

Membership as from May 2023

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

Members = 9

Quorum = 3



Newmarket

TOWN COUNCIL

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

TEL: 01638 667227

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

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 8th January 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 18th December 2023**
 - 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 11/12/2023, 18/12/2023 & 25/12/2023
- 8. Planning applications** – Amended and Deferred Plans
 - DC/23/1674/VAR: 34 Fitzroy Street, Newmarket** – deferred pending approval of materials being used
 - DC/23/1708/FUL: Long Cottage, Fordham Road** – deferred to carry out a site visit to the property: 4/1/24 11am
 - DC/23/0980/FUL: 53 High Street** – deferral due to extra information regarding WSC land
- 9. Planning Appeals** – to discuss any notified appeals and receive any appeal results
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council-week commencing 11/12/2023, 18/12/2023 & 25/12/2023
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To discuss any Licensing applications
- 14. Enforcement** – to receive update information regarding DC/23/1182/FUL 128 High Street
- 15. Parking and Transport** – to receive an update regarding the BSIP
- 16. Public Rights of Way** – to discuss the 'Jockey's Walk' PROW (verbal)
- 17. Correspondence**
- 18. Date of next meeting** – 22nd January 2024

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 2nd 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 18th December 2023 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor J Harvey

Councillor P Hulbert
Councillor E Kavanagh
Councillor R Nobbs

Also Present: C Whitaker - Town Clerk, J Ashton – Minute Assistant, Cllrs McHugh, Jarvis and Winter as observers and 1 Member of the Press.

	Minute	Action by
D/23/12/20	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman opened the meeting and read out the Fire Notice and announced that proceedings were being recorded.	
D/23/12/21	<u>Apologies</u> Apologies were received from Cllrs Clover, Drummond and Perry.	
D/23/12/22	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/23/12/23	<u>To Confirm the Minutes of the Meeting Held on 4th December 2023 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 4th December 2023 and the following amendment was made: Page 3 - D/23/12/8.03 Resolved – was changed to:- The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The committee recognises that the case that Sycamore trees are poisonous to horses is unproven and that removing the trees is detrimental to public amenity, so we object on those grounds and defer to the previous comments from the tree officer. Subject to the amendment being made, the following was agreed: <u>D/23/12/23.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th December 2023 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. Matters arising:	

Page 2 – D/23/12/6.01 – The SCC licence has now been awarded to install bollards. Town Clerk to find a suitable qualified company to install them.

D/23/12/24 Public Open Session

No members of the public were present.

D/23/12/25 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 31 – Entrances to the Town

D/23/12/26 Planning Applications

Week Commencing 27/11/2023 & 04/12/2023.

D/23/12/26/1 DC/23/2004/TCA - Trees in a conservation area notification - one Bay (T1 on plan) fell - 12 St Marys Square Newmarket Suffolk.

D/23/12/26.01 Resolved

The Committee actively encourages responsible tree management and objects to the felling of trees. However, subject to no comments from the Tree Officer, the Committee does not object to this application due to the unsuitable location of the tree.

Cllr Winter joined the meeting.

D/23/12/26/2 DC/23/1995/P3CMA - Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor offices (commercial, business and service) (class E) to five dwellings (class C3) - 40 The Guineas Shopping Centre Newmarket Suffolk.

D/23/12/26.02 Resolved

The Committee objected on the lack of car parking and it being incompatible with the current usage of the building regarding existing businesses and the night-time entertainment.

Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”.

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

mainline services.

- Cycle lane provision is limited.
- There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place.

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

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

This is particularly relevant to any “car free application” when there are also potentially significant impacts due to current on-street parking stress and very limited ready access to off-street parking.

There is a clear indication that there is a lack of parking and this should be evidence for future planning applications. NTC will continue to press SCC Highways to update their information regarding both Newmarket public transport and parking provision to ensure accurate advice is provided to West Suffolk Planning Authority.

D/23/12/26/3 DCON(C)/23/0313 - Application to discharge condition 21 (soil landscaping - minor (trees) and 22 (hard landscaping) of DC/23/0313/FUL Conditions 21 & 22: 5775-01150 – Site Plan External Works 2023_11_17_CDC_Newmarket - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/23/12/26.03 Resolved

No comment was invited by the Committee.

D/23/12/26/4 DC/23/1983/TCA - Trees in a conservation area notification - one False Acacia (T1 on plan) fell - 25 Old Station Road Newmarket Suffolk.

This application is not for Newmarket, but for Dullingham

D/23/12/26/5 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.

D/23/12/26.05 Resolved

No comment was invited by the Committee.

D/23/12/26/6 DC/23/1985/TPO - TPO 04 (2012) Tree preservation order - one Yew (T1 on plan T15 on order) crown lift by 1.5 metres above ground level - 1 Arborfield Drive Newmarket Suffolk.

D/23/12/26.06 Resolved

The Committee actively encourages responsible tree management and does not object to this application.

D/23/12/26/7 DC/23/1943/FUL - Planning application - a. replacement of facades to five units b. replacement of existing entrance structures Newmarket Retail Park Oaks Drive Newmarket Suffolk.

D/23/12/26.07 Resolved

The Committee supports the renovation of façades for aesthetic reasons, but strongly objected on the scale of this disproportionate signage which contravenes the Neighbourhood Plan Policy 32. Committee stated that it would require the size of the signage be reduced by 50% in order to be able to support the application.

D/23/12/27 Amended and Deferred Planning Applications

D/23/12/27/1 DC/23/1749/FUL – Planning application - a. Conversion of basement of No 36 to one dwelling b. Subdivision of ground floor flat of No 36 to two dwellings c. Subdivision of first floor flat of No 36 to two dwellings d. Change of use of second floor of No 34 from retail (Class E) to one dwelling (C3) e. Single storey extension to rear of No 36 and replacement of basement access lobby roof to rear of No 36 - 34-36 Old Station Road Newmarket Suffolk.

Following a site visit the following was agreed:

D/23/12/27.01 Resolved

The Committee objected on the lack of resolution for a management plan for the bins, lack of a resolution on rights of way/access matters, no parking provision, overdevelopment and that there may be issues with basement kitchens not being permitted.

The Committee requested that Building Control make a site visit and take any necessary enforcement action. Concerns were also raised regarding health and safety on site and noted that these works had got to an advanced stage without any planning permission being granted.

Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”.

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- Cycle lane provision is limited.
- There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place.

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D/23/12/27/2 DC/23/1674/VAR – 34 Fitzroy Street – deferred pending approval of materials being used. The information was still awaited and the holding objection still stands.

D/23/12/27/3 DC/23/1708/FUL - Long Cottage Fordham Road – deferred to carry out a site visit to the property. Contact has not yet been made; a further extension to be requested to arrange a site visit.

D/23/12/27/4 DC/23/0980/FUL - 53 High Street –deferred due to major differences of the original and amended plan. Town Clerk was asked to seek further information as to why the original scheme has been abandoned.

D/23/12/28 Planning Appeals
None noted.

D/23/12/29 East Cambs Planning Applications
The East Cambs Weekly List for 08/12/2023 was noted.

D/23/12/30 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during week commencing 27/11/2023 & 04/12/2023

Applications	Description	Address	WS Decision	NTC Decision
DC/23/1723/TCA	Trees in a conservation area notification - one Sycamore (T1 on plan) fell	Sefton Cottage Snailwell Road Newmarket Suffolk	Approved	Objected
DCON(A)/23/0313	Application to discharge conditions 11 (construction management strategy) and 19 (arboricultural method statement) of application DC/23/0313/FUL	Newmarket Community Hospital 56 Exning Road Newmarket	Approved	Comments not Invited

		Suffolk			
DC/23/1691/FUL	Planning application - Change of use of first floor from office to living accommodation and carers bedroom (sui generis), for use in conjunction with the ground floor social care services office	Palace Coach House Palace Street Newmarket Suffolk	Approved	Fully supported	
DC/23/1680/HH	Householder planning application - a. single storey front extension incorporating alterations to garage b. single and two storey rear extensions c. replacement render d. replacement and alterations to windows e. replace chimney stack (following removal of existing) f. reduce two chimney stacks g. juliet balcony to rear dormer	Barkway House 18 Bury Road Newmarket Suffolk	Approved	No objection	
DC/23/1641/CLE	Application for lawful development certificate for existing use or development - a. use of second floor flat as one self contained dwelling (use class C3) b. use of basement flat as one dwelling (use class C3)	Sandiver House 13 St Marys Square Newmarket Suffolk	Withdrawn	Objected	
DC/23/1593/TPO	TPO 012 (1956) tree preservation order - one Pine (T2 on plan) fell	11 Collings Place Newmarket Suffolk	Approved	Objected	
DC/23/1539/FUL	Planning application - four storey hotel comprising 20 rooms following demolition of existing motor garage	8 Park Lane Newmarket Suffolk	Withdrawn	Objected	

D/23/12/31 Delegation Panel Decisions

D/23/12/31/1 DC/23/0773/FUL - Planning application - one dwelling - Garage at Nowell Lodge Fordham Road Newmarket.

It was noted that the Panel were minded to refuse the application.

D/23/12/31/2 DC/23/1593/TPO - TPO 012 (1956) tree preservation order - one Pine (T2 on plan) fell - 11 Collings Place Newmarket.

It was noted that the Panel were minded to grant the application.

D/23/12/32 Licensing

None noted.

D/23/12/33 Enforcement

Information from WSC regarding DC/23/1182/FUL – 128 High Street was noted. However, the Committee were disappointed that despite the safety concerns raised in the report, no enforcement action was taken. The following was agreed:

D/23/12/33.01 Resolved

The Committee objected to the extremely noisy, unsightly and dangerous units and requested that a letter be sent to WSC from NTC District Cllrs to request that enforcement action is taken with a Structural Engineer being engaged.

D/23/12/34 Parking and Transport

The Parking & Transport Working Group report was noted and the following was agreed:

D/23/12/34.01 Resolved

That the proposed response to the bus service improvement consultation be approved and submitted; with delegated powers to the Transport and Parking Working Group and the Clerk.

D/23/12/35 Public Rights of Way

The item was deferred to the next meeting.

D/23/12/36 Correspondence

None noted.

D/23/12/37 Date of Next Meeting

Monday 8th January 2024 at the Memorial Hall.

Meeting closed at 7:05pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/23/12/26.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of trees. However, subject to no comments from the Tree Officer, the Committee does not object to this application due to the unsuitable location of the tree.
<u>D/23/12/26.02 Resolved</u>	The Committee objected on the lack of car parking and it being incompatible with the current usage of the building regarding existing businesses and the night-time entertainment. Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”. • There is no direct bus service into Bury St Edmunds, which is a major destination for work, education and leisure. • The most frequent services (bus and train) run hourly. • There is no bus service on a Sunday. • Bus services stop running early evening / late afternoon.

	• There is no bus service to / from the railway station^{1, 2} • There is no bus service covering the South side of the town. Most local amenities are situated either in the High Street, which bisects the town East to West, or to the North of the town. • Many bus routes are dependent on short term funding by Cambridge and Peterborough Combined Authority (CPCA) and hence cannot be guaranteed in the long term. • The railways station is on a branch line and there is poor connectivity to mainline services. • Cycle lane provision is limited. • There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place. ¹ <i>The proposed service linking Newmarket and Haverhill will include the railway station but only runs every two hours. The last bus is several hours before the last train. Therefore, it cannot be considered a connecting service.</i> ² <i>A privately funded shuttle bus links Newmarket Railway Station with the racecourse on race days.</i> This is particularly relevant to any “car free application” when there are also potentially significant impacts due to current on-street parking stress and very limited ready access to off-street parking. There is a clear indication that there is a lack of parking and this should be evidence for future planning applications. NTC will continue to press SCC Highways to update their information regarding both Newmarket public transport and parking provision to ensure accurate advice is provided to West Suffolk Planning Authority.
<u>D/23/12/26.03 Resolved</u>	No comment was invited by the Committee.
<u>D/23/12/26.05 Resolved</u>	No comment was invited by the Committee.
<u>D/23/12/26.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/23/12/26.07 Resolved</u>	The Committee supports the renovation of façades for aesthetic reasons, but strongly objected on the scale of this disproportionate signage which contravenes the Neighbourhood Plan Policy 32. Committee stated that it would require the size of the signage be reduced by 50% in order to be able to support the application.
<u>D/23/12/27.01 Resolved</u>	The Committee objected on the lack of resolution for a management plan for the bins, lack of a resolution on rights

of way/access matters, no parking provision, overdevelopment and that there may be issues with basement kitchens not being permitted. The Committee requested that Building Control make a site visit and take any necessary enforcement action. Concerns were also raised regarding health and safety on site and noted that these works had got to an advanced stage without any planning permission being granted.

Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither “frequent” nor “wide-ranging”.

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	access to off-street parking. There is a clear indication that there is a lack of parking and this should be evidence for future planning applications. NTC will continue to press SCC Highways to update their information regarding both Newmarket public transport and parking provision to ensure accurate advice is provided to West Suffolk Planning Authority.
<u>D/23/12/33.01 Resolved</u>	The Committee objected to the extremely noisy, unsightly and dangerous units and requested that a letter be sent to WSC from NTC District Cllrs to request that enforcement action is taken with a Structural Engineer being engaged.
<u>D/23/12/34.01 Resolved</u>	That the proposed response to the bus service improvement consultation be approved and submitted; with delegated powers to the Transport and Parking Working Group and the Clerk.

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks beginning 11 th , 18 th & 25 th December				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>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 Amberley 22 Bury Road Newmarket Suffolk CB8 7BU	Conservation Area	Daniel Gospel	Mr L Rhodes	Thu 11 Jan 2024
<u>DC/23/2048/TCA</u> Trees in a conservation area notification - one Tree of Heaven (T001 on plan) fell 8 Abernant Drive Newmarket Suffolk CB8 0FH	Conservation Area	Daniel Gospel	Mr Jonathon Sadler	Thu 11 Jan 2024
<u>DC/23/2027/HH</u> Householder planning application - a. entrance canopy b. single storey side and rear extension (following demolition of existing utility) 28 Rowley Drive Newmarket Suffolk CB8 0NH		Connor Vince	Hall	Fri 12 Jan 2024

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>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 The Kremlin Bungalow 1A Bury Road Newmarket Suffolk CB8 7BX	Conservation Area	Daniel Gospel	Mr Francesca Salice	Fri 05 Jan 2024 Extension granted until 11th January
<u>DC/23/1984/HH</u> Householder planning application - a. front porch b. single storey rear link extension c. infill of garage door to form window 108 Churchill Avenue Newmarket Suffolk CB8 0BY		Adam Yancy	Mr & Mrs. D. Lordanescu	Mon 08 Jan 2024
<u>DC/23/1941/FUL</u> Planning application - a. fenestration to shop front b. rendered timber framed infill c. seating area 15 The Guineas Shopping Centre The Rookery Newmarket Suffolk CB8 8EQ		Gregory McGarr	Mrs Anida Hinchliff	Sat 13 Jan 2024
<u>DC/23/2068/P3CMA</u> Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of offices (commercial, business and service) (class E) to four dwellings (class C3) The Old Courts 147 All Saints Road Newmarket Suffolk		Daniel White	Lanevo Estates Ltd	Sat 13 Jan 2024

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/23/1942/ADV</u> Application for advertisement consent - one internally illuminated vinyl fascia sign 15 The Guineas Shopping Centre The Rookery Newmarket Suffolk CB8 8EQ		Gregory McGarr	Mrs Anida Hinchliff	Sat 13 Jan 2024
<u>DC/23/2006/FUL</u> Planning application - vehicular gates and personnel gate enclosing residential parking / access area The Maltings Brewers Lane Newmarket Suffolk CB8 7FP	Conservation Area	Clare Oliver	Mr Kevin Ball	Sun 07 Jan 2024 Extension granted until 11th January
<u>DC/23/2011/TPO</u> TPO 012 (1956) tree preservation order - one Lime (on plan and within A1 of order) fell 13 Collings Place Newmarket Suffolk CB8 0EX		Joseph Cannon	Mrs Sharon Buxton	Mon 08 Jan 2024 Extension granted until 11th January
No applications received for 25th December				

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Townclerk

From: White, Daniel <Daniel.White@westsuffolk.gov.uk>
Sent: 20 December 2023 11:56
To: Townclerk
Subject: Re: DC/23/1674/VAR - 34 fitzroy Street Newmarket

Good morning Newmarket Town Council,

I will find out where we are with the materials and then come back to you with an update.

Kind Regards,

Daniel White BA MSc
Senior Planning Officer
Planning Development
Direct dial: 01284 757604
Email: Daniel.White@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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From: Townclerk <Townclerk@newmarket.gov.uk>
Sent: Monday, December 18, 2023 8:37 AM
To: Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>
Cc: White, Daniel <Daniel.White@westsuffolk.gov.uk>
Subject: RE: DC/23/1674/VAR - 34 fitzroy Street Newmarket

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[THIS IS AN EXTERNAL EMAIL]

Hello Daniel, our meeting is this evening. I wonder if you have an update for me please?
Cathy

From: Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>
Sent: 08 December 2023 09:15
To: Townclerk <Townclerk@newmarket.gov.uk>
Cc: White, Daniel <Daniel.White@westsuffolk.gov.uk>
Subject: RE: DC/23/1674/VAR - 34 fitzroy Street Newmarket

Hi Cathy,

Thanks for your email in which I forwarded over to the case officer of the application, Daniel.

He will be in touch soon.

Kind regards,

Savannah

Savannah Cobbold
Planning Officer
Planning Development
Direct dial: 01284 757614
Mobile: 07971 534117
Email: savannah.cobbold@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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From: Townclerk <Townclerk@newmarket.gov.uk>
Sent: Thursday, December 7, 2023 5:22 PM
To: Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>
Subject: DC/23/1674/VAR - 34 fitzroy Street Newmarket

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[THIS IS AN EXTERNAL EMAIL]

Hello Savannah, I wonder if you could respond to my previous email to you below regarding this application? Our next committee meeting is 18/12/23 – I have put in a holding objection in advance of receiving the information requested.
Cathy

Hello Savannah,
Council considered this application last week and deferred it pending approval of the materials being used by the conservation officer (in respect of windows and doors I think primarily)
Do you have any further info for this so I can put to committee on Monday 4th please?
Many thanks

Regards,
Cathy Whitaker
Clerk to Newmarket Town Council
I am working flexibly so may send emails outside of normal office hours.

There is no expectation that you will respond outside of your normal working hours.



King Edward VII Memorial Hall
High Street
Newmarket
Suffolk CB8 8JP
Tel: 01638 661777
www.newmarket.gov.uk

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 15th December 2023

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

Reference: 23/01341/FUL

Officer: Rachael Forbes

Location: Baron Cove Weirs Drove Burwell Cambridge CB25 0BP

Date application valid:

7th December 2023

Parish:

Burwell

Proposal: Side and rear extension, internal alterations, removal of one chimney stack, replacement front porch, windows and roof slates, external insulation and render to existing house, new double garage with room above, landscaping, driveway and gates

Applicant:

Mr & Mrs Rebecca & Andrew Peachey
Baron Cove
Weirs Drove
Burwell
Cambridge
CB25 0BP

Agent:

Andrew Fleet MCIAT
FAO Mrs Katrina Zon
6 Regent Place
Soham
Cambridgeshire
CB7 5RL

Grid Reference: 557959 266550

Reference: 23/01348/OUT

Officer: Charlotte Sage

Location: Land Adjacent 87 The Butts Soham Cambridgeshire

Date application valid:

8th December 2023

Parish:

Soham

Proposal: Erection of 2No dwellings and associated works, new dropped kerb and new/altered access road

Applicant:

Mr & Mrs Potts
2 High Street
Wicken
Ely
Cambridgeshire
CB7 5XR

Agent:

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

Grid Reference: 559706 272126

Reference: 23/01328/FUL

Officer: Charlotte Sage

Date application valid: 4th December 2023

Parish: Woodditton

Location: The Old Forge 8 Ditton Green Woodditton Newmarket Suffolk

Proposal: Construction of a detached single dwelling house with associated car parking and access

Reference: 19/00717/ELL

Officer: Catherine Looper

Date application valid: 12th December 2023

Parish: Soham

Location: Site To Northwest Of Kingfisher Drive Soham Cambridgeshire

Proposal: Request for confirmation of compliance with Schedule 1, Part 1, Paragraph 1.1 (affordable housing scheme) of planning obligation 19/00717/OUM.

Applicant:

Agent:

Applicant:

Mr David Tilbury
The Old Forge
8 Ditton Green
Woodditton
Newmarket
Suffolk
CB8 9SQ

Grid Reference: 566075 258248

Agent:

Town Planning Experts
FAO Mr Jonathan McDermott
Room 204
Technopole
Kingston Crescent
Portsmouth
PO2 8FA

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 22nd December 2023

Reference: 23/01361/FUL	Date application valid:	12th December 2023
Officer: Charlotte Sage	Parish:	Soham
Location: 82 Station Road Soham Ely Cambridgeshire CB7 5DZ		

Proposal: Demolition of existing garage/store and replacement with a garden room

Applicant:

Mr Martyn Corbett
82 Station Road
Soham
Ely
Cambridgeshire
CB7 5DZ

Agent:

Jamie Palmer Architectural Design Services Ltd
FAO Mr Jamie Palmer
131A Brook Street
Soham
Cambridgeshire
CB7 5AE

Grid Reference: 558992 273276

Reference: 23/01370/FUL	Date application valid:	22nd December 2023
Officer: Charlotte Sage	Parish:	Soham
Location: Site Formerly 13A Townsend Soham Cambridgeshire		

Proposal: Construction of a pair of houses

Applicant:

Miss Sophie Flynn
2705 West Tower
371 Deansgate
Manchester
M15 4UR

Agent:

Mr Richard Collins
72 Alers Road
Bexleyheath
DA6 8HT

Grid Reference: 558903 274442

Reference: 23/01371/FUL	Date application valid:	14th December 2023
Officer: Rachael Forbes	Parish:	Woodditton
Location: 96 Crockfords Road Newmarket Suffolk CB8 9BG		

Proposal: Remove conservatory and single storey element and replace with part single storey and part two storey rear extension

Applicant:

Mr Paul Banks
96 Crockfords Road
Newmarket
Suffolk
CB8 9BG

Agent:

M.R. Designs
Snails
Old Bank
Prickwillow
Ely
Cambs CB7 4UT

Grid Reference: 564234 262453

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 29th December 2023

Reference: 23/01126/FUL **Date application valid:** 18th December 2023
Officer: Cassy Paterson **Parish:** Soham
Location: 48 Julius Martin Lane Soham Ely Cambridgeshire CB7 5EQ

Proposal: Two storey side extension and single storey rear extension

Applicant:

Mr & Mrs B Fuller
C/o Agent

Agent:

Greg Saberton Design
FAO Greg Saberton
Tom's Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 558841 273894

Reference: 23/01382/FUL **Date application valid:** 19th December 2023
Officer: Olivia Roberts **Parish:** Soham
Location: 42 Great Fen Road Soham Ely Cambridgeshire CB7 5UH

Proposal: Demolition of existing dwelling and construction of replacement dwelling along with double garage, access, parking and all associated site works

Applicant:

C J Murfitt Ltd
FAO Mr C J Murfitt
12A The Shade
Soham
Cambridgeshire
CB7 5DE

Agent:

Jamie Palmer Architectural Design Services Ltd
FAO Mr Jamie Palmer
131A Brook Street
Soham
Cambridgeshire
CB7 5AE

Grid Reference: 559667 278978

Reference: 23/01383/OUT **Date application valid:** 19th December 2023
Officer: Olivia Roberts **Parish:** Soham
Location: Land West Of Oak House Barway Road Barway Cambridgeshire

POTENTIAL DEPARTURE

Proposal: Erection of 2No dwellings, altered access and associated works

Applicant:

Mr P Warwick
C/o Agent

Agent:

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

Grid Reference: 554794 275738

Decision List

Weeks commencing 11 th , 18 th & 25 th November	NTC Comments
DC/23/1790/TCA <u>Trees in a conservation area notification - one Prunus (T1 on plan) fell</u> 45 High Street Newmarket Suffolk CB8 8NA	 The Committee actively encourages responsible tree management and object to the felling of trees. However, the Committee, on this occasion did not object due to the inappropriate location of the tree.
DC/23/1382/FUL <u>Planning application - one dwelling with access and associated works</u> Land Adjacent To 26 Paget Place Newmarket Suffolk CB8 7DR	 The Committee voiced no objections, subject to adherence to the recommendations on the arboriculture report.
DC/23/0773/FUL <u>Planning application - one dwelling</u> Garage At Nowell Lodge Fordham Road Newmarket Suffolk	 The Committee voiced no objections, subject to no effect on the neighbours right to light (overshadowing) and the potential of it becoming an overdevelopment of the site.
DC/23/1915/TCA <u>Trees in a conservation area notification - one Holly (T38 on plan) fell</u> The Kremlin 1 Bury Road Newmarket Suffolk CB8 7BX	 The committee voiced no objections.

Decision List

DC/23/1880/TCA <u>Trees in a conservation area notification - one Acacia (A1 on plan) re-pollard to previous pollarding points; one Holly (H1 on plan) reduce height by 1-2 metre away from property</u> 45 Rous Road Newmarket Suffolk CB8 8DH	 The Committee actively encourages responsible tree management and does not object to this application.
DC/23/1844/TCA <u>Trees in a conservation area notification - one Silver Birch (T2 on plan) fell</u> Sefton Cottage Snailwell Road Newmarket Suffolk CB8 7DJ	 The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
DC/23/1783/FUL <u>Planning application - a. installation of 1800 mm railing / gate to front of retaining wall; b. removal of timber fence to be replaced with 1100 mm railing to existing wall on side elevation; c. replacement pedestrian gate to rear elevation</u> Arlington Court Church Lane Newmarket Suffolk CB8 0HN	 The Committee objected to this application for the following reasons: Design appearance and materials used - inappropriate to the area, looking like a prison. This is in a Conservation Area; there is a need to protect and enhance the appearance of properties within a Conservation Area and is against Newmarket

Decision List

	Neighbourhood Plan Policy 1. Committee supported the objections of the Highways report and would point out that the design would appear to block off an existing Right of Way.
DC/23/1782/FUL Planning application - a. infill of door to front elevation to include partial opaque glazing; b. infill of door to rear elevation 16 Arlington Court Church Lane Newmarket Suffolk CB8 0HN	 The Committee voiced no objection, subject to the approval of the Conservation Officer on the materials to be used.
DC/23/1747/HH Householder planning application - single storey front extension 21 Leaders Way Newmarket Suffolk CB8 0DP	 The Committee voiced no objection, subject to no interference to the neighbours right to light and adherence to the tree protection measures specified.
DC/23/1456/FUL Planning application - change of use from agricultural land to public open space and associated works Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL	 The Committee objected to the application for expansion due to it being outside the boundary of the original planning application and loss of farmland. The Committee positively support the provision of Community open spaces for residents; however, this should have been incorporated within the original plan and allowing this would risk



Decision List

	setting a dangerous precedent.
DC/22/0042/P3CMA <u>Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial (class E) to 14 dwellings (class C3)</u> 136 - 142 High Street Newmarket Suffolk CB8 8JP	

Townclerk

From: Yarrow, Kevin <kevin.yarrow@westsuffolk.gov.uk>
Sent: 21 December 2023 17:14
To: Benford-Brown, Tamara
Cc: Drummond, Andy; Hood, Rachel; Jarvis, Janne; Perry, Sue; Townclerk
Subject: 128 High Street planning application urgent matter

Dear Tamara,

On Monday last the D&P committee resolved that we four Town councillors who also serve on West Suffolk Council should contact you to express our support for the concerns of our residents who are adversely affected by the activities of 128 High Street, Newmarket.

There seems to be considerable delay and procrastination in resolving this matter. We, the councillors representing Newmarket at both Town and District Councils ask that enforcement action is taken immediately in the presence of a structural engineer.

Do please expedite the required action.
Thank you and regards,

Kevin Yarrow, Councillor Newmarket West & Scaltback wards

On behalf of:
Andy Drummond, Councillor Icen & Scaltback wards
Rachel Hood, Newmarket East & Several wards
Janne Jarvis, Newmarket North & Studlands wards
Sue Perry, Newmarket East & Several wards

Councillor Kevin Yarrow
Councillor for Newmarket West
West Suffolk Council
Mobile: 07725 576271
Email: kevin.yarrow@westsuffolk.gov.uk

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From: marie-gabrielle rotie <rotiemanager@me.com>
Sent: Tuesday, December 12, 2023 9:37 PM
To: Yarrow, Kevin <kevin.yarrow@westsuffolk.gov.uk>; Jeanne Estabel <jeanneestabel@gmail.com>; Romain Paillot <rpaillot.rp@gmail.com>
Subject: Fwd: AB - Re: Feedback related to 128 High Street planning application

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Cathy Whitaker

From: Bus Strategy <bus.strategy@suffolk.gov.uk>
Sent: 22 December 2023 13:56
To: Bus Strategy
Subject: BSIP+ response

To all bus operators, parish/town/district councils and other bodies who have submitted ideas on how to spend our Bus Service Improvement Plan+ (BSIP+) grant,

Thank you for your submissions for new and improved bus services that could be funded with this money. In total we have received over 60 ideas which between them cover most of Suffolk and exhibit a wide range of possibilities at varying levels of ambition. Despite not having predicted costs for all schemes, the total value of submissions comes in at nearly £7 million for year one. This is double our allocation for the two years of the grant, so obviously we will not be able to fund every idea.

All submissions will be reviewed carefully over the coming weeks and scored against a number of criteria. I am aware that there was discussion at recent meetings of both the Enhanced Partnership Board and the Passenger Group about what these criteria would be. I can confirm some of these for you all now as:

- Number of parishes affected – to gauge how many people could benefit from a change
- Cost of submission
- Potential passenger numbers
- Commitment to promote any new or improved services in your local area
- Whether the idea meets the aims of the core Suffolk BSIP (these can be found at [Suffolkonboard - Bus / Enhanced Partnership / Bus Service Improvement Plan \(BSIP\)](#))
- Whether new links would be created to education or healthcare facilities
- Whether new connections between services would be possible
- What the longer term future would be for any new or improved service once the initial grant funding is exhausted

I appreciate that some of this information has been difficult for parish councils in particular to generate but, as stated in the original invitation for ideas ([Suffolkonboard - News / Bus Service Improvement Plan+: Where should the money be spent?](#)) we need to see evidence for all proposals that their continuation once the initial funding is spent has been considered. Therefore, I ask that you all give further thought to this particular element of your submissions and send your views on the matter to bus.strategy@suffolk.gov.uk. We are also happy to receive any other supporting information for your bids that you may have omitted from the original submission or have developed since then. Such supporting detail must be received by Friday 12th January 2024. The evaluation panel may also be asking further questions of you during this period in order to clarify ideas.

As with the original submission deadlines, I am aware that timescales are particularly tight and apologise for this, but we must be able to demonstrate to the Department for Transport that we are able to commit to spending this grant before 31st March in order to receive the year two payment taking us up to March 2025.

Please be assured that all submissions are helping us to better understand the travel needs and desires of people across Suffolk. We are continually looking for other funding sources to develop and improve routes so all suggestions provide us with useful information to help us and the bus companies via the Enhanced Partnership.

Best wishes,

Councillor Alexander Nicoll
Chair, Suffolk's Enhanced Partnership Board

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