 07 Feb 2024
<u>DC/24/0127/HH</u> Householder planning application - single storey rear extension (following demolition of existing outbuilding) 16 Stanley Road Newmarket Suffolk CB8 8AF		Joseph Cannon	Mr & Mrs Huxley-Skaggs	Thu 15 Feb 2024

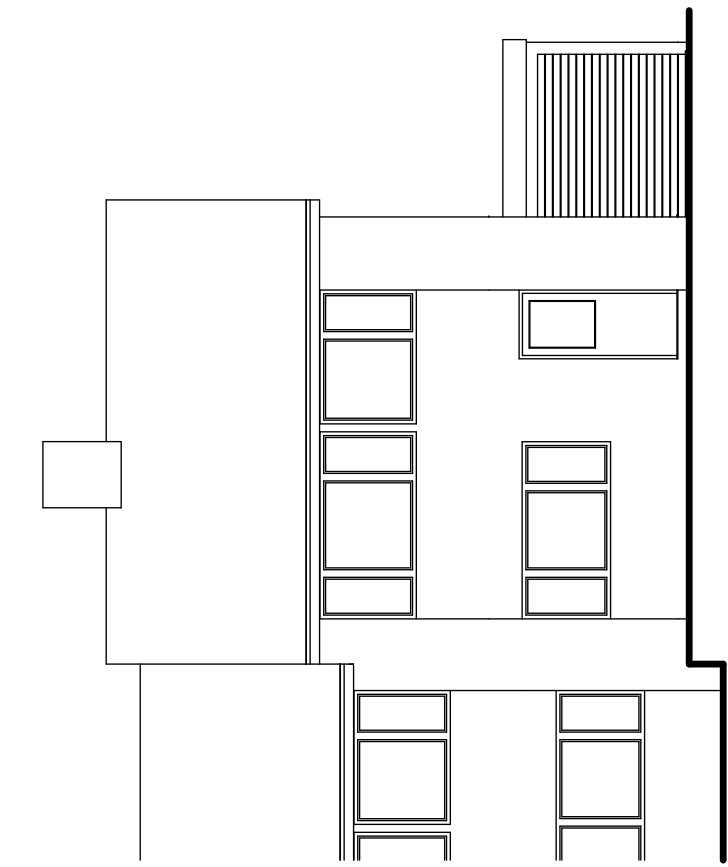
Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0096/TPO"</u> TPO 03 (1991) tree preservation order - a. one Lime (T1 on plan within G1 on order)e - overall crown reduction by five metres to previous pollard points b. one Beech (T2 on plan within G1 on order) reduce lowest branch back to main stem to give clearance over house and reduce lower left branch over neighbours property back by three metres c. one Lime (T3 on plan within G1 on order) reduce overhang back by three metres 25 Sefton Way Newmarket Suffolk CB8 0DB		Georgina Bolton	Mr Bird	Wed 14 Feb 2024
<u>DC/23/1382/FUL</u> Non-material amendment to DC/23/1382/FUL - a. removal of cladding on front and rear elevations b. replace window to left of front door with smaller window c. remove window on lean-to and replace with sliding doors d. two roof lights on single storey roof Land Adjacent To 26 Paget Place Newmarket Suffolk CB8 7DR		Tamara Benford-Brown	Mr Burch	

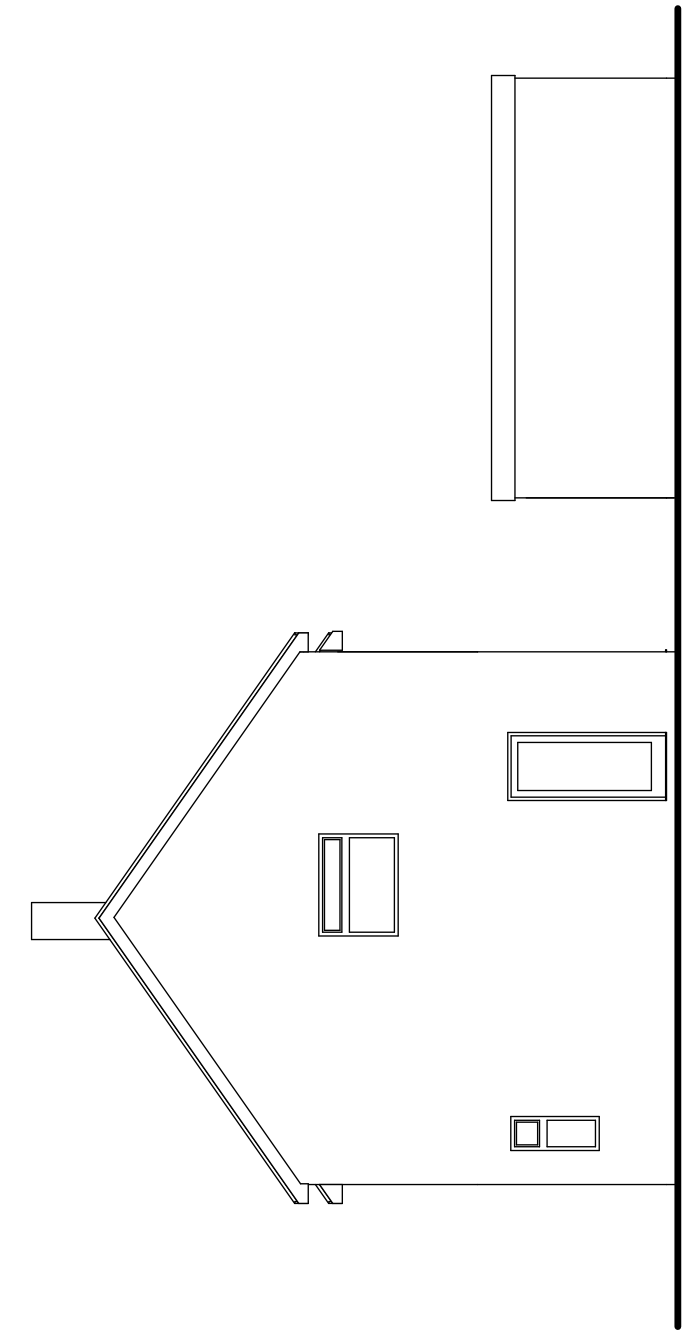
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Item 8a



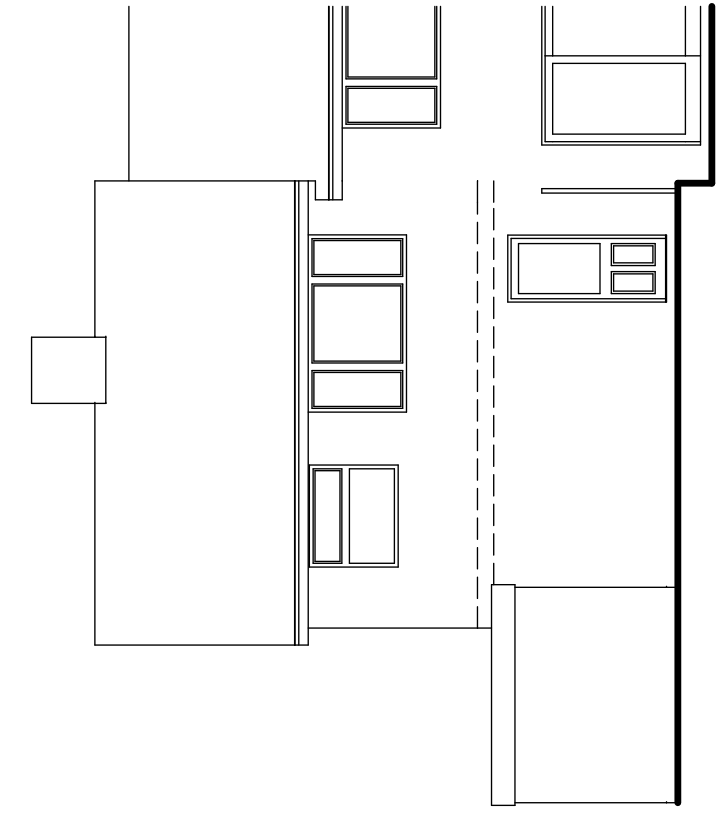
existing front elevation

1:100



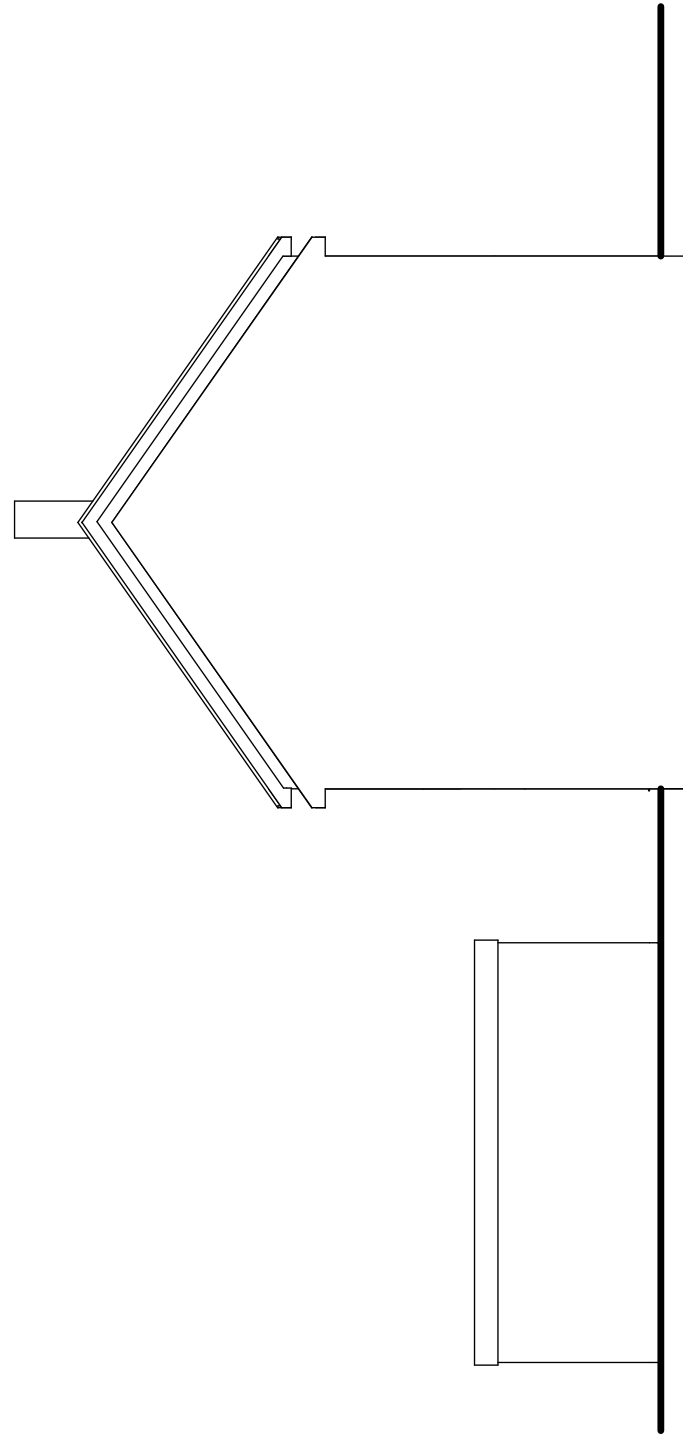
existing north east elevation

1:100



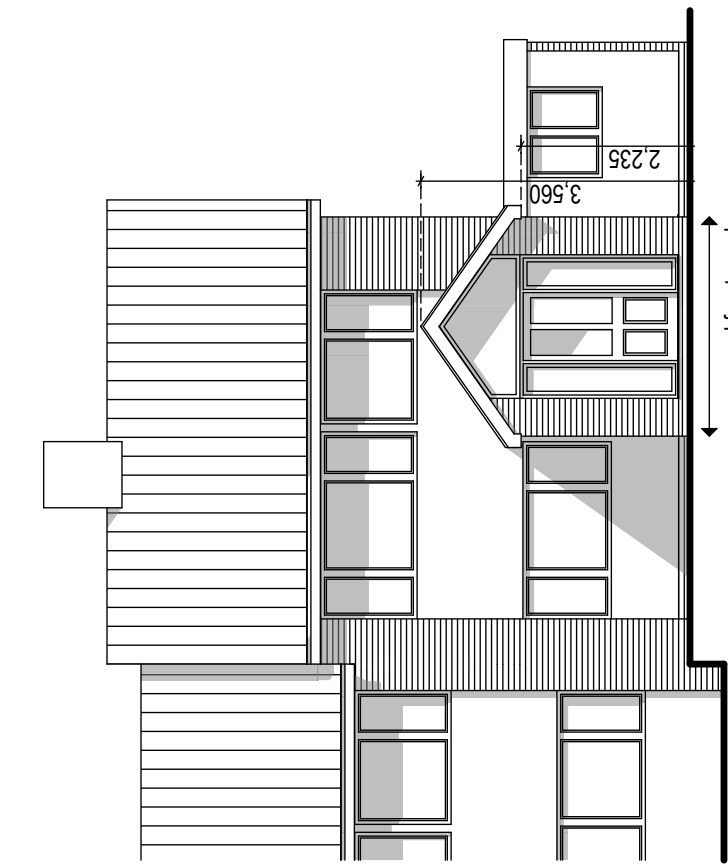
existing rear elevation

1:100



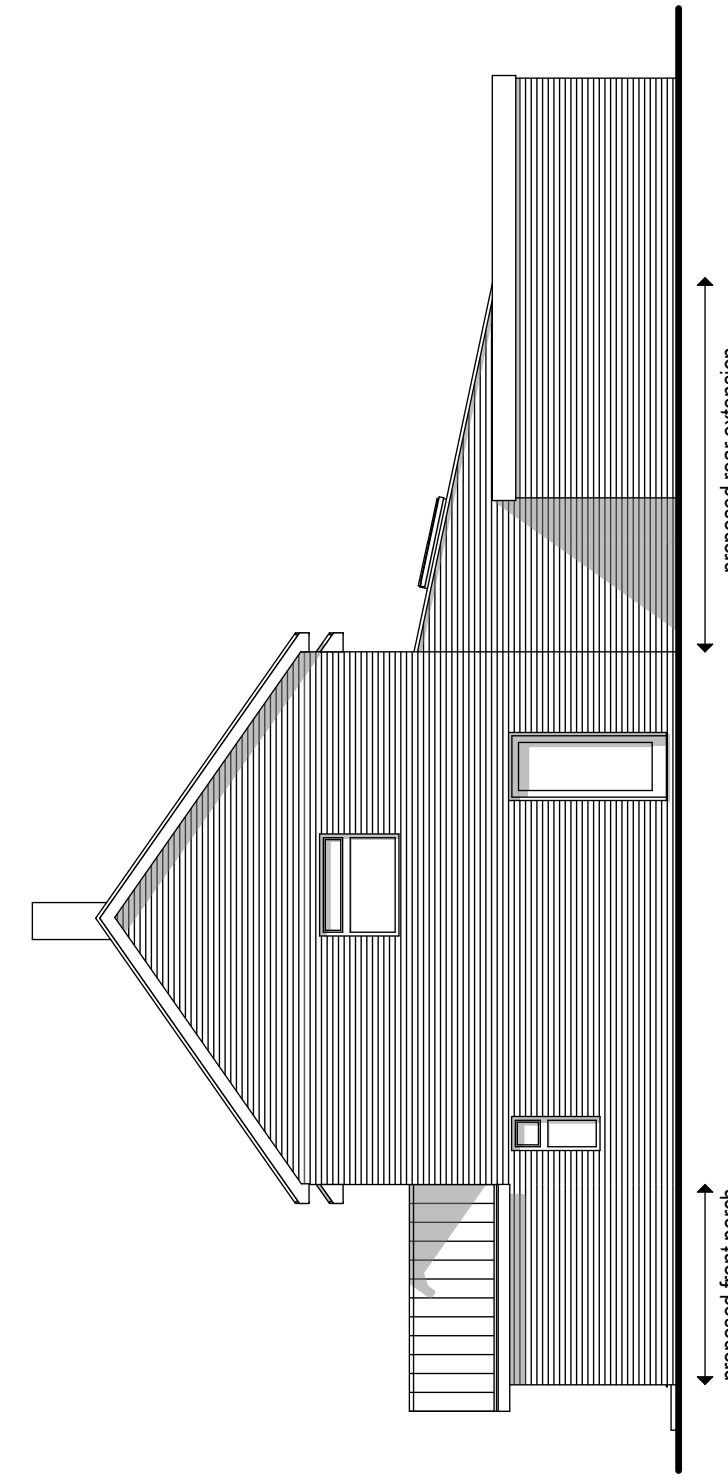
existing south west elevation

1:100



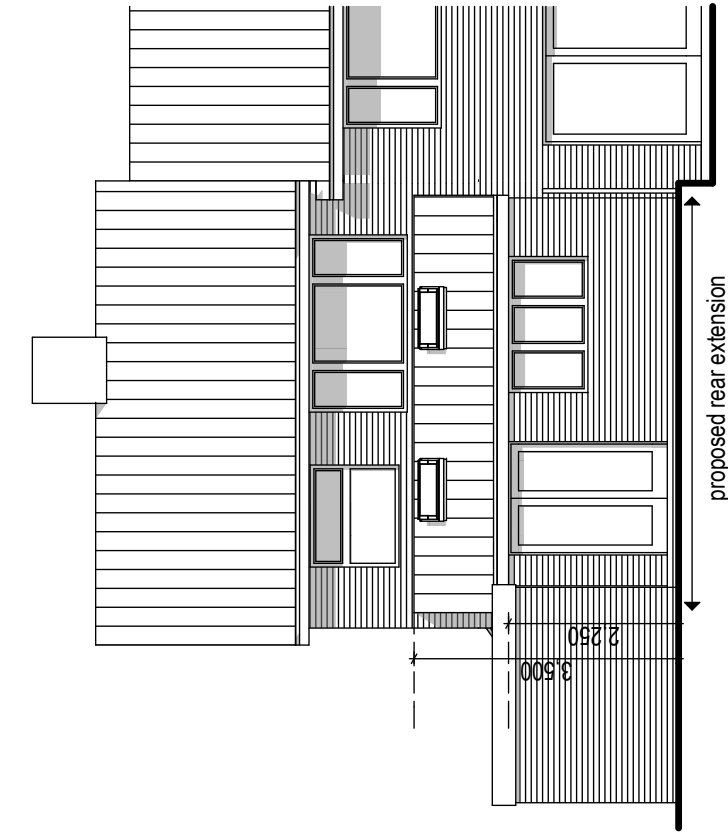
proposed front elevation

1:100



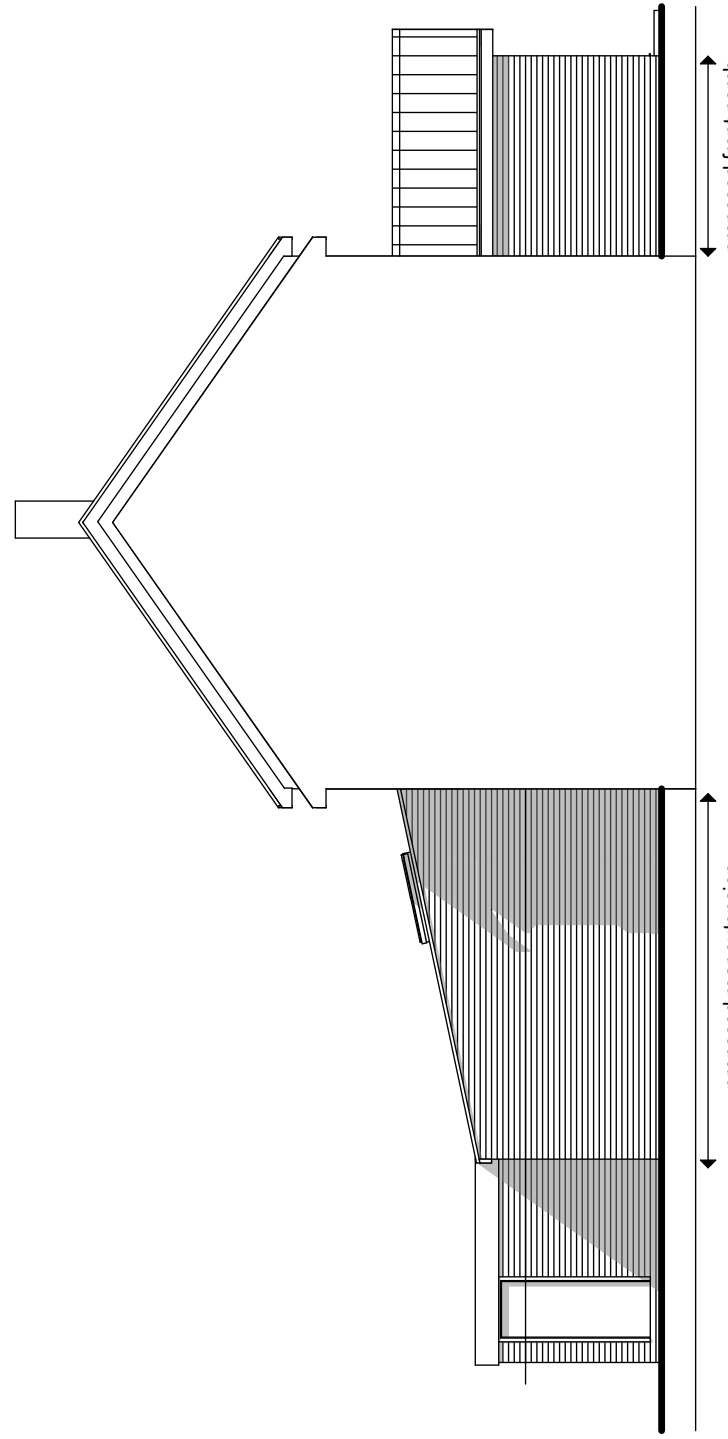
proposed north east elevation

1:100



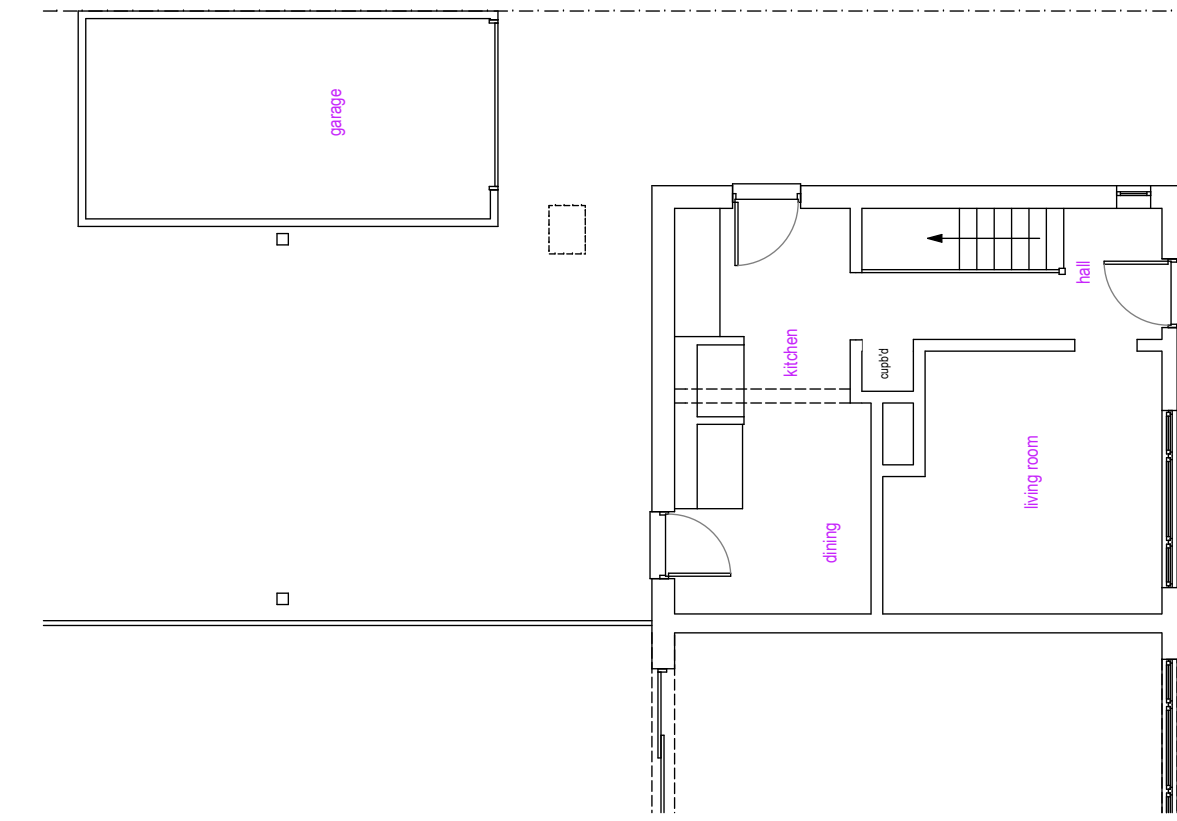
proposed rear elevation

1:100



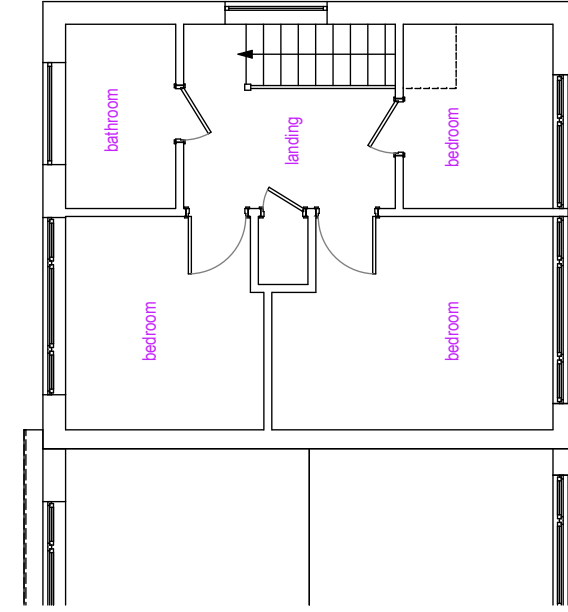
proposed south west elevation

1:100



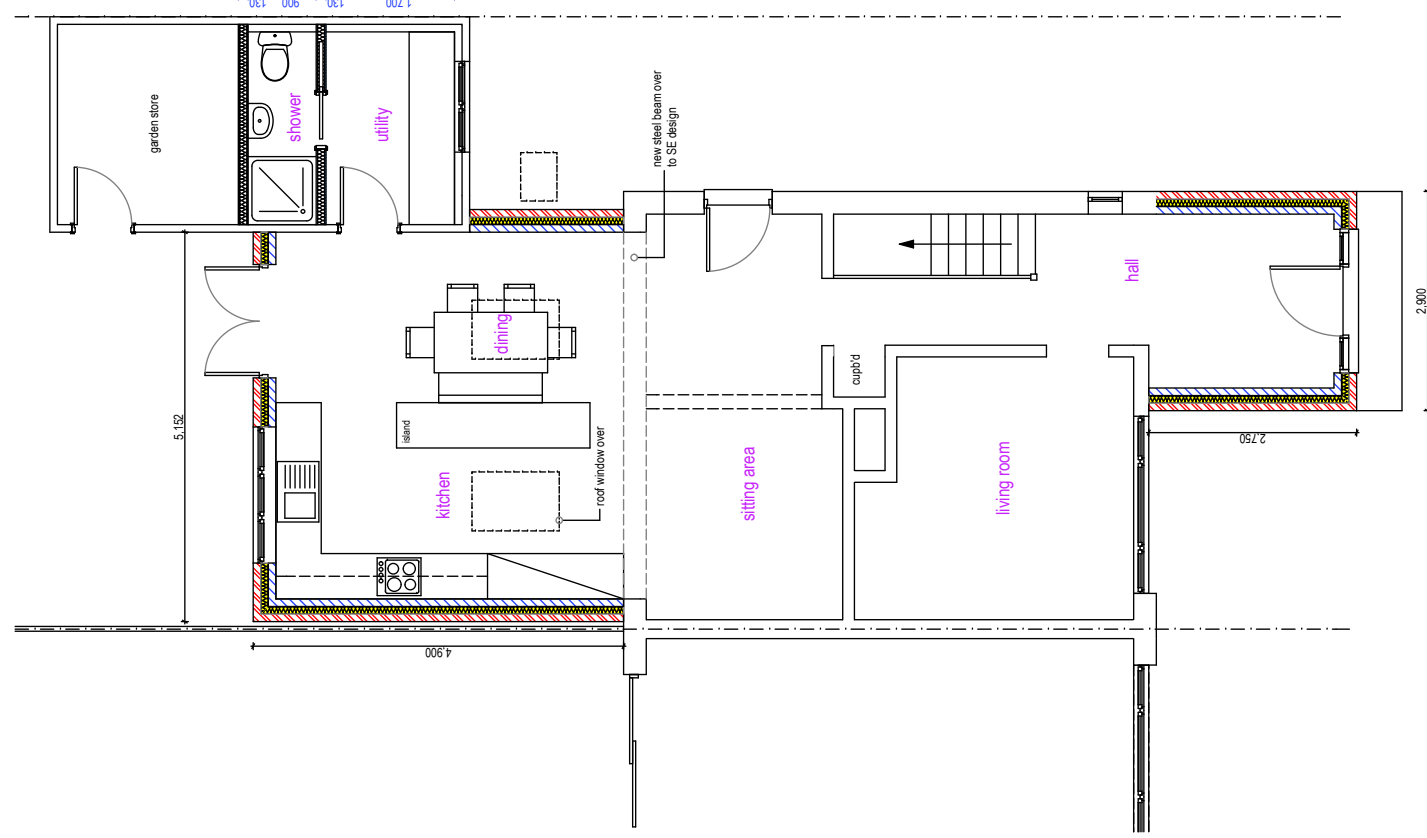
existing ground floor plan

1:100



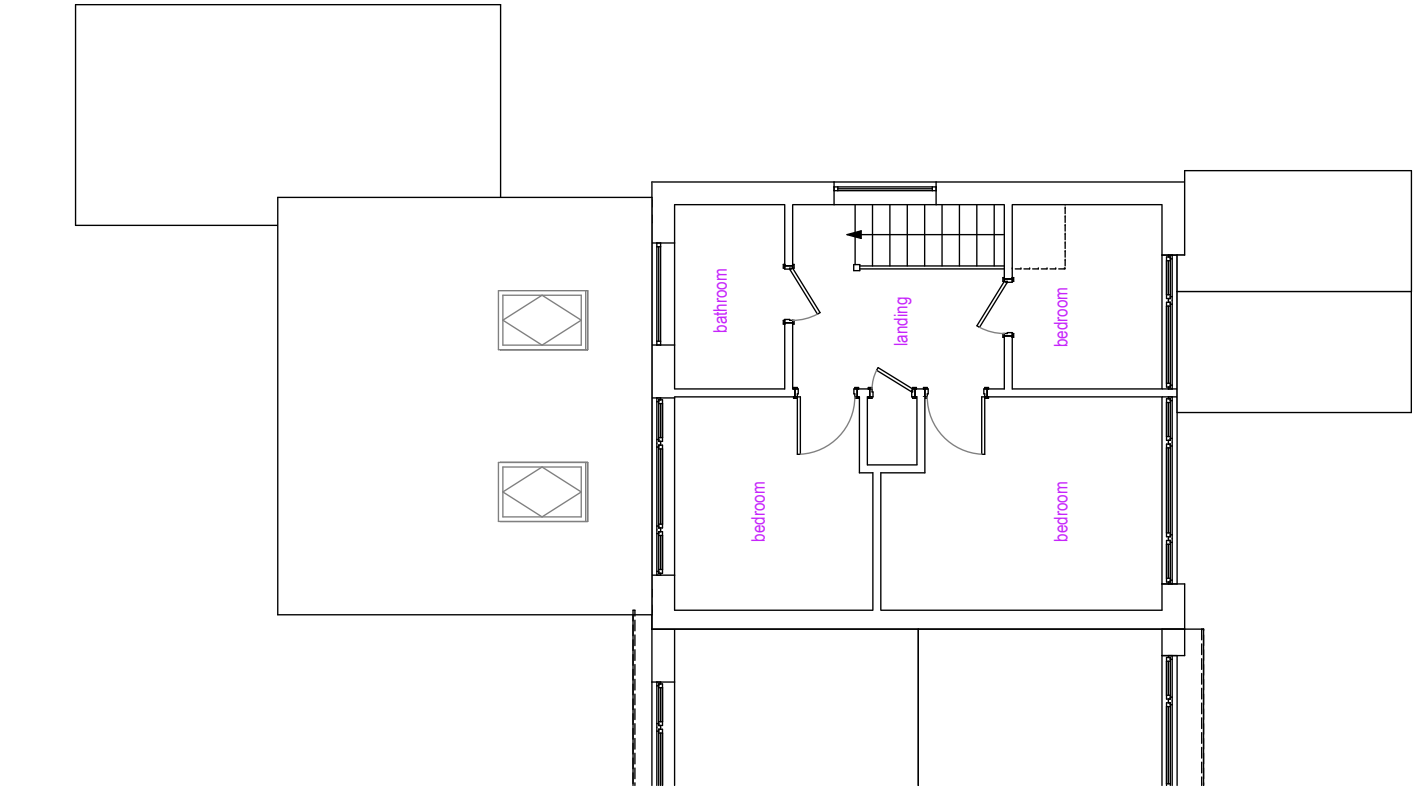
existing first floor plan

1:100



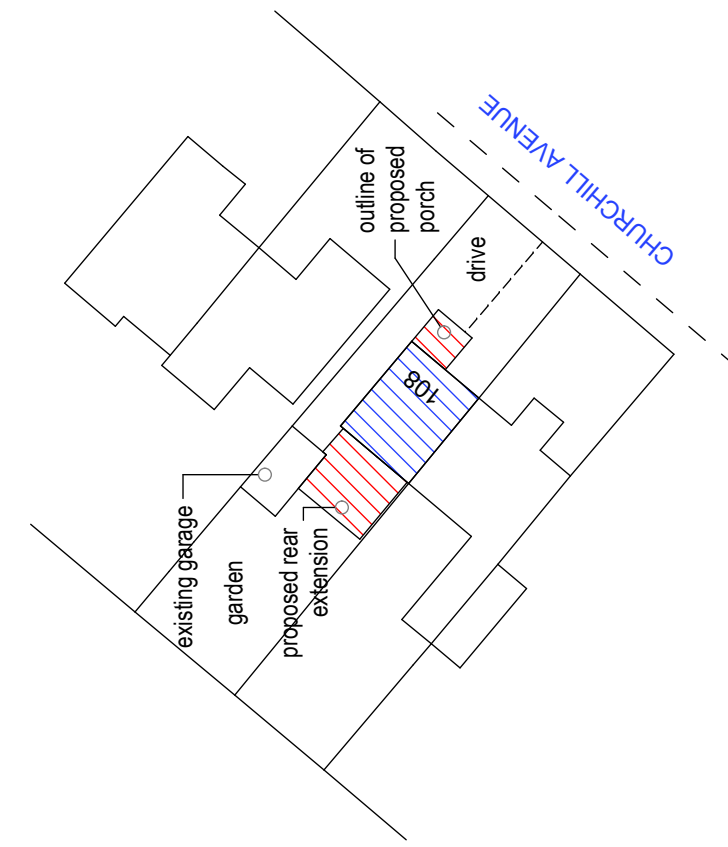
proposed ground floor plan

1:100



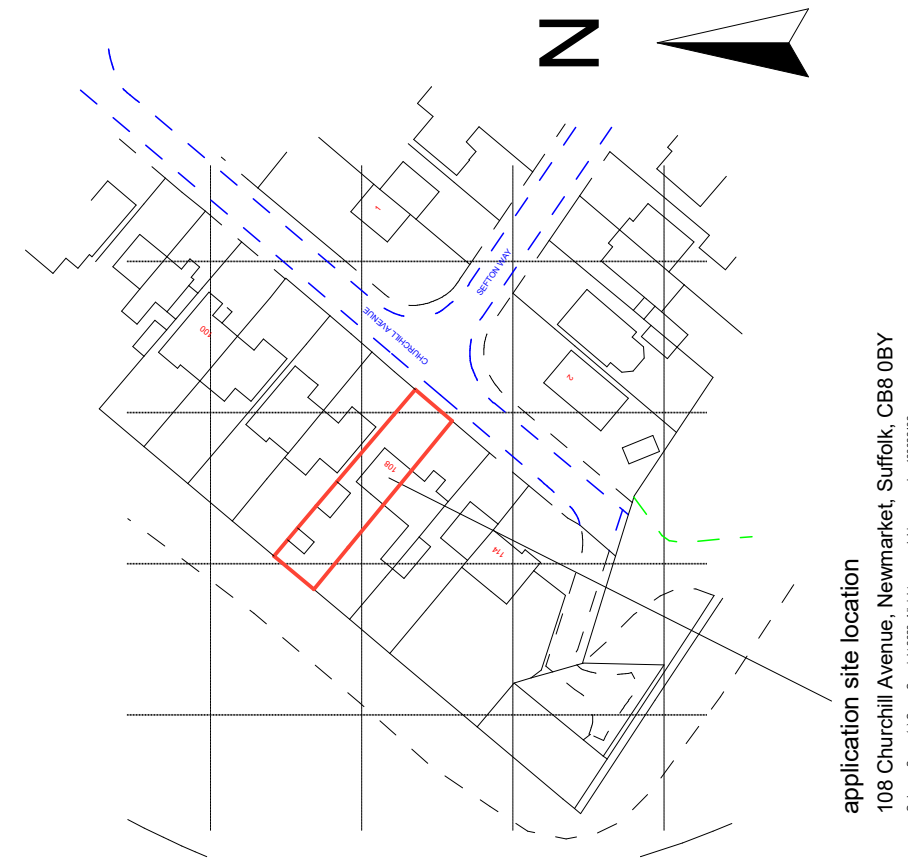
proposed first floor/roof plan

1:100



block plan

1:500



location plan (for locating purposes only)

1:1250

SUBJECT TO PLANNING APPROVAL

DANIEL AGUILAR sketches are subject to planning approval

© aguilardesign.com

01223 280077

client: Mr & Mrs. D. Iordancescu

job:

drawing:

rear and front extensions
108 Churchill Road
Newmarket

date: November 2023

dim:

da

po no:

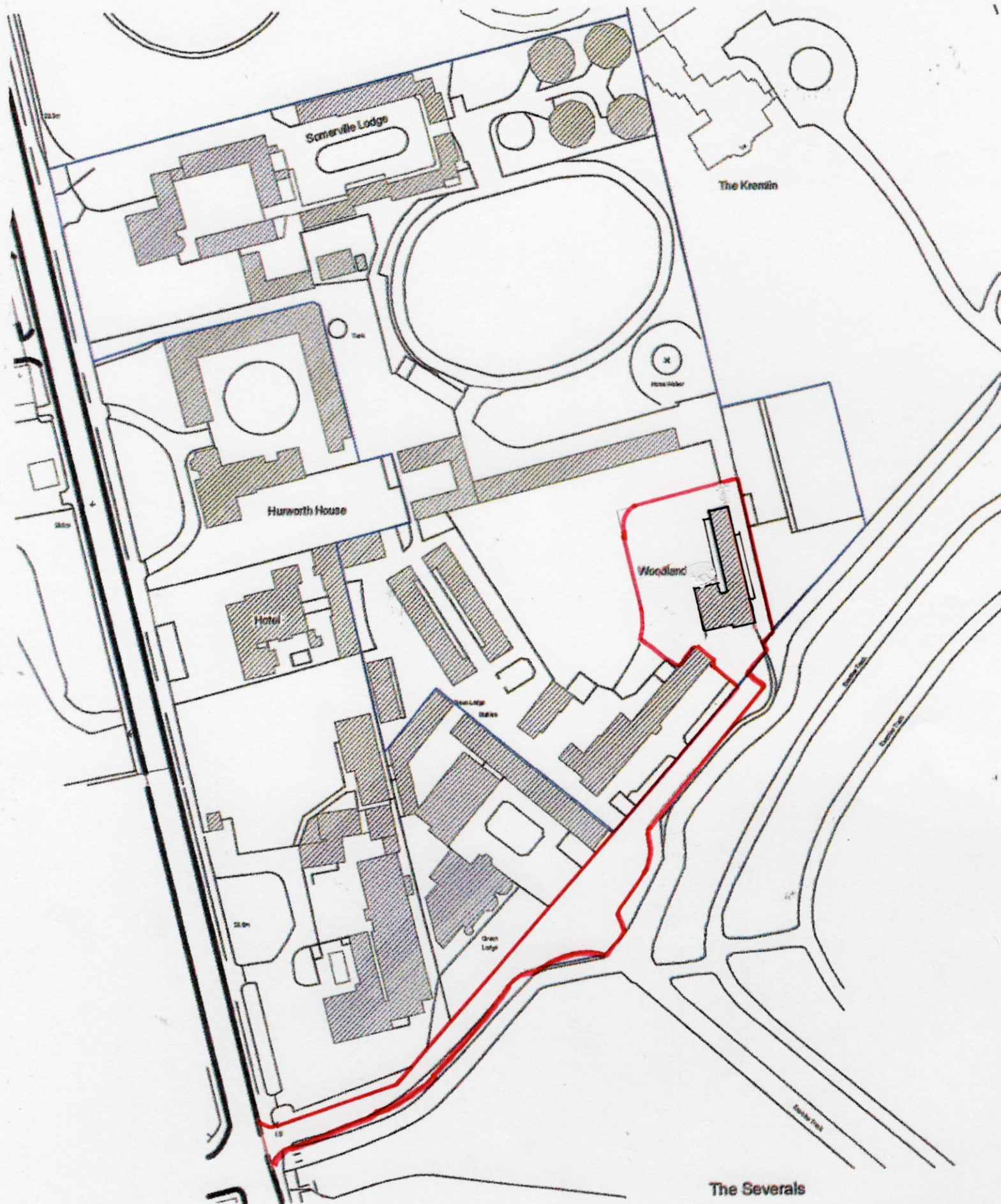
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rev:

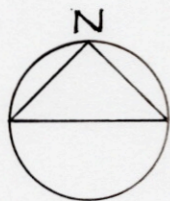
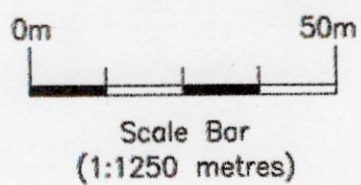
01

A792-23

PL



LOCATION PLAN @ 1:1250

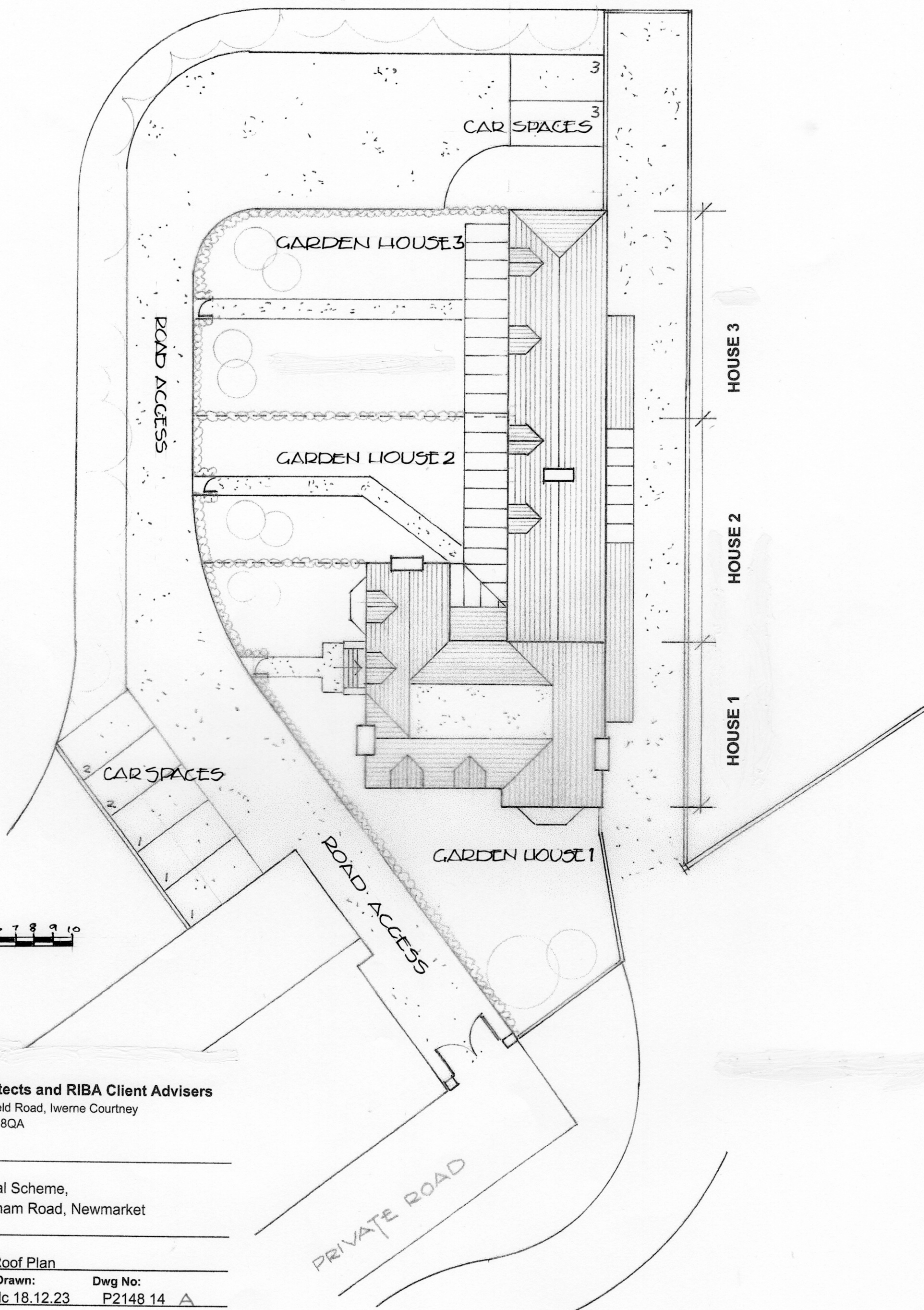


Barry Coupe Architects and RIBA Client Advisers
Courtney Cottage, Fairfield Road, Iwerne Courtney
Blandford, Dorset, DT11 8QA
01258 269166

Project:
Proposed Residential Scheme
Woodland, Off Fordham Road, Newmarket

Drawing:
Proposed Site Location Plan

Scale:	Drawn:	Dwg No:
1:1250 @ A3	bdc 08.12.23	P2148 15



Barry Coupe Architects and RIBA Client Advisers
 Courtney Cottage, Fairfield Road, Iwerne Courtney
 Blandford, Dorset, DT11 8QA
 01258 269166

Project:
 Proposed Residential Scheme,
 Woodland, Off Fordham Road, Newmarket

Drawing:
 Proposed Site and Roof Plan

Scale: 1:200 @ A3
Drawn: bdc 18.12.23
Dwg No: P2148 14 A

Blank



The Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5452
Customer Services:
0303 444 5000

Email: TeamE5@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: DC/23/1319
Our Ref: APP/F3545/X/23/3334323

Dawn Hale
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

15 December 2023

Dear D Hale,

Town and Country Planning Act 1990
Appeal by Lochailort Kentford Ltd
Site Address: Land at the Former Animal Health Trust Research Centre,
Kentford, CB8 7UA

I have received Lawful Development Certificate Appeal(s) forms and documents for this site. I am the case officer. If you have any questions, please contact me. I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

IMPORTANT INFORMATION

All Lawful Development Certificate (LDC) appeals proceeding by an Inquiry will, from 1st April 2023 and subject to Inspector availability, follow a strict timetable with the aim of issuing the appeal decision within 26 weeks of the appeal being considered valid. All dates contained in this letter including the event date are therefore fixed and cannot be changed.

The procedure and the starting date

The Appellant(s) has requested the Inquiry procedure.

The date of this letter is the starting date for the appeal(s). The timetable for the appeal(s) begins from this date.

The Inspector and Inquiry date

The Inspector appointed to decide the appeal is M Madge Dip TP MA MRTPI and the inquiry will open at 10.00am on Tuesday 16th April 2024. We have currently scheduled (3) sitting days.

Please can the LPA secure a suitable venue as soon as possible and provide details. Arrangements should also be made so that anyone unable to attend in person can participate by joining virtually.

The Inspector will wish to hold a case management conference (CMC) with the main parties in about 8 weeks to be hosted virtually by the LPA ideally on Microsoft Teams. The Inspector will prepare an agenda which will be issued in advance. Each party should have a single spokesperson nominated to speak; the intended advocates should participate if, at all possible. Please can you provide the name and email address of your spokesperson to us no less than 7 days before the case conference, along with the names/email addresses of any other participants. An invitation to the CMC should be sent to the relevant Case Officer who will make arrangements with the Inspector. For guidance on hosting virtual events for the Planning Inspectorate, please follow this link <https://www.gov.uk/government/publications/guidance-for-local-planning-authorities-hosting-virtual-events-for-the-planning-inspectorate/guidance-for-local-planning-authorities-hosting-virtual-events-for-the-planning-inspectorate>. It is important that the Inspector's email address is not disclosed to ensure they cannot be contacted direct by any party – please see paragraphs 4.1- 4.3 of the guidance on this point.

In advance of the case management conference, parties are requested to give detailed consideration as to what topics / issues could most efficiently be dealt with as a round table discussion at the inquiry or by written submissions in order to ensure that the inquiry is conducted in an efficient and effective manner, optimising inquiry time. This will be an item on the agenda for the conference. Depending on the outcome of that discussion, the Inspector will direct how the evidence will be dealt with at the inquiry.

Sending documents to us and looking at the appeal(s)

Please ensure that all the documents submitted during the appeal process are GDPR compliant.

A timetable for some elements of the case is set out below. No reminders will be sent, and any documents sent after the deadlines will normally be returned.

PLEASE SUBMIT ALL DOCUMENTS USING THE PORTAL

You can also use the Internet to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://acp.planninginspectorate.gov.uk/>

If you are unable to submit documents via the portal, please use the email address above. If posting documents (other than the Questionnaire) please send 2 copies of everything (or 3 if a Rule 6 party is registered). Whichever method you use, please make sure that all documents/emails are clearly marked with the full reference number.

Guidance on communicating with us electronically can be found at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>

Keeping to the timetable

You must keep to the timetable set out below and make sure that you send us the relevant documents within these deadlines. This will mean that we can deal with the appeal(s) promptly and fairly. If you do not send us the relevant documents in time, the Inspector will not normally look at them and we will return them to you unless there are exceptional reasons for accepting them. Not meeting the prescribed timetables may be a reason for

the Inspector to initiate an award of costs (see section on costs below).

Unless agreed otherwise by the Inspector at the case management conference the following documents must be sent within this timetable.

By 5 January 2024

Using the model notification letter at the following link: <http://www.gov.uk/government/publications/model-notification-letter-for-planning-appeals> you must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal(s) has been made. You should tell them:

i.that any comments they made at application stage will be sent to me and the appellant(s) and will be considered by the Inspector (unless they withdraw them within the 2 weeks deadline). If they want to make any additional comments they must submit within 2 weeks from the date of the notification letter, by 26 January 2024. If comments are submitted after the deadline, the Inspector will not normally look at them and these will be returned.

ii.when and where the appeal documents will be available for inspection.

iii.that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s).

iv.that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by Inquiry' either free of charge from you, or on GOV.UK <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>;

v.that the decision will be published on GOV.UK.

You must send a copy of a completed appeal questionnaire and supporting documents, a copy of your notification letter and a list of those notified to the Appellant(s) and me by this deadline.

By 26 January 2024

Please submit your statement of case giving full details of the case you will put forward at the inquiry including any documents, maps or plans you intend to refer to or use in evidence. The appellant may require you to send any such document (or relevant part of such a document). Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send a copy of your statement to the appellant(s) and you must send a copy of your statement to any statutory parties. I will also send you and the appellant(s) a copy of any comments received from other interested persons or organisations.

The Appellant(s) and the LPA must also submit a copy of the completed agreed statement of common ground, listing all matters that are not only agreed but also confirming areas where there is disagreement. Further guidance on producing statements of common ground

(and a model form) is available from <https://www.gov.uk/government/publications/statement-of-common-ground>

You must allow anyone who wants to inspect the appeal documents a reasonable opportunity to do so. Your statement must say when and where this can be done.

By 16 February 2024

The Appellant(s) and the LPA must submit any final comments you and they have on each other's statement and on any comments from interested people or organisations. You must not send your final comments instead of, or to add to your statements. No new evidence is allowed at this stage. I will send a copy of the appellant's final comments at the appropriate time.

By 19 March 2024

You and the Appellant(s) must submit copies of your proof(s) of evidence (and a written summary if the proof is over 1500 words in length). You should also send a copy to any statutory party. A 'proof of evidence' is a written statement that you, the appellant(s) or a witness wishes the Inspector to take into account at the inquiry. Any summary should reflect the contents of the proof and should not include new evidence.

By 26 March 2024

Please submit a copy of the LPA inquiry notification letter.

Planning obligations - section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land' or a legally binding undertaking signed unilaterally by a person 'interested in the land'. If you intend to submit a planning obligation, you must read the guidance provided on GOV.UK - [https:// www.gov.uk/government/publications/planning-appeals-procedural-guide](https://www.gov.uk/government/publications/planning-appeals-procedural-guide). A draft, or heads of terms, should be submitted before the case management conference. A final draft, agreed by all parties to it, must be submitted to me no later than 10 working days before the inquiry opens.

Statutory parties

'Statutory parties' are owners or tenants of the application/appeal site who made comments within the time limit on the application, or who do so on appeal. You must give details of any statutory parties at application stage on the questionnaire. I will tell you about any statutory parties who write to us at appeal stage, before your statement of case is due.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please notify me immediately. If I receive written confirmation of this from the appellant(s), I will inform you.

Costs

The Appellant(s) has been directed to GOV.UK for further information regarding costs – <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Additionally, the appointed Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

The Appeal decision

The decision is expected to be issued on or before 31 May 2024

Further information

Further information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

Adewale Ajibade

Adewale Ajibade

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

TOWN AND COUNTRY PLANNING ACT 1990 C. 8 SECTIONS 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015 ARTICLE 39

REFUSAL OF CERTIFICATE OF LAWFUL EXISTING USE

PLANNING APPLICATION: DC/23/1319

West Suffolk Council (“the Council”) hereby REFUSE a Certificate of Lawful Existing Use as described in the First Schedule to this Certificate (“the Use”) in respect of the land specified in the Second Schedule (“the Land”) as described in the application submitted to the Council on 14th August 2023 (the Application date) and given reference number DC/23/1319 for the following reasons:

The Council is not satisfied on the balance of probabilities that the current lawful use is one that falls within Schedule 2, Part A, Class E of The Town and Country Planning (Use Classes) Order 1987 (as amended) (specifically E (c)(ii), (e) and (g)(ii)) but considers that it is a Sui Generis mixed use for Clinical Activities, Scientific Research and Education.

Signed:



Christine Flittner, Solicitor

Date: 13 October 2023

FIRST SCHEDULE

The existing Use of the Land for a use falling within Use Class E.

SECOND SCHEDULE

The Land at The Former Animal Health Trust Research Centre, Kentford, CB8 7UA shown edged in red on the plan attached to this certificate.

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 19th January 2024

Grid Reference: 555294 281101

Reference: 24/00048/OUT

Officer: Charlotte Sage

Date application valid: 12th January 2024

Parish:

Fordham

Location: Land North East Of 3 Soham Road Fordham Cambridgeshire

POTENTIAL DEPARTURE

Proposal: Erection of five dwellings and garages

Applicant:

Mr Justin King
3 Soham Road
Fordham
Ely
Cambridgeshire
CB7 5LB

Agent:

Ashtons Legal
FAO Amy Richardson
Chequers House
77-81 Newmarket Road
Cambridge
CB5 8EU

Grid Reference: 562322 270929

Reference: 24/00035/HEN

Officer: Lisa Moden

Date application valid: 10th January 2024

Parish:

Soham

Location: 76 Brewhouse Lane Soham Ely Cambridgeshire CB7 5JE

Proposal: Ground floor rear extension

Applicant:

Mr Ian Whitsed
76 Brewhouse Lane
Soham
Ely
Cambridgeshire
CB7 5JE

Agent:

Camplans Ltd
FAO Mr Dean Girling
48 Merton Road
Histon
Cambridge
CB249JW

Grid Reference: 559673 273318

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

Reference: 24/00079/FUL

Officer: Rachael Forbes

Location: 119 Mildenhall Road Fordham Ely Cambridgeshire CB7 5NW

Date application valid:

22nd January 2024

Parish:

Fordham

Proposal: Construction of two storey side extension

Applicant:

Duncan Dodds
119 Mildenhall Road
Fordham
Ely
Cambridgeshire
CB7 5NW

Agent:

Mark Herbert
8 Wilburton Road
Stretham
Ely
Cambs
CB6 3LL

Grid Reference: 564033 270839

Decision List

Weeks commencing 15 th & 22 nd January	NTC Comments
DC/24/0044/TCA <u>Trees in a conservation area notification - one Horse chestnut (T1 on plan) one Ash (T15 on plan) fell</u> Palace House Palace Street Newmarket Suffolk CB8 8EP	 The Committee actively encourages responsible tree management and objects to the felling of healthy trees and on that basis the Committee objected to this application.
DC/23/1809/TPO <u>TPO 181 (1972) tree preservation order - 10 Lime and Sycamore (T1 - T10 on plan, G1 and G2 on order) re-pollard to previous points; six Horse Chestnut (T2 - T7 on plan) re-pollard to previous points; one Box Elder (T25 on plan, G1 on order) crown Lift to 2.5 metres above ground level over footpath; crown reduce by 0.25 metres over footpath; 11 Sycamore (T11 - T15, T7, T8, T9, T20-T22, G1 on order)) re-pollard to previous points; one Sycamore (T16 on plan, T1 on order) crown reduce by approximately 1 metre to re-shape; one Hornbeam (T23 on plan, G3 on order) reduce in height by approximately 2 metres and reduce lateral spread by approximately 1-1.5 metres; two Silver Birch (T23, T24 on plan, G3 on order) remove 5 lowest branches and thin by 10 percent; Conifers (G1 on plan, T4 on order) reduce in height to approximately 6 metres above ground level and reduce sides by approximately 1.5-2 metres</u> Bryntirion Court Cheveley Road Newmarket Suffolk	 The Committee actively encourages responsible tree management and supports this application. The clear photos were appreciated.
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	Condition(s)  Comments not invited.
DC/24/0007/CLP <u>Application for lawful development certificate for proposed use or development - single storey side extension to existing dwelling house</u> 56 Bill Rickaby Drive Newmarket Suffolk CB8 0HQ	 The Committee voiced no objection.

Decision List

DC/23/2049/TCA <u>Trees in a conservation area notification - a. one Hawthorn (T1 on plan) crown lift to give 2.5 metre clearance over parking bay b. one Prunus (T2 on plan) - remove lower branch over path and highway c. four Elm (T7 on plan) two Prunus (T8 and T12 on plan) and two unknown species (T14 on plan) fell</u> Amberley 22 Bury Road Newmarket Suffolk CB8 7BU	 The Committee actively encourages responsible tree management and objects to the felling of trees. However, on this occasion the Committee does not object to this application, subject to the Tree Officers approval.
DC/23/2025/TCA <u>Trees in a conservation area notification - three Sycamore (T1, T2 and T4 on plan) one Lime (T3 on plan) fell</u> The Kremlin Bungalow 1A Bury Road Newmarket Suffolk CB8 7BX	 The Committee actively encourages responsible tree management and objects to the felling of trees. The Committee objected to this application due to no reason being given for why the trees should be felled.
DC/23/1985/TPO <u>TPO 04 (2012) Tree preservation order - one Yew (T1 on plan T15 on order) crown lift up to 2.4 meters above ground level, removing smaller branches only up to a maximum diameter of 50mm.</u> 1 Arborfield Drive Newmarket Suffolk CB8 7FL	 The Committee actively encourages responsible tree management and does not object to this application.



Decision List

DC/23/1941/FUL <u>Planning application - a. fenestration to shop front b. rendered timber framed infill c. seating area</u> 15 The Guineas Shopping Centre The Rookery Newmarket Suffolk CB8 8EQ	 The Committee voiced no objection.
DC/23/1942/ADV <u>Application for advertisement consent - one internally illuminated vinyl fascia sign</u> 15 The Guineas Shopping Centre The Rookery Newmarket Suffolk CB8 8EQ	 The Committee voiced no objection.
DC/23/1746/HH <u>Householder planning application - two storey side extension</u> 18A Lisburn Road Newmarket Suffolk CB8 8HS	 The Committee strongly objected on the grounds of overdevelopment, effect on residential amenity, design and appearance, layout and density, unclear plans, lack of car parking, numerous objections made to Cllrs over a prolonged period of time, potential fire risk and lack of refuse plans.

Blank

Our ref: CTIL 10912404

9th January 2024

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

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Sir/Madam

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL 1091240, HEATH ROAD HANGARS, HEATH ROAD NEWMARKET HEATH, NEWMARKET, CB8 0XG, NGR: E 560823 N 263491

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of identifying a suitable site in the Newmarket area for a radio base station to maintain and improve existing levels of service provision. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone is committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced coverage and capacity, and new 5G coverage ensuring that this area of Newmarket has access to the latest technologies.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

CTIL 1091240, HEATH ROAD HANGARS

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technology.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The preferred Cornerstone option is as follows:

HEATH ROAD HANGARS, HEATH ROAD NEWMARKET HEATH, NEWMARKET, CB8 0XG, NGR: E 560823 N 263491

The proposed works comprise the removal and replacement 3 x Antenna for 6 x Antenna with 5M height increase and additional steelwork. Installation of 15 x RRU'S. Installation of 2 x 0.3m Dishes. Installation of 1x GPS Module.

The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

As this is an existing ground based installation, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area. As such, no other options have been considered.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the Regulation 5 notification.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before proceeding with the works. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Newmarket West ward, Newmarket county councillor, Newmarket Parish council and local MP

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL 10912404)

Yours faithfully

BWatson

Bernadette Watson
Acquisition Surveyor
Acquisition
Clarke Telecom
Tel: +44 161 785 4500
Email: Bernadette.Watson@Clarke-Telecom.com

(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

N.G.R	E: 560823	N: 263491
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NOTES:

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REV		MODIFICATION	BY	CH	DATE



○

CORNERSTONE - BEACON 3

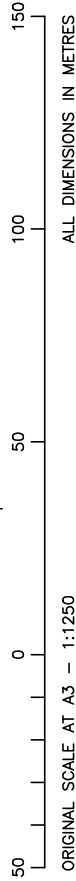
Cell Name	HEATH ROAD HANGARS	VF
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Cell ID No		
CORNERSTONE	VMO2	
10912404	004430	N/A

HEATH ROAD HANGARS
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NEWMARKET
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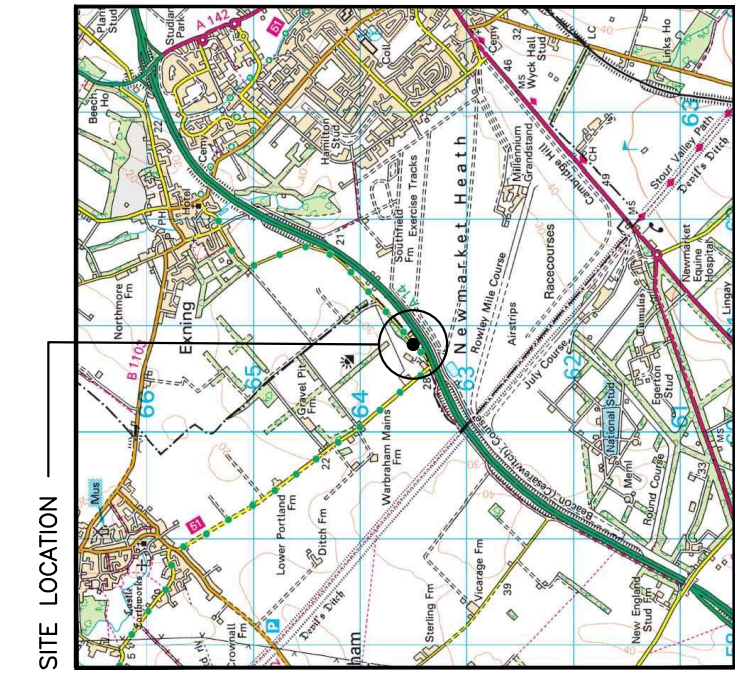
Purpose of Issue:	PLANNING				Dwg Rev:
Drawing Number:	100				A
Surveyed By:	PW	Original Sheet Size:		A3	
Drawn:	DBDA	Date:	03.11.23	Checked:	UP
		Date:	03.11.23		03.11.23
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SDNT0005 Version 1.3



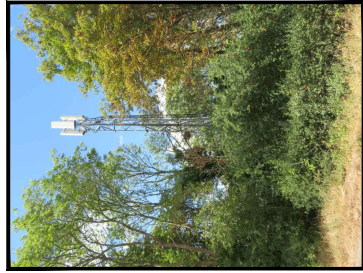
DETAILED SITE LOCATION
(Scale 1:1250)

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SITE LOCATION
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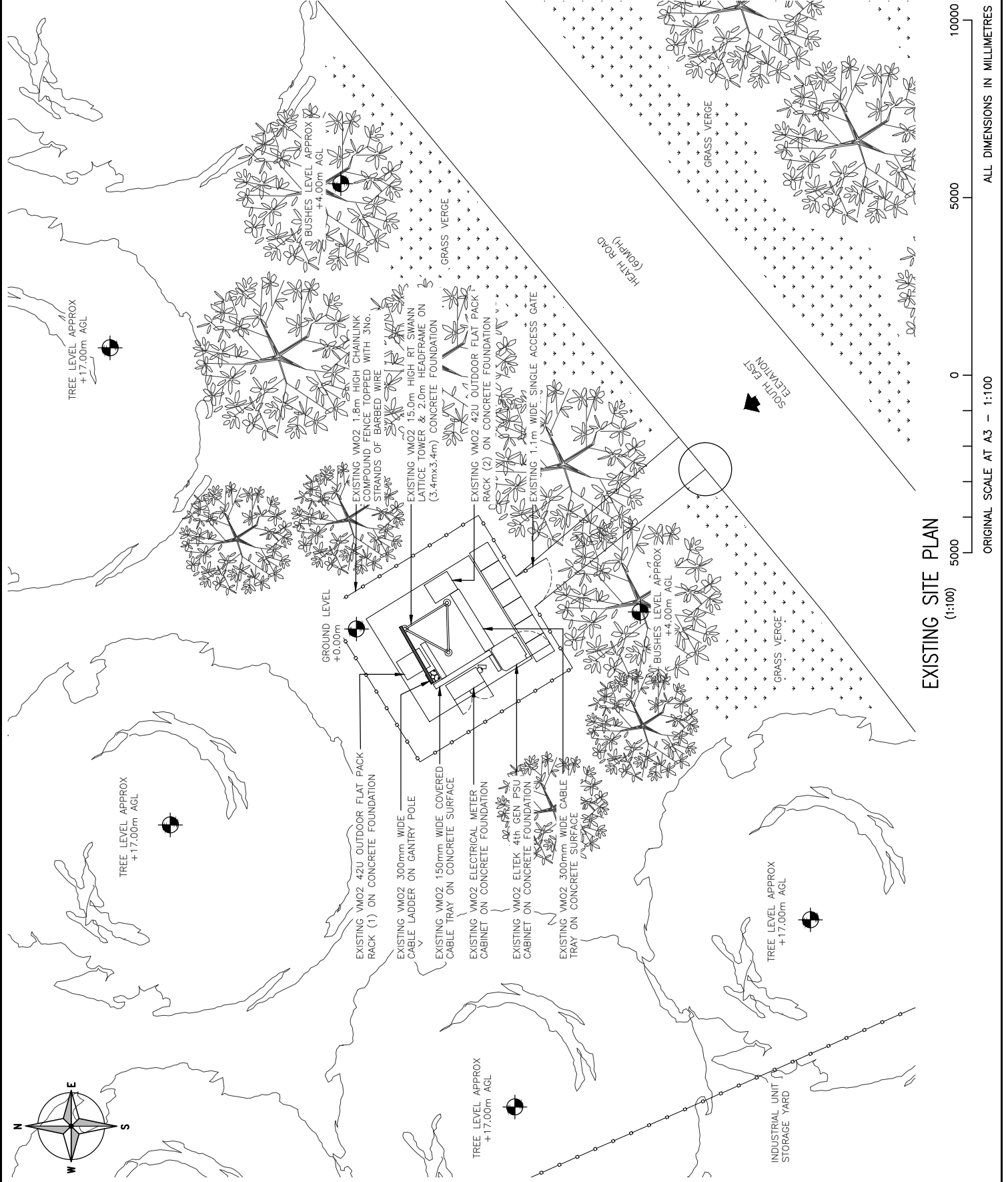
SITE PHOTOGRAPH

These drawings comply with VMO2 Standard ICNIRP guidelines
Designed in accordance with Cornerstone documents: SDN0008 v5.1

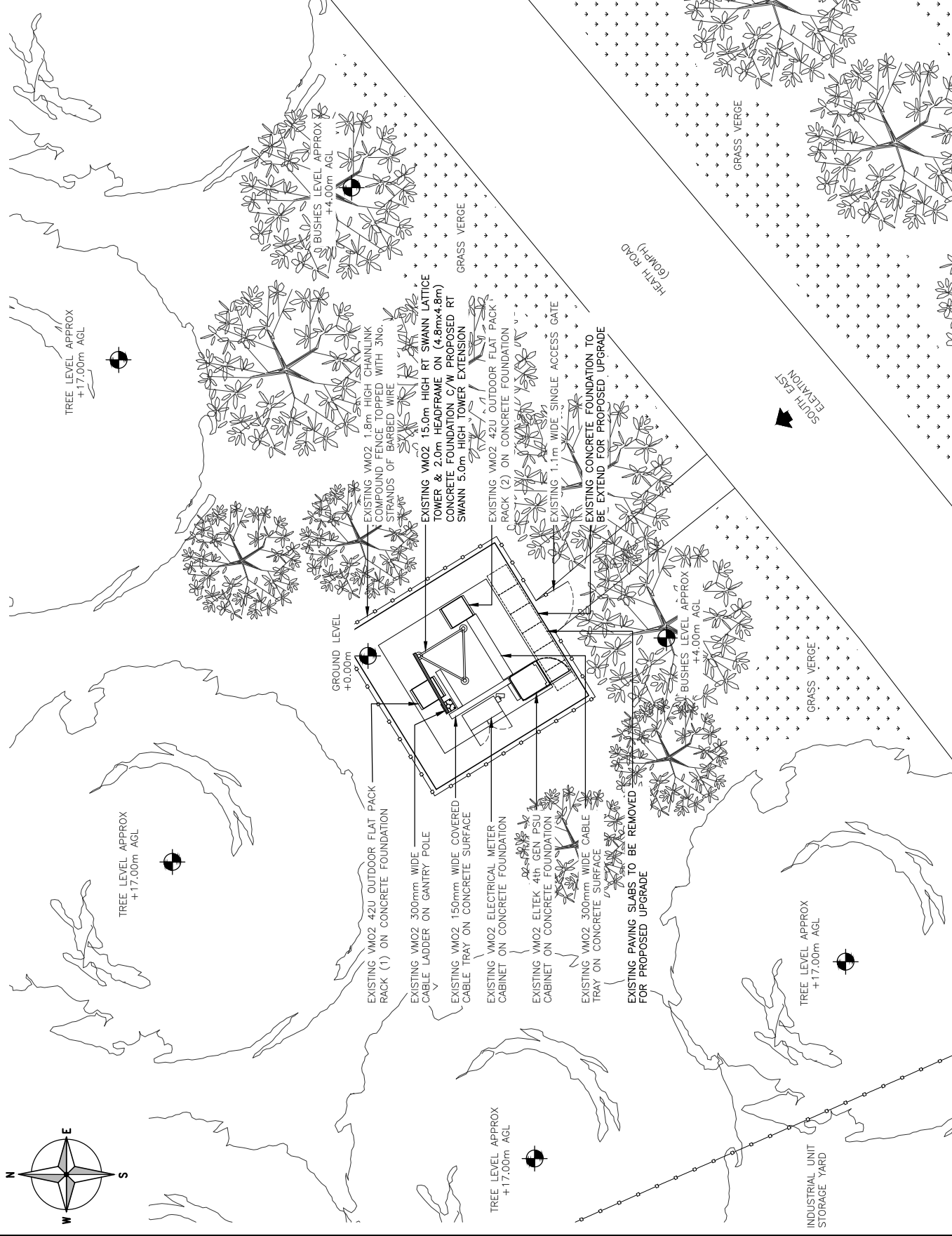
NOTES:

○

PW		A3		Issue:
Drawn:	Date:	Checked:	Date:	A



NOTES:



PROPOSED SITE PLAN
(1:100)

ORIGINAL SCALE AT A3 - 1:100

ALL DIMENSIONS IN MILLIMETRES

5000 0 5000 10000

These drawings comply with VMO2 Standard ICNIRP guidelines
Designed in accordance with Cornerstone documents: SDN0008 v5.1

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Report to	Development & Planning Committee
Subject	Cycle Paths
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	22nd January 2024
Item number	15
Written By	Cathy Whitaker CLERK

Summary: This report outlines concerns regarding cycle paths, including shared pedestrian/cycle paths and cycling on footways in locations in Newmarket.

1.	Introduction
a.	Illegal cycling on footways
b.	Dangerous cycling on shared pedestrian / cycle paths
c.	Parked vehicles blocking cycle paths
2.	Context
a.	Specifically, on the High Street
b.	Specifically, on Exning Road by the Leisure Centre/Academy
c.	Specifically, on Studlands Park Avenue
3.	Proposal/Options
a.	Increased signage to identify where the cycle route is
b.	Cambridgeshire CC have trialed pavement banners for cycle/scooter/pedestrian shared spaces
c.	Double yellow lines at the Studlands Park Avenue/NCN51 cycleway crossing
4.	Financial/Resource Implications
a.	Initially none. Suffolk County Highways remit
b.	Initially none. Suffolk County Highways remit
c.	It is known that SCC Highways do not install double yellows at their own cost in these locations. Feasibility study and installation costs would need to be paid locally; usually shared between SCC Locality Highways Budget and Town Council. Costs unknown at this time.
5.	Next Steps/Recommendations
a.& b.	To contact SCC Highways to investigate the possibility and process of signage / pavement banners on the High Street and on Exning Road shared cycle/pedestrian path.
c.	To consult with SCC Highways Engineer regarding the Studlands Park Avenue location for double yellow lines.

Townclerk

Subject: FW: Pavement Cycling

From: RT
Sent: 10 October 2023 14:51
To: Townclerk <Townclerk@newmarket.gov.uk>
Subject: Re: Pavement Cycling

Thank you for following up on this.
I do believe the situation could be much improved if the signage was made more obvious.especially at the Rutland Arms end of the street.
I was passed this week by a youth travelling at speed with both hands off the handle bars outside Nationwide as he sped down the hill on the pavement.

Just one other idea:
My limited observation tells me that many of the offenders are stable employees wearing stable logo shirts and caps.
I suspect they don't even know they are doing wrong. Would a letter to the local racing stables pointing out the problem and asking their cooperation in resolving the issue be useful?
Best regards
RT

From: RT
Sent: 21 September 2023 20:44
To: Townclerk <Townclerk@newmarket.gov.uk>
Subject: Re: Pavement Cycling

Good luck. I'm not holding my breath that this will be treated as an issue by the police.

We need clear BOLD signage at all 4 entrances to the High St pavements.

A few prominent prosecutions and substantial fines would make it clear,

Without this we pedestrians are fighting a losing battle to point out to those responsible that they are WRONG, we are RIGHT and we have the law behind us.....

As it stands we are told to

Best regards RT

From: RT
Sent: 21 September 2023 17:00
To: Townclerk <Townclerk@newmarket.gov.uk>
Subject: Pavement Cycling

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

A further 3 cyclists rode up the street past Boots.

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

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

Action required I think before someone is injured.

Townclerk

Subject: FW: Shared pavements and pathways

From: LD

Sent: 08 November 2023 09:41

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

Cc: .

Subject: RE: Shared pavements and pathways

Dear Cathy

Thank you for the update it is very much appreciated. I will be there on the 20th and would be happy to speak and represent the pedestrians among us.

As an update, I am working with Cambridge Council in a bid to improve communication between the Council, Highways and the police, currently the police do not have to inform the council of Bike v Pedestrian incidents so neither the council or highways have a true record of incidents. We would also like clear advise shared path users on how, and to whom, incidents should be reported.

I have also been in touch with Matt Hancock who has informed me that new legislation is going through parliament to put more responsibility on the cyclists, currently the Highway Code, (I was told by the inspector dealing with my case) is 'discretionary' when it comes to bikes v pedestrians, and the advice for pedestrians that cyclists should go around pedestrians Cambridge Council said this is not the case

Rule H2

- *Cyclists should give way to pedestrians on shared use cycle tracks and to horse riders on bridleways.*
- *Only pedestrians may use the pavement. Pedestrians include wheelchair and mobility scooter users.*

The above will only work if the paths/pavements are marked or signed accordingly.

Townclerk

Subject: FW: Update on 'Respect' on the cycleways
Attachments: Respect Image.jpg

From: Simon Burgin <Simon.Burgin@cambridgeshire.gov.uk>

Sent: 22 November 2023 09:34

To: LD

Subject: Update on 'Respect' on the cycleways

Good morning.

Please find attached an image of the Cycle/Pedestrian/Scooter respect banners now being applied to shared spaces.

We are initially trialling them with a plan to roll out next spring.

We will still be forging ahead with a 'comms' campaign around shared use and associated behaviour and respect which is going out on our media channels in the next few weeks.

Just wanted you to know we are taking this seriously and are determined to create a safe environment for everyone, not just on our roads, but the open space network as well.

Kindest regards

Simon.

Simon Burgin

Road Safety Manager

Place and Sustainability

New Shire Hall



Townclerk

Subject: FW: Footpath/cycleway obstructed by vehicles - Studlands Park Ave

From: AW

Sent: Thursday, June 16, 2022 1:25:43 PM



To: Councillor Clover <CouncillorClover@newmarket.gov.uk>; Councillor Berry <CouncillorBerry@newmarket.gov.uk>

Subject: FW: Footpath/cycleway obstructed by vehicles - Studlands Park Ave

Dear Councillors,

West Suffolk Services suggested I needed to contact a Newmarket councillor – please forgive me as a resident of Burwell for not knowing who to contact – I have assumed Studlands Ward – I had no reply from the town clerk’s office previously.

Today I had to offer assistance to a wheelchair user and helper over the kerb at the NCN51 Footpath and Cycleway/Studlands Park Ave crossing, because a parked van had obstructed the kerb let downs. They said this had happened before. I have seen a mobility scooter and pushchairs struggle there for the same reason, and have recorded vehicles blocking the crossing on many occasions.

I know the vehicles are breaking the law by obstructing the crossing and I could report this to the police – but I feel a more useful solution would be

clear No Parking notices and double yellow lines at the crossing, and I have been told NTC have to authorise this. Please could you act on this?

Kind regards,
AW
Burwell

From: AW

Sent: 14 January 2022 10:35

To: townclerk@newmarket.gov.uk

Subject: FW: Footpath/cycleway obstructed by parked vehicles - Studlands Park Ave Newmarket

Dear Ms Whitaker,

West Suffolk Services has kindly suggested I should ask a local councillor to consider the problem described below. As I am a resident of Burwell please may I ask if your Clerk’s Office would be kind enough to raise this with an appropriate local councillor?

As a regular user of the “Yellow Brick Road” path/cycleway I know that Newmarket residents have found this problem also – I personally have seen a mobility scooter tipping dangerously whilst attempting to mount the full kerb when the let downs have been blocked by vehicles, and seen angry notes placed on vehicles by others.

Kind regards,
AW

From: AW

Sent: 13 January 2022 18:34

To: [carparks](#)

Subject: RE: Footpath/cycleway obstructed by parked vehicles - Studlands Park Ave Newmarket

Dear Miss White,

Thankyou so much for checking and your prompt and informative reply.

I will follow your advice and contact the local Newmarket Council to see if they can move on signing for no parking.

As you suggest, I could inform also the Police as parking at that place contravenes the Highway Code Rule 243 (DO NOT STOP where the kerb has been lowered to help wheelchair users and powered mobility vehicles, or, where you would obstruct cyclist's use of cycle facilities), and breaks the Law under Rule 242 (You MUST NOT leave your vehicle in a dangerous position or where it causes any unnecessary obstruction of the road under the Road Traffic Act 1988 Section 22). However, I think the repeated occurrence of this problem would be resolved best by clear official notices.

Kind regards,
AW

From: carparks <parking@westsuffolk.gov.uk>

Sent: Thursday, January 13, 2022 2:09:43 PM

To: .

Subject: RE: Footpath/cycleway obstructed by parked vehicles - Studlands Park Ave Newmarket

Good Afternoon,

Thank you for your email.

A location that has parking restrictions has what's known as a Traffic Regulation Order (TRO) in place. This allows a local authority to enforce the restriction. Any restriction i.e. double or single yellow line parking areas would have this. I have checked the traffic regulation orders for this part of the location, which means we would be unable to enforce any vehicles parked within the location. All TRO's for West Suffolk can be viewed online at Suffolk Traffic Orders (suffolktraffweb.uk).

If you wish to add restrictions to this location in the first instance it is best to have your suggestion sponsored by your local councillor who may be able to help with funding and progressing introducing a TRO. However, there must be a majority of stakeholders in support of any changes before it can be investigated, as well as funding identified to pay for the investigation, safety assessment and potential change to the TRO. Your local councillor can help you organise this if they support your proposal.

If the vehicles parking in the location is causing safety concerns however this would be something that the local police would assist with at the current time until any TRO's are put in place.

Kind Regards
Miss K White

From: AW

Sent: 13 January 2022 13:30

To: customer.services <customer.services@westsuffolk.gov.uk>

Subject: Footpath/cycleway obstructed by parked vehicles - Studlands Park Ave Newmarket

Dear West Suffolk Council Services,

Re: Crossing by Footpath/Cycleway NCN51 at Studlands Park Ave Newmarket

Please can you consider a short section of double yellow lines or other clear no-parking notifiers at this important crossing – as soon as possible please as this is a dangerous situation.

Once again today the crossing was blocked by parked vehicles, as shown in the pictures attached. I have witnessed long rows of parked vehicles here preventing crossing by child buggies, mobility scooters and parent/child cycles. The vehicles deny crossing space and access to the curb let downs. When vans or trucks are parked they obscure the view of overtaking vehicles and make crossing dangerous. I have seen private notices of complaint attached to vehicles from other path users. This problem pre-dates the building work on the adjacent site, which is probably a contributor but not the only reason for this historic parking problem.

I look forward to your response and thank you for the provision of the NCN51 path/cycleway.

Kind regards,
AW





Report to	Development and Planning Committee
Subject	On-Street Advertising
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	22nd January 2024
Item number	16
Written By	Cathy Whitaker CLERK
Summary: This report outlines initial information regarding the matter of on-street advertising: including fly-posting, banners and temporary posters, A-Boards outside retail premises.	
1.	Introduction
a.	Fly-Posting: A recent occurrence of a visiting circus brought to light the problem of indiscriminate fly-posting.
b.	Banners/Temporary posters: The Town Council controls the banners allowed on The Severals. Local businesses and other organisations often place banners and posters along the railings and street columns of the High Street.
c.	A-Boards/Flags: It is SCC Street Licensing remit. The High Street has multiple A-boards/flags and other items outside retail outlets.
2.	Context
a.	Fly-Posting: WSC informed the circus that they had given permission and consulted the Town Council; this was incorrect.
b.	Banners/Temporary posters: The BID and NTC have repeatedly removed some of these as they occur.
c.	A-Boards/Flags: The attached Highway Advice Note for Advertising Signs in the Highway gives the guidelines and process details.
3.	Recommended Proposal/Options
a.	Fly-Posting: Contact with the officer at WSC to discuss this occurrence, establish guidelines and future strategy for similar events to balance the need for publicity for visiting town entertainment and the keeping the High Street and the rest of Newmarket Parish tidy and attractive.
b.	Banners/Temporary posters: Work with BID to clear unwanted items and to create publicity and guidance for the posters where possible.
c.	A-Boards/Flags: Whilst acknowledging the need for the High Street businesses to promote their services/products in this current difficult climate; work with BID to give guidance regarding over-sized signage, inappropriate placement, education regarding required licencing requirements, etc.

Information regarding Item 17 on the DP Committee 22/1/24: On-street advertising.

FLY-POSTING: West Suffolk Council – Fly-Posting statement

[Home](#) > [Resident](#) > [Bins and recycling](#) > [Street cleaning](#) > [Fly-posting](#)

Fly-posting

Fly-posting is illegal and you could be fined if:

- you are the person fixing the poster or advert
- you are the person benefitting from the poster or advert
- you are the person whose land the poster or advert is on

Failure to pay the fine could lead to a court appearance and further penalties of up to £1,000. Contact us if you want to report fly-posting.

A-BOARDS ON THE STREET: Suffolk Highways Street Furniture Licensing – A-Board statement

From: Highways Street Furniture <highways.streetfurniture@suffolk.gov.uk>

Sent: 18 January 2024 14:53

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

Subject: RE: A Boards

Hi Cathy

Our policy on A Boards is essentially that as long as 1.2m footway remains clear for the public we will not have a position on it until someone raises a complaint to us, at which point we will look into it and if judged to be an obstruction will request its removal.

Kind regards

Chris Miller

Highways Licensing Officer

Suffolk County Council Highways Licensing and Enforcement Team

BANNERS / TEMPORARY SIGNAGE

- Banners on the Severs (NTC property) – We allow 3 banners maximum for a 3-week period and only community / charity related – no commercial advertising of events. NTC staff do all the installing/uninstalling of banners to ensure safety.
- Banners on the railings opposite the Memorial Hall/The Avenue junction – currently we remove banners and posters from this area with the exception of town event banners (eg: BID switch-on, NTC carnival). No commercial banners.
- Banners/posters along the High Street - We have been working with BID to remove.

Townclerk

Subject: FW: Fantasia Circus

From: Townclerk

Sent: 18 January 2024 15:02

To: chris.reid@westsuffolk.gov.uk; garry.quilter@westsuffolk.gov.uk

Cc: Manager @ Love Newmarket BID <manager@newmarketbid.com>

Subject: FW: Fantasia Circus

Good afternoon Chris and Gary,

I am trying to put together a report for the Town Council regarding on street advertising in our town; particularly our High Street and surrounding roads.

As you know, there was an occurrence in September when Circus Fantasia basically 'wallpapered' our High Street properties, bins, railings – anything that stood still actually – and there were some discussions with the company doing that which were unpleasant and, at times, intimidating.

I understand that WSC told the company that the Town Council had been consulted/informed about this – however, we received no correspondence from you regarding this as far as I can ascertain. Are you able to forward that to me please?

We are concerned about the presentation of our High Street and we are looking to establish what rules/regs both County and District have around such things as fly-posting, banners and temp posters, A-Boards, etc.

We are also working in collaboration with the BID to keep the High Street looking as appealing and tidy as possible for our residents, businesses and visitors.

I'd really like to understand more about this subject and wonder if it would be advantageous for yourselves to meet with us (myself and the BID Manager) to discuss from a District perspective?

I have already been in touch with County Highway Licensing regarding their position on A Boards.

I look forward to hearing from you.

Many thanks

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council

HIGHWAY ADVICE NOTE ESE 01 ADVERTISING SIGNS IN THE HIGHWAY

1.0 INTRODUCTION

Advertising signs can promote business and contribute to the commercial vitality of an area. However Suffolk County Council (hereafter 'SCC') as highway authority has duty to ensure that the highway is not obstructed and is kept safe for users of the highway. SCC reserves the right to take enforcement action in accordance with relevant legislation.

"Advertising signs" are A Boards, free standing advertisements and other similar advertising structures.

Any advertising sign placed on the highway is unlawful. Nothing in these guidelines affects this position. "Highway" includes roads, carriageways, footways, pavements and verges.

Advertising signs which create a nuisance or present a danger to users of the highway may be removed by SCC in accordance with the relevant legislation. However in considering whether to take action to remove an advertising sign placed on the highway Suffolk County Council will take into account the guidelines set down below. Compliance with these guidelines does not imply compliance with any other legislation such as advertising consent or licensing.

If SCC removes an advertising sign, it will be kept for one month before being disposed of. SCC may seek to recover any expenses incurred in removing and storing advertising signs from the owner of the advertising sign. Assistance with the administration of this policy may be provided by town and parish councils.

The owners of the advertising sign will be liable for any claims from damage or injury caused by an advertising sign on the highway. It is strongly advised that owners have adequate public liability insurance.

2.0 LEGAL BACKGROUND

Section 137 of the Highways Act 1980 makes it an offence to wilfully obstruct the free passage along a highway. Section 148 of the Highways Act 1980 makes it an offence to deposit anything on a highway which interrupts any user of the highway. Sections 143 and 149 of the Highways Act 1980 give SCC powers to require the removal of and to remove structures from the highway. Other legislation may also apply.

The following guidelines aim to minimise the need for exercising these legal powers. However, compliance with the guidelines does not guarantee that enforcement action will not be taken and/or that an advertising sign will not be removed from the highway.

3.0 GUIDELINES

Suffolk County Council will require removal of advertising signs from a highway in the following circumstances:-

Appearance

1. Where advertising signs are larger than A1 size or more than 1.1 metres high.
2. Rotating or swinging signs.
3. Where the content of the advertising sign does not relate to the trade of the premises.

Premises, owners

4. Where more than one advertising sign is displayed per premises.
5. Where the advertising sign has not been removed from the highway by the owners when the premises to which the advertising sign relates are closed.

Placing

6. Where the advertising signs have not been placed outside the premises to which they relate.
7. Where the advertising signs have been placed on central reservations, roundabouts, pedestrian refuges or at junctions.
8. Where advertising signs have been leant against or fixed to walls or other structures.
9. Where advertising signs have been placed on highway structures eg: bridges or street furniture.

Access, highways

10. Where signs obstruct access along the highway or into adjacent property for highway users taking into account the needs of the mobility impaired.
11. Where advertising signs cause a traffic safety hazard, e.g. by causing a visual obstruction to drivers.
12. Where advertising signs need to be removed to enable access for maintenance, events or other activities. This includes a request from the police or other emergency services.

Compliance with these guidelines does not exempt any advertising sign from the need for planning or other necessary consent.

Advertising signs must be removed when weather conditions, such as high winds, could make them unstable.

Blank

Townclerk

From: INOVEM Consult <do-not-reply@westsuffolk.inconsult.uk>
Sent: 29 January 2024 12:29
To: Townclerk
Subject: [WSLPdraftsubmission] West Suffolk Local Plan Submission draft (Regulation 19) - Invitation to Join

West Suffolk Planning Policy Consultations

West Suffolk Local Plan (Regulation 19) Submission Draft January 2024

You've been invited to participate in the **West Suffolk Local Plan (Regulation 19) Submission Draft January 2024** consultation by the consultation manager, West Suffolk Planning Policy.

This consultation is open from 30 Jan 2024 at 09:00 to 12 Mar 2024 at 17:00.

Dear Sir or Madam

West Suffolk Local Plan (Regulation 19) submission draft consultation

Tuesday 30 January (9am) to Tuesday 12 March 2024

I am writing to inform you that consultation under Regulation 19 of the Town and Country Planning, Local Development, England, 2012 Regulations, on submission local plan documents is due to commence on Tuesday 30 January 2024.

This submission local plan is the third and final chance for people to have their say about the development of a new local plan for West Suffolk. It is culmination of several rounds of public consultation in the local plan preparation process.

This final consultation asks specific questions required by the Planning Inspectorate (the body which checks that we prepare Local Plans correctly). These questions are:

- Is the plan legally compliant?
- Is the plan sound?

At this final consultation stage comments can only be submitted on the plan in relation to its legal compliance or soundness. There are [guidance notes online](#) to explain these questions and terms and provide information to help your organisation submit your response.

Please note that the local plan was prepared and will be examined under the relevant previous version of the National Planning Policy Framework, and not the updated version published in December 2023.

The council will also be confirming a 5 year land supply of specific, deliverable sites at the time that its examination is concluded.

The [submission consultation documents](#) will be available to view as soon as the consultation starts.

As a statutory consultee you are already registered on the online planning consultation system. If you have not used the system before (or have forgotten your login details) please use the 'I forgot my password' link. Please do not re-register on the system.

Responding through the online consultation system provides a number of benefits:

- You can enter your comments as you read through the document, section by section.
- You will be able to view all the comments submitted after consultation closes and we have accepted them.
- You will be automatically notified when new documents are available for consultation.
- You will be able to update your own personal details and areas of interest.
- You will be able to join and leave consultations at any time during the consultation period.
- It is cheaper and quicker.

Written forms and comments will be summarised by the policy team and entered into the online system so that other people can see them, and they can be included in reports. Unless you are registered you will not be able to view any of the responses online, including your own. Please note that anonymous responses will not be accepted.

If you are unable to comment online, you will need to complete a standard response form which sets out the legal and soundness questions relevant to this consultation. A copy of this form and guidance notes can be downloaded from the consultation system. If you are unable to access it online, please use the contact details at the end of this letter and a form will be posted to you.

The submission documents that are being consulted on in this consultation are:

- **West Suffolk Local Plan submission draft**
- **Policies map**
- **Sustainability appraisal and the non-technical summary**
- **Habitat regulations assessment**

Virtual exhibition

During the consultation period we are running an online virtual exhibition. This will be open for anyone to join. You will be able to access the virtual exhibition from 30 January by visiting: <https://westsuffolk.exhibition.app/>

Where to view hard copies of the documents

Hard copies of the local plan documents will be available to view at locations in each the district's towns. Details of these locations can be seen in the statement of representation attached to this letter.

Public consultation events

We will also be running a number of consultation events during the consultation period where you will be able to talk to officers about the West Suffolk Local Plan documents, and the process for responding to them. The table below details the dates, times and locations of these events.

Town	Event 10am-3pm
Haverhill	Friday 2 February
	Haverhill Arts Centre, High Street (The Studio)
	Wednesday 7 February
Bury St Edmunds	Bury St Edmunds Apex (upper floor lounge)

Mildenhall Saturday 10 February
Mildenhall Hub (conference room)
Saturday 17 February
Newmarket
King Edward VII Memorial Hall, High Street (main hall)

The consultation closes at 5pm on Tuesday 12 March 2024 and we are unable to accept any comments submitted after that time.

Planning regulations concerning the preparation of local plans mean that we are unable to accept responses received after this deadline. Only comments received on this consultation will be submitted for examination.

If you need any further information, please feel free to contact the Strategic Planning team on planning.policy@westsuffolk.gov.uk or 01284 757368

Yours faithfully

Marie Smith

Service Manager (Strategic Planning)

Statement of the representation procedure

West Suffolk District Council

West Suffolk Local Plan Submission Draft (Regulation 19 stage)

Local Plan Document

This statement has been prepared under Regulation 19 of The Town and Country Planning (Local Development) (England) Regulations 2012.

Title of the document:

- West Suffolk Local Plan Submission Draft January 2024

Subject matter and area covered: The West Suffolk Local Plan sets out the overall housing quantum and distribution between settlements and site allocations and general policies against which, (amongst other material considerations), planning applications will be determined across the district of West Suffolk.

The documents have been produced by West Suffolk District Council following previous issues and options and preferred options stages. The document has been prepared to give developers and the public up-to-date information on future policies to manage the location of future development.

This document represents an important stage in the preparation of the West Suffolk Local Plan. The Council has considered the wording of the policies (as previously developed), and has identified the most sustainable way forward, which best meet the needs of both local areas and the strategic policies of the National Planning Policy Framework. The package of policies now put forward as the Local Plan Submission Draft, provides an opportunity for public consultation, in order to confirm the evidence, or alternatively to provide a basis for any revisions.

The significant stages in the preparation of the West Suffolk Local Plan document can be summarised as follows:

- October to December 2020 - Consultation in respect of the Issues and Options

- May to July 2022 – Consultation in respect of Preferred Options
- **Current Stage**- Consultation in respect of the Submission Version documents between 30 January 2024 and 12 March 2024.

Where documents can be viewed during normal opening hours:

- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ
- Haverhill House, Lower Downs Slade, Haverhill, Suffolk CB9 9EE
- Mildenhall Hub, Sheldrick Way, Mildenhall, Suffolk IP28 7JX
- Newmarket Library, 1a the Guineas, Newmarket CB8 8EG
- West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

Consultation period for this document: Representations should be received within the consultation period, which will run from **9am Tuesday 30 January 2024 until 5pm Tuesday 12 March 2024.**

Where possible, representations should be made using the online public consultation portal:

<https://westsuffolk.inconsult.uk/>

Representations can also be sent by email to planning.policy@westsuffolk.gov.uk or by post to:

Local Plan Submission Draft Consultation
West Suffolk District Council
Strategic Planning Team
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Any representations received may also indicate a request to be notified of the following events:

- The submission of the Plan for examination by an Independent Inspector;
- The publications of the recommendations of the person who carried out the examination; and
- The adoption of the Plan.

West Suffolk District Council

Strategic Planning

January 2024

Participate in this consultation

Townclerk

Subject: FW: Frequent parking in Pedestrian Zone - Parkers Walk
Attachments: parking sign.jpg; across pavement.jpg; parking on verges and pavements.jpg

From: LD

Sent: Monday, January 8, 2024 3:31:09 PM

To: ..

Subject: Frequent parking in Pedestrian Zone - Parkers Walk

I have raised this issue with West Suffolk Council and await a reply, meanwhile I'm interested in what the Town Council has to say on the matter.

On Studlands Park estate Parkers Walk is a designated Pedestrian Zone yet cars park 7 days a week, day and night on the verges and pavements.

I moved to the estate some 30 years ago because of the quiet spaces, pedestrian areas, but over time residents have taken advantage of the lack of policing in these areas that are clearly signposted as 'Pedestrian Zones – No Vehicles'.

The parking causes erosion of the verges creating pools of mud over the pavement when it rains, traffic in a pedestrian area, obstruction where motorists actually park across the pavement (see attached).

There are very few estates with 'Pedestrian zones' like we have on Studlands Park, it is great for children and adults alike to be out and about without the worry of cars and the additional benefit of peace and quiet.

I am aware that many garages have been sold or let out, but this is no reason to let the selfishness of some drivers spoil this estate for everyone else.

Each person makes an informed decision when purchasing a property or sign a lease, as to whether they need a parking space or a garage etc. They seem to ignore the fact there is no street parking and choose to park illegally.

Why are the council allowing so many people to flaunt the rules, and for so long?

Either the sign is redundant or the Highways, Police or Council need to monitor the area.

Kind regards
LD



CORRESPONDENCE RECEIVED FROM A RESIDENT OF NEWMARKET.

i wonder if you would be kind enough to take this matter in hand as a matter of urgency.. THE TOWN SIGNS AND TRAFFIC LIGHTS GLASS ARE FILTHY..THE ROAD MARKINGS HAVE WORN AWAY AT JUNCTIONS .. both these issues are both very dangerous and also make the town look as if its very seedy..i have known the town since the 60s and am sad that HIGHWAYS CAN ALLOW THEIR SERVICES TO DETERIORATE SO MUCH..thankyou.i ask you as highways fail to act on my requests to date...meanwhile i hope the roadside trees will be better cared for and weeds will be removed!!! excuses are not good enough.I BELIEVE BETTER OPERATIONAL OVERSIGHT IS REQUIRED !HENCE I TURN TO YOU AS OUR MAYOR ..THANKYOU.

Blank