

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 4th March 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 19th February 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 12/2/2024 & 19/2/2024
- 8. Planning applications** – Amended and Deferred Plans
 - DC/23/1898/LB – 43 High Street** – holding objection by NTC from 19/2/24 to receive detailed plans of outbuilding proposal
 - DC/23/1262/VAR Plot 1, Police Station, Vicarage Road** – re-consultation
- 9. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council-week 12/2/2024 & 19/2/2024
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** – To discuss any Licensing applications
 - 128 High Street, Newmarket** – to receive a response from WSC Licensing Team to NTC objection to licensing application
- 14. Enforcement** – to receive information regarding a property operating as AirBnB on Mill Hill
- 15. On Street Advertising (to follow)**
- 16. Listed Buildings (to follow)**
- 17. Correspondence**
- 18. Date of next meeting** – 18th March 2024

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 27th February 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 19th February 2024 at 6.15pm

Attendance:

Councillor A Drummond (Chairman)
Councillor J Berry
Councillor J Harvey

Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

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

Minute

Action by

D/24/02/21 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

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/24/02/22 Apologies

Apologies were received from Cllrs Clover, Hood and Kavanagh.

D/24/02/23 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

None noted. There were no requests for dispensation.

D/24/02/24 To Confirm the Minutes of the Meeting Held on 5th February 2024 and any Matters Arising

The Chairman presented the minutes of the Development & Planning Committee held on 5th February 2024 and the following amendments were made:

Page 2 – D/24/02/5 - typo changed to read “trees”.

Page 4 D/24/02//8.02 Resolved – the wording was changed to read ”The Committee supported the application and welcomed the building being brought back into use; with sympathetic restoration and in accordance with conservation guidelines”.

Subject to the amendments being made, the following was agreed:

D/24/02/24.01 Resolved

That the minutes of the Development & Planning Committee held on 5th February 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

It was noted that the application for tree works at Meridian Gardens has been withdrawn and that another application will be forthcoming with applicants working

with residents to find an amicable solution.

D/24/02/25 Public Open Session

A member of the press reported that the former newsagents at St Mary's Square was sold for £198,000 at auction.

D/24/02/26 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Conservation Area.

D/24/02/27 Planning Applications

Week Commencing 29/01/2024 & 05/02/2024.

D/24/02/27/1 NMA(B)/17/1881 - Non material amendment to DC/17/1881/FUL to consolidate previously approved design changes and discharged conditions; a. the use of an automated sprinkler system in place of fire hydrants; b. alteration to internal layout including entrance layout and apartment size; c. reduction in building footprint; d. changes to roof line and roof form and consequent alterations to elevations; e. amendment to balcony materials, confirmation of balcony mesh and colour and window and doors colour changed to RAL 7015; f. terrace doors to have fan lights above; g. changes to Automatic Opening Vents (AOV) rooflights including town new rooflights and changes in window sizes - Development Site Adj South Drive Exning Road Newmarket Suffolk.

D/24/02/27.01 Resolved

Noted; no comment was invited by the Committee.

D/24/02/27/2 DC/24/0139/HPA - Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 5.3 metres with a maximum height of three metres and a height of 2.5 metres to the eaves - 56 Bill Rickaby Drive Newmarket Suffolk.

D/24/02/27.02 Resolved

The Committee voiced no objection.

D/24/02/27/3 DC/24/0054/FUL - Planning application - change of use of first floor (Class E) to one dwelling (class C3) and associated alterations - 13B Wellington Street Newmarket Suffolk.

D/24/02/27.03 Resolved

The Committee voiced no objection.

D/24/02/27/4 DC/23/1898/LB - Application for listed building consent - internal and external alterations to allow for the refurbishment of existing ground floor retail unit b. change of use of first and second floors to residential use c. conversion of existing outbuilding for residential use d. removal of rear wall - 43 High Street Newmarket Suffolk.

D/24/02/27.04 Resolved

The Committee requested an extension to receive further information on the

plans for the outbuilding and submitted a holding objection.

D/24/02/27/5 DC/24/0184/CLP - Application for lawful development certificate for proposed use or development - change of use of bank to restaurant/coffee shop (class E commercial, business and service) - Lloyds Bank 48 High Street Newmarket Suffolk.

D/24/02/27.05 Resolved

The Committee voiced no objection; however, the Committee have a preference for existing bank usage to continue.

D/24/02/28 Amended and Deferred Planning Applications

DC/23/1943/FUL – the revised plans were received.

D/24/02/28.01 Resolved

The Committee support the revised plans and thanked the Planning Officer and Applicant for taking NTC's concerns into consideration.

D/24/02/29 Planning Appeals

No new applications.

D/24/02/30 East Cambs Planning Applications

The East Cambs Weekly List for 09/02/2024 was noted.

D/24/02/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 29/01/2024 & 05/02/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/23/2006/FUL	Planning application - vehicular gates and personnel gate enclosing residential parking / access area	The Maltings Brewers Lane Newmarket Suffolk C	Approved	No objection
DCON(D)/23/0313	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	Discharged	Comments not invited
DC/23/1513/ADV	Application for advertisement consent - a. one existing internally illuminated totem to be refurbished b. one internally illuminated totem	Newmarket Retail Park Oaks Drive Newmarket Suffolk	Approved	Objected in part

D/24/02/32 Delegation Panel Decisions

DC/23/1812/HH – 23 Edinburgh Road Newmarket.

It was noted that this was considered by the Panel on 13th February 2024 and the Officer was minded to grant permission.

D/24/02/33 Licensing

No new applications.

D/24/02/34 Consultation

WSC Local Plan Consultation – it was noted that the Neighbourhood Plan Working

Group are working on a response which will be presented to Full Council on 26th February 2024.

D/24/02/35 Correspondence

Flagship consultation on selling 13 garages at Elizabeth Avenue was referred to the Transport and Parking Working Group and an item will be added to the next agenda.

128 High Street – the update from WSC that there will be further plans submitted to mitigate the issues of the condensing units and that an extension has been granted for further consultation was noted.

D/24/02/36 Date of Next Meeting

Monday 4th March 2024 at the Memorial Hall.

Meeting closed at 7:00pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/02/27.01 Resolved</u>	Noted, no comment was invited by the Committee.
<u>D/24/02/27.02 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/27.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/27.04 Resolved</u>	The Committee requested an extension to receive further information on the plans for the outbuilding and submitted a holding objection.
<u>D/24/02/27.05 Resolved</u>	The Committee voiced no objection; however, the Committee have a preference for existing bank usage to continue.
<u>D/24/02/28.01 Resolved</u>	The Committee support the revised plan and thanked the Planning Officer and Applicant for taking NTC's concerns into consideration.

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 12 th & 19 th February				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/0230/LB</u> Application for listed building consent - Replacement of non historic internal timber cabinetry, internal refurbishment and decorations 34-36 Waggon And Horses Public House High Street Newmarket Suffolk CB8 8LB		Natasha Vernal	Mr Michael Twigg	Tue 12 Mar 2024
<u>DC/24/0179/TPO</u> TPO 012(1956) tree preservation order - one Horse chesnut (T1 on plan), one Lime (T2 on plan) crown lift by six meters to previous pollard points 7 Halifax Way Newmarket Suffolk CB8 0DH		Joseph Cannon	Mrs Christina Hogg	Wed 06 Mar 2024
<u>DC/23/1897/FUL</u> Planning application - a. refurbishment of existing ground floor retail unit b. change of use of first and second floors to residential use c. conversion of existing outbuilding for residential use 43 High Street Newmarket Suffolk CB8 8NA	Conservation Area	Gregory McGarr	CambProperty Ltd	Tue 05 Mar 2024
<u>DC/24/0265/TCA</u> Trees in a conservation area notification - 21 Lime trees (marked red on plan) overall crown reduction by up to five metres to previous pruning points Beech Hurst 46 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Daniel Gospel	Mr Stoute	Wed 13 Mar 2024

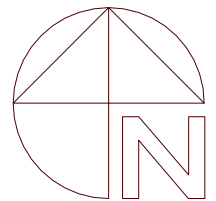
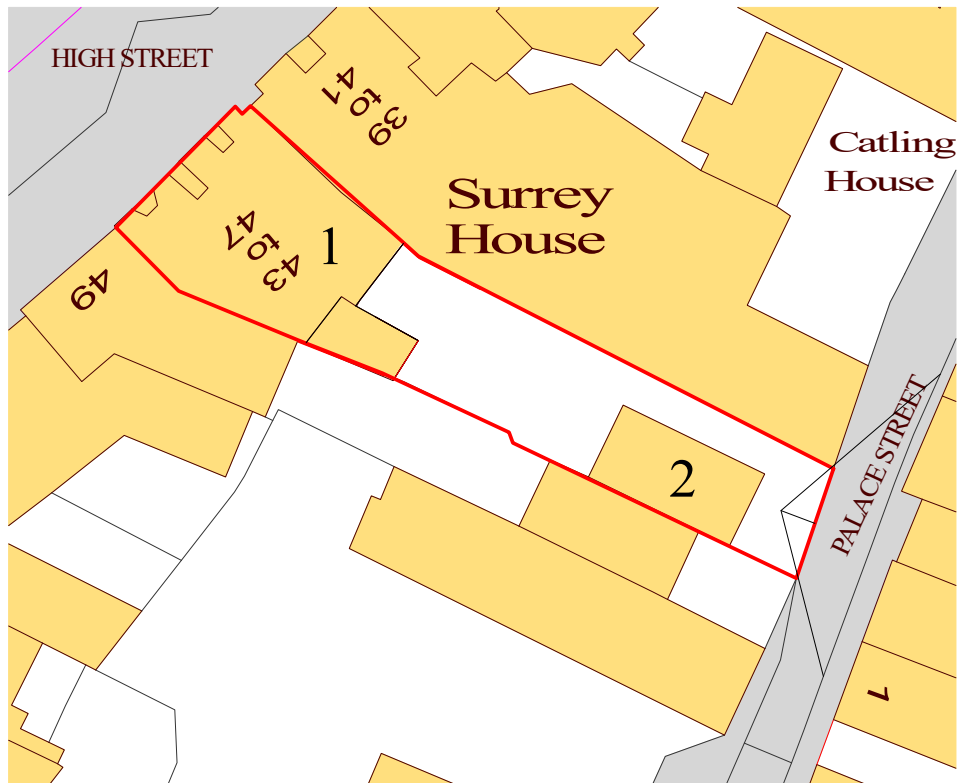
Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0262/TCA</u> Trees in a conservation area notification - six Limes (marked on plan) Pollard to 12 metres Jockey Club Chambers 101 High Street Newmarket Suffolk CB8 8JL	Conservation Area	Daniel Gospel	Mr Alex Payne	Tue 12 Mar 2024
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Site Plan

43-47 High Street Newmarket CB8 8NA

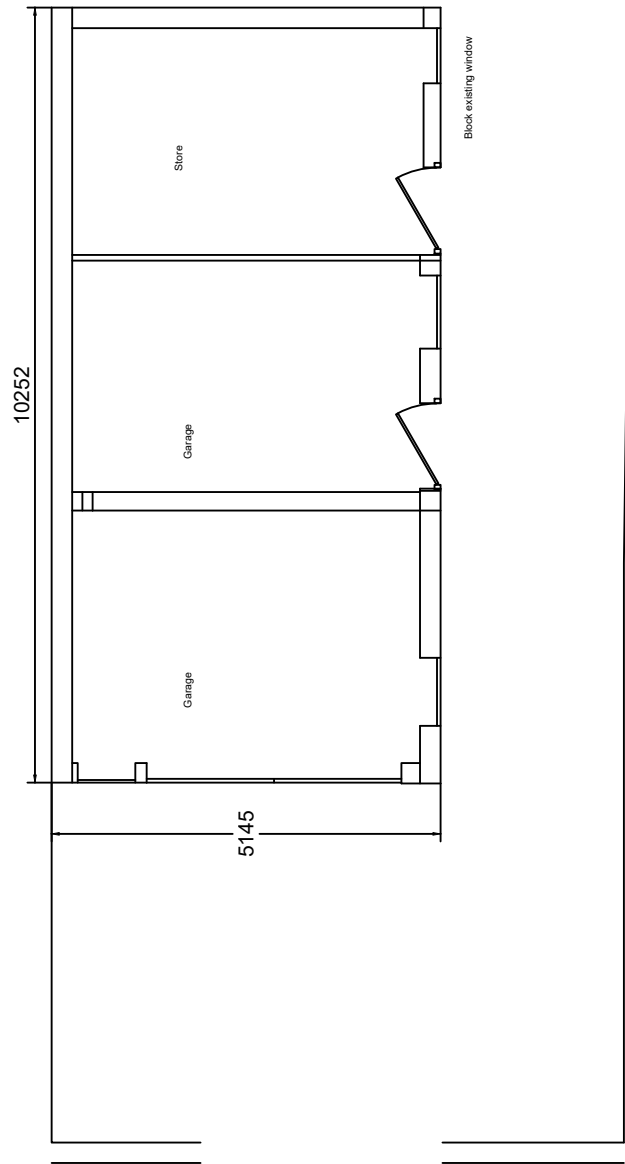


Building 1 - 2 no commercial units ground floor
1 flat 1st floor, 1 flat 2nd floor
Building 2 - Conversion of garage and outbuilding to residential 1 bed dwelling

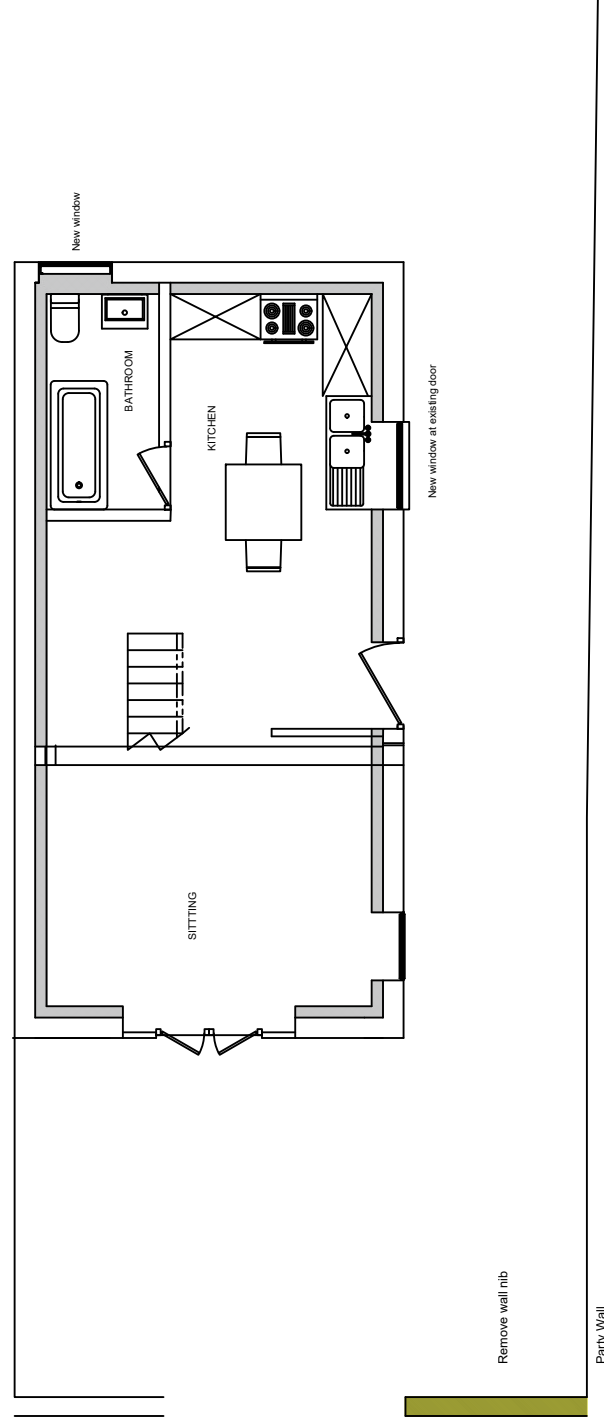
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29/01/2024

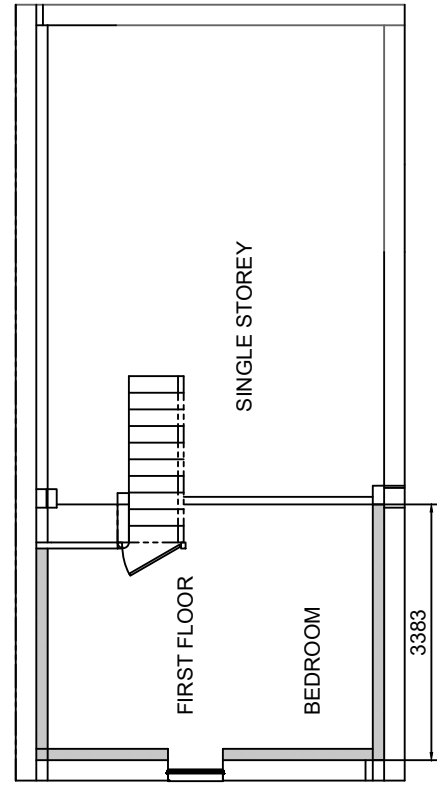
Keylocks Ltd, Rothsay House
124 High Street
Newmarket CB8 8JP



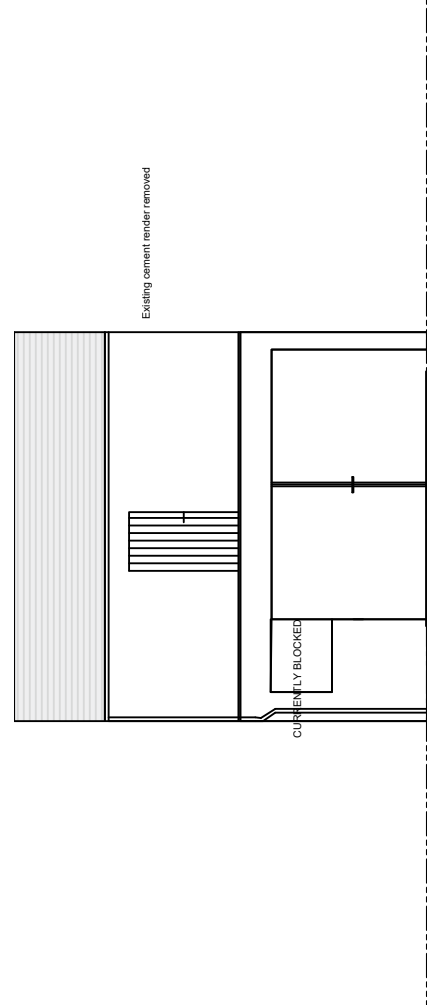
Existing Plan Ground Floor



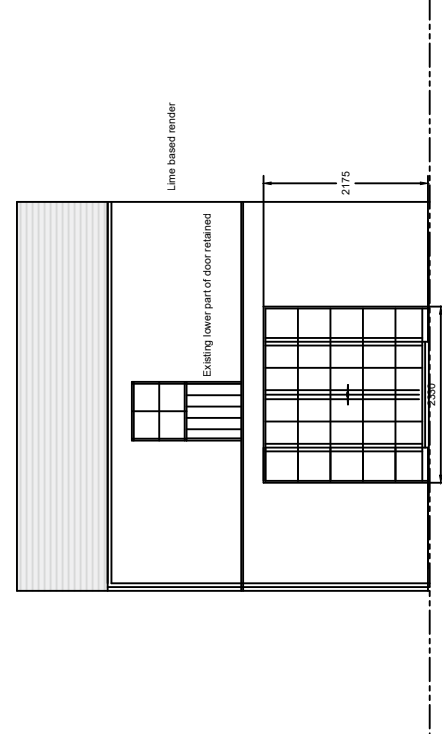
Proposed Plans Ground Floor



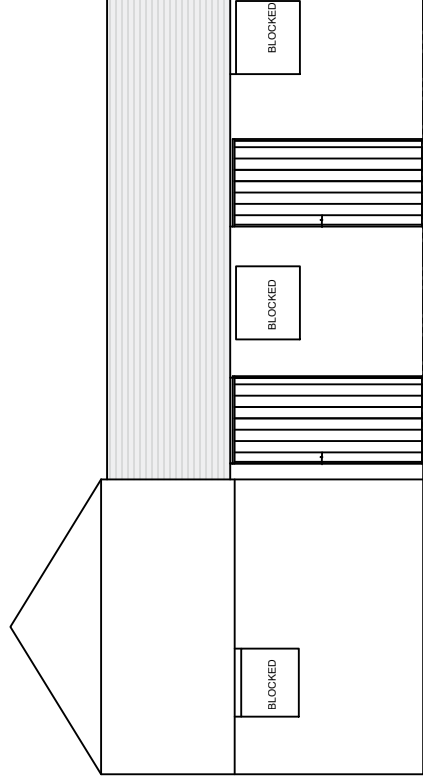
Proposed Plan 1st Floor



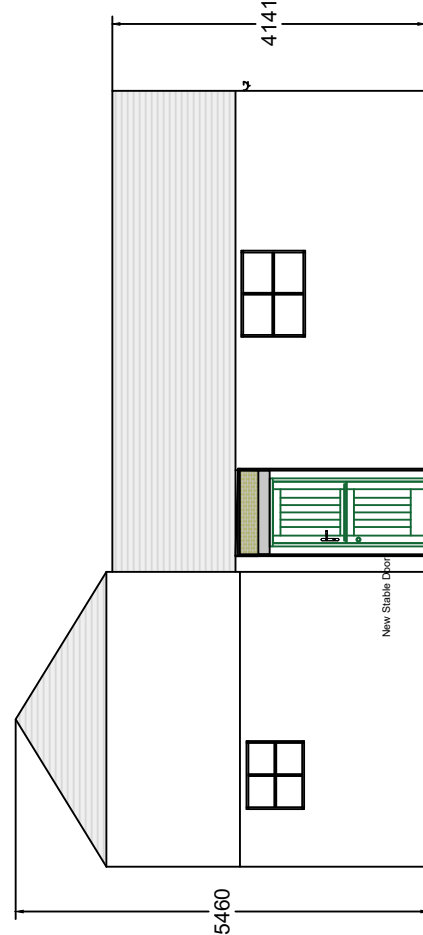
Existing East Elevation



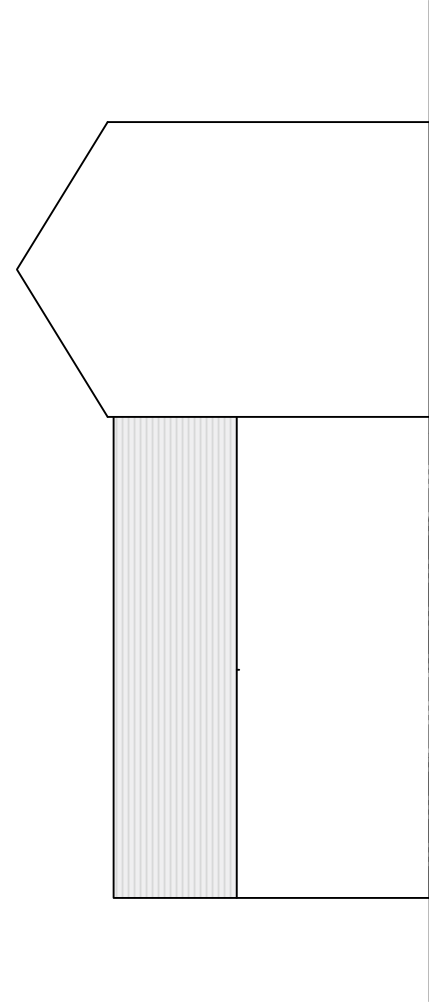
Proposed East Elevation



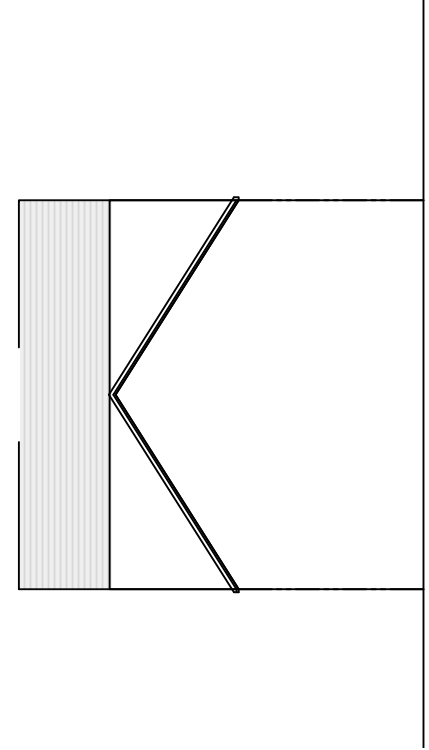
Existing North Elevation



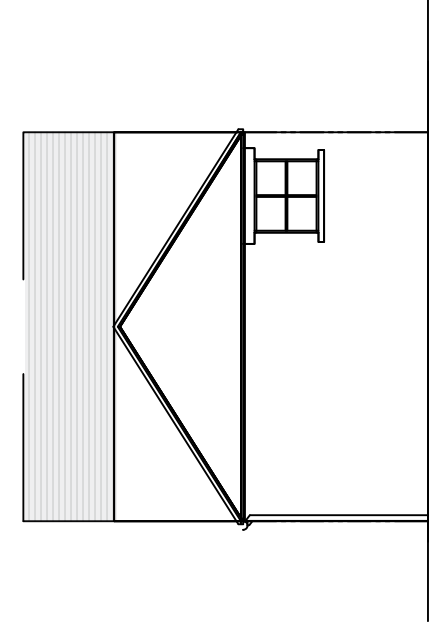
Proposed North Elevation



Existing/Proposed South Elevation



Existing West Elevation



Proposed West Elevation

Fairfied House, 43-47 High Street, Newmarket CB8 8NA			Garage
Plans and Elevations		Date: 29/01/2024	Drawing no: CP.23.1002.V5 Scale: 1: 100
Keylocks Ltd, Rothsay House, 124 High Street, Newmarket Suffolk, CB8 8JP			

Parish Re-Consultation

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

Please ask for: Amy Murray

Direct Line: 01284 757366

Application No. DC/23/1262/VAR

Consultation Period

Expires: 5 March 2024

20 February 2024

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning Application - Variation of conditions 2 (approved plans) and 3 (parking of vehicles and cycles) of DC/20/1025/FUL

LOCATION Plot 1, Police Station, Vicarage Road, Newmarket, Suffolk,

APPLICANT Mr Andrew Price, Newmarket Holdings Ltd

AGENT Mr Thomas Makey

You have been consulted previously in respect of the application noted above. The following amendments by the applicant/agent have been received:

- The applicant has provided amended car parking details, indicating one less space than that approved under DC/20/1025/FUL. A statement has been provided setting out their justification for this alteration.
- The applicant has provided amended plans to provide a pedestrian access on the south elevation.
- The applicant has provided details of the proposed cycle ramp.
- The description of development has changed for the following reasons:
 - the applicant no longer wishes to remove the 'electrical vehicle charging' condition (condition 11)
 - the removal of condition 9 has been removed from the proposal (noise details for the air source heat pump) because provision of the ASHPs was optional in the original planning permission, so there is no requirement to remove this condition.

The changes are available to view in the planning section of our website for your consideration.

<https://planning.westsuffolk.gov.uk/online->

PARISH COUNCIL RESPONSE FORM

Planning and Regulatory Services
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
20 February 2024

Case Officer: Amy Murray
Direct Line: 01284 757366
Application No: DC/23/1262/VAR
Consultation Period
Expires: 5 March 2024

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning Application - Variation of conditions 2 (approved plans) and 3 (parking of vehicles and cycles) of DC/20/1025/FUL

LOCATION Plot 1, Police Station, Vicarage Road, Newmarket, Suffolk,

APPLICANT Mr Andrew Price, Newmarket Holdings Ltd

AGENT Mr Thomas Makey

Name of Town/Parish:

Signature of Chairman/Clerk:

Parish Council response to this application:

No Comment ☐

Object ☐

Support ☐

Parish Council Observations:

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 16th February 2024

Reference: 24/00158/SCREEN

Officer: Holly Chapman

Location: Site At Anchor Lane Farm Newnham Drove Burwell

Date application valid:

9th February 2024

Parish:

Burwell

Proposal: Battery storage facility

Applicant:

Energy Planning
FAO Graeme Thorpe
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Agent:

Grid Reference: 556982 268137

Reference: 24/00145/FUL

Officer: Olivia Roberts

Location: Glebe Stud Park Road Cheveley Suffolk CB8 9DF

Date application valid:

7th February 2024

Parish:

Cheveley

Proposal: Replacement stables and provision of all-weather turning-out area on adjoining land; relocation of horse walker; provision of separate agricultural/equestrian storage barn to south west

Applicant:

Mr & Mrs Capon
C/o Agent

Agent:

Moorside Planning Ltd
FAO Mr Matthew Pardoe
92 Station Road
Burley In Wharfedale
LS29 7NS

Grid Reference: 568044 260835

Reference: 24/00059/PIP

Officer: Gemma Driver

Date application valid: 13th February 2024

Parish: Soham

Location: Land Between 23 And 25 The Cotes Soham Cambridgeshire

Proposal: Residential development of up to 2 dwellings and associated infrastructure

Applicant:

Mr & Mrs Buckingham
C/o Agent

Agent:

Cheffins
FAO Mrs Emma Thompson
Clifton House
1 - 2 Clifton Road
Cambridge
Cambridgeshire
CB1 7EA

Grid Reference: 557333 274970

Reference: 24/00146/FUM

Officer: Catherine Looper

Date application valid: 7th February 2024

Parish: Soham

Location: Land Rear Of Health Centre Brewhouse Lane Soham Cambridgeshire

Proposal: Development of a new health care facility of 1,895m2 (GIA) and pharmacy of 120m2 (GIA) (Use Class E(e)), associated car parking, lighting, landscaping, public realm and utilities, demolition of existing Staploe Medical Centre, pharmacy, and 59 Brewhouse Lane (and associated structures), and utilisation of existing access on to Brewhouse Lane

Applicant:

Mereside Medical And This Land Ltd.
C/o Agent

Agent:

Carter Jonas LLP
One Station Square
Cambridge
CB1 2GA

Grid Reference: 559807 273498

Reference: 24/00151/FUL

Officer: Charlotte Sage

Date application valid: 8th February 2024

Parish: Witchford

Location: 69 Orton Drive Witchford Ely Cambridgeshire CB6 2JG

Proposal: Conversion of formerly converted garage to form utility room, toilet and boiler room. Works include replacement of previously retained garage door with personnel door and two new windows - part retrospective

Applicant:

Mr William Roohan
69 Orton Drive
Witchford
Ely
Cambridgeshire
CB6 2JG

Agent:

Ensen Design
FAO Mr Paul Emmerson
52 Minster Road
Royston
Hertfordshire
SG8 5EW

Grid Reference: 549740 278881

Decision List

Weeks commencing 12 th & 19 th February	NTC Comments
NMA(A)/23/1382 <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 e. addition of flue to front elevation.</u> Land Adjacent To 26 Paget Place Newmarket Suffolk CB8 7DR	NTC comments not invited.
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</u> Land At Meridian Gardens Newmarket Suffolk CB8 7FD	The Committee actively encourages responsible tree management and object to the felling of trees. The Committee strongly objected to this application in a Conservation area and noted and supported the residents objections. The Tree Officer will be requested to consider placing TPOs on as many trees as possible.
DC/24/0028/TCA <u>Trees in a conservation area notification - one Robinia (T1 on plan) fell</u> 7 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP	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.

Decision List

DC/23/2011/TPO <u>TPO 012 (1956) tree preservation order - T1 Lime (on plan and within A1 of order) - Initiate pollard management reducing height to approximately 8 metres and radial spread from stem base centre to approximately 4 metres where suitable points occur.</u> 13 Collings Place Newmarket Suffolk CB8 0EX	 The Committee supported the amended plan and gave thanks to the Planning Officer and Arboricultural Officer for looking into this application.
DC/23/0980/FUL <u>Planning application - a. replacement shopfront, including office entrance b. extension to the rear</u> 53 High Street Newmarket Suffolk CB8 8NF	 The Committee objected due to the revised application not fulfilling the purpose of the original application; to provide a walkway to access the Horse Racing Museum.

Good Morning

Item 13

Thank you for your email regarding the application for a new premises licence at 128 High Street, Newmarket.

I will address each representation in turn:

1. **Excessive hours for sale of alcohol:** Since the original submission of the application, the Police have met with the applicant at the premises. The applicant has agreed to amend the hours of sale of alcohol to finish at 23:00 in line with other similar businesses in the area. The applicant has also agreed to adopt the attached Police preferred wording of the conditions regarding age verification (Challenge 25), Staff Training, Refusals/Incidents Log, and CCTV. In consideration of this, please confirm if these amendments are adequate to withdraw this representation
2. **Noise Control:** I can confirm that your representation has been accepted under the prevention of public nuisance. However, I must advise that not all of the points raised are considered valid as they do not relate to the licensing objectives, specifically those regarding planning permission. The application for a premises licence is made under the Licensing Act 2003 and is therefore regulated separately to planning requirements. I will now pass your comments on to the applicant for their response. Should an agreeable solution not be met, a hearing will be held to determine the application which you will be informed of and have the opportunity to attend.
3. **Community engagement:** I confirm that this representation has been rejected, as it falls outside of the remit of the Licensing Act 2003 in that does not relate to the impact of licensable activities carried on from premises on the licensing objectives.

Dawn Diaper
Licensing Officer

Dear Licensing Team, please find the submission from Newmarket Town Council below.

“Newmarket Town Council strongly objects to this application for 128 High Street under the licensing objective of ‘prevention of public nuisance’.

- Excessive hours for sale of alcohol – this would be likely to lead to an increase in anti-social behaviour in the area with on-street drinking; this is not allowed on the High Street and environs.
- Noise Control – the applicants have repeatedly ignored WSC planning officers’ requests for noise impact assessments to be done (reference email of 22/12/23 from Sarah Drane); therefore no noise abatement measures have been put in place regarding the installation of one compressor unit and one HVAC unit, which is already causing nuisance to the neighbouring residences of Rockingham Villas. The applicant has yet to submit amended planning permission for that installation. Therefore their statement that they can and will control any nuisance noise which may arise should this licence be approved should be called into question.
- Community engagement – The applicant has consistently shown little regard for the local community, nor have they addressed the concerns raised by WSC planning officers regarding their planning application. There is no evidence to show that this lack of engagement with WSC officers would be any different with regard to this licence application and the applicant has shown no care to engage with or in the community to date.”

Police Model Licensing Conditions (CURRENT as at 05/02/2024)

1. A Challenge 25 policy will be implemented requiring all customers who appear to be under the age of 25 to produce photographic identification in the form of a passport, driving licence or proof of age scheme (PASS) approved identification, before alcohol can be supplied or sold to them. All staff will be instructed, through training, that alcohol cannot be supplied or sold unless valid identification is produced. The premises licence holder shall ensure that notices are prominently displayed in the premises to advise patrons and staff that a 'Challenge 25' scheme operates in the premises.
2. All staff engaged in the sale of alcohol will be trained in Responsible Alcohol Retailing on commencing employment at the premises. This training can be administered in-house by the DPS. Training records shall be kept on the premises and produced to the Police/Local Authority on request. Training will be reviewed every 6 months to ensure that staff are up to date with the latest legislation and their training records endorsed accordingly.
3. A log will be kept at the premises, recording any significant incidents or any refusal of the sale of alcohol. It will be made available to an authorised officer of the Police or Council on request. It must be completed within 24 hours of the occurrence and must record: a) the date and time of the incident or refusal, b) names of staff and persons involved (if known), c) detail of incident or refusal. Incidents to be recorded should include (but not be limited to) – any crime or disorder, injuries to staff or customers, refusal of the sale of alcohol, ejections, banning of customers, seizures of drugs/weapons, or any visit by relevant authorities or emergency services, and the purpose of the visit.
4. A CCTV and associated recording system shall be installed and maintained. CCTV shall cover all areas of the premises open to the public, including entry and exit points, and must be capable of providing images of quality sufficient to support facial identification. The system must always operate during hours of licensable activity and/or when customers are on the premises. Equipment must be maintained in good working order, be correctly time and date stamped, and recordings must be kept for a period of 30 days. The Premises Licence Holder must ensure a DPS or appointed member of staff, able to operate the CCTV system is always present when the premises are open to the public. That person will show video to Police or an Authorised Officer with minimum delay when requested. A download of CCTV video in a viewable format on disc or storage device will be provided to the Police or an Authorised Officer as soon as possible, and in any case within 36 hours of the request. The CCTV system will be regularly checked to ensure that it is functioning correctly.

Townclerk

Subject: FW: Mill House, 38 Mill Hill, Newmarket

From: Hempstead, Louise <louise.hempstead@westsuffolk.gov.uk>

Sent: 20 February 2024 13:10

To: Waterman, Cliff <cliff.waterman@westsuffolk.gov.uk>; Perry, Sue <sue.perry@westsuffolk.gov.uk>; Hood, Rachel <Rachel.Hood@westsuffolk.gov.uk>; Almond, Rachel <rachel.almond@westsuffolk.gov.uk>; Baird, Julie <julie.baird@westsuffolk.gov.uk>

Cc: Townclerk <Townclerk@newmarket.gov.uk>; Councillor Winter <CouncillorWinter@newmarket.gov.uk>; Yarrow, Kevin <kevin.yarrow@westsuffolk.gov.uk>; Drummond, Andy <andy.drummond@westsuffolk.gov.uk>; Lynch, Charlie <Charlie.Lynch@westsuffolk.gov.uk>; Jarvis, Janne <Janne.Jarvis@westsuffolk.gov.uk>; Wijenayaka, Indy <Indy.Wijenayaka@westsuffolk.gov.uk>

Subject: RE: Mill House, 38 Mill Hill, Newmarket

Dear Members,

I acknowledge receipt of your various emails in relation to the above property which have been sent to Julie and Rachel. Our Enforcement team have been asked to review the situation and we will provide a detailed response in due course.

Kind regards
Louise

Louise Hempstead
Executive Support to Director (Planning and Growth)
Systems and Technical Support

From: Hood, Rachel <Rachel.Hood@westsuffolk.gov.uk>

Sent: Tuesday, February 13, 2024 5:03 PM

To: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>; Baird, Julie <julie.baird@westsuffolk.gov.uk>

Cc: Townclerk <Townclerk@newmarket.gov.uk>; Philippa Winter <councillorwinter@newmarket.gov.uk>; Perry, Sue <sue.perry@westsuffolk.gov.uk>; Yarrow, Kevin <kevin.yarrow@westsuffolk.gov.uk>; Drummond, Andy <andy.drummond@westsuffolk.gov.uk>; Lynch, Charlie <Charlie.Lynch@westsuffolk.gov.uk>

Subject: RE: Mill House, 38 Mill Hill, Newmarket

Dear Rachel and Julie,

As you both will recall, for literally years, Newmarket Town Council has been requesting that West Suffolk Council Planning Department take appropriate action to regularise the activities at this residential property which, without any permissions whatsoever, nor any recognition that the property is now a commercial business rental property and no longer a residential 'family home'.

Given the matters advertised in this website, it is incomprehensible that the owner is allowed to continue with his otherwise unauthorised commercial business (Health & Safety?); not required to pay Business Council Tax, Rates (or equivalent); and so on (see the Town Clerk's attached email). I won't rehash the numerous arguments for WSC taking action because they are manifest, well-known and our residents in this area continue to be upset by and suffer

from the effects of the disruptive, selfish and wholly unauthorised commercial activities of the owner of this officially 'residential property'.

We all look forward to some kind of effective action to close down or regularise this extremely unsatisfactory business activity in the midst of what is supposed to be a quiet residential area in Newmarket. The residents really have suffered from this unchecked disruption for years and we, their elected representatives, have appeared to be powerless to effectuate any remedial action. Based on the content of the website, now believe that action can and must be taken by WSC.

Thank you so much.
Best wishes,
Rachel

Councillor Rachel Hood
Councillor for Newmarket East
West Suffolk Council
Mobile: 07713 211555
Email: Rachel.Hood@westsuffolk.gov.uk

From: Cathy Whitaker <Cathy.whitaker@newmarket.gov.uk>
Sent: Friday, February 2, 2024 5:33 pm
To: Almond, Rachel <rachel.almond@westsuffolk.gov.uk>
Cc: Councillor Starkey <CouncillorStarkey@newmarket.gov.uk>; Councillor Nobbs <CouncillorNobbs@newmarket.gov.uk>; Councillor Harvey <CouncillorHarvey@newmarket.gov.uk>; Councillor Hood <CouncillorHood@newmarket.gov.uk>; Councillor Drummond <councillordrummond@newmarket.gov.uk>
Subject: Mill House, 38 Mill Hill, Newmarket

Dear Rachel,

The Town Council discussed the matter of the so called 'AirBNB' property on Mill Hill again recently.

Council believes that this is a residential property which is under-taking hotel activities and, on that basis, formally requests that WSC apply, similar to other district councils, planning controls and policies to such activities for the reasons below.

1. Health and Safety, including fire regulations.
2. That relevant payments are made for services received – rates, refuse collection, etc.
3. The future prosperity of Newmarket – such properties being used for commercial purposes are undermining the hotel market in the town. At a time when the Rutland Arms is rotting, the unregulated activity undertaken by property owners is undermining the business viability of a key historic and important asset for the town and High Street.

Please see the link to the commercial business of Mill House below which indicates that this is a purely an unmonitored commercial property and is not a normal use of a house in that vicinity. It is therefore operating as a commercial property without permission as there has been no Change of Use application.

This has and continues to have a huge impact on the area and neighbouring properties – endless late night noise disturbance and activity, parking issues.

<https://www.booking.com/hotel/gb/mill-house-townhouse.en-gb.html>

Regards,

Cathy Whitaker
Clerk to Newmarket Town Council