

Membership as from May 2023

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

Members = 9

Quorum = 3



Newmarket
T O W N C O U N C I L

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

TEL: 01638 667227

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

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 19th February 2024 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
2. **Apologies** - To receive and accept apologies for absence
3. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meeting held 5th February 2024**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
6. **To consider if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
7. **Planning applications** – West Suffolk Council, weeks commencing 29/1/2024 & 05/2/2024
8. **Planning applications** – Amended and Deferred Plans
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 29/1/2024 & 05/2/2024
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** – To discuss any Licensing applications
14. **Consultation** – WSC Local Plan submission information
15. **Correspondence**
16. **Date of next meeting** – 4th March 2024

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 13th 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 5th February 2024 at 6.15pm

Attendance:

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

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

Also Present: C Whitaker - Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press and 3 Members of the Public.

	Minute	Action by
D/24/02/1	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded and asked if anyone intended to record the meeting.	
D/24/02/2	<u>Apologies</u> Apologies were received from Cllr Berry.	
D/24/02/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> Cllrs Hood and Clover declared an 'other registerable interest' in DC/24/0015/FUL. There were no requests for dispensation.	
D/24/02/4	<u>To Confirm the Minutes of the Meeting Held on 22nd January 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 22nd January 2024 and the following was agreed: <u>D/24/02/4.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 22nd January 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.</u> Matters arising: Page 4 - DC/23/2068/P3CMA – 147 All Saints Road – deferred to receive further information. Not yet received and will be requested again. Page 5 - Premises Licence – 128 High Street Newmarket – the wording of the objection has been circulated to members and responses are awaited before submitting to WSC.	

D/24/02/5 Public Open Session

A member of the public reported that she had received a letter regarding a planning application to convert the outbuildings at 43 High Street for residential use. However, this is a totally unsuitable location for a residential building and will be too close to her property. She is looking for the Committee to support her objection to this application.

Town Clerk advised that it should be listed on the next meeting agenda, and she is welcome to come back to discuss it. She will submit an objection and return to next Committee meeting.

A member of the public left the meeting.

A member of public spoke to item DC/24/0073/TCA and reported that the trees are less than 4 years old and are healthy and well established. Unfortunately, the trees have not been maintained and residents strongly object to felling of these healthy trees; stating that it would be 'environmental criminality'.

Chair proposed that application **DC/24/0073/TCA** be brought forward, and the following was agreed:

D/24/02/5.01 Resolved

That item DC/24/0073/TCA be brought forward.

D/24/02/5.02 DC/24/0073/TCA - Trees in a conservation area notification - 18 trees consisting of Amelanchier, Crab Apple, Gleditsia and Silver Birch - remove to improve present light filtration to adjacent apartments blocks - Land At Meridian Gardens Newmarket Suffolk.

D/24/02/5.02 Resolved

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 resident's objections. The Tree Officer will be requested to consider placing TPOs on as many trees as possible.

Two members of the public left the meeting.

D/24/02/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 30 – Conservation Area.

D/24/02/7 Planning Applications

Week Commencing 15/01/2024 & 22/01/2024.

D/24/02/7/1 DC/23/0313/FUL - 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.

D/24/02/7.01 Resolved

No comment was voiced by the Committee.

D/24/02/7/2 DC/24/0085/HH - Householder planning application - a. single storey front extension

b. cladding to first floor front and rear elevations - 5 Cardigan Street Newmarket Suffolk.

D/24/02/7.02 Resolved

The Committee voiced no objection, provided the materials used are in keeping with the area.

D/24/02/7/3 DC/24/0081/TCA - Trees in a conservation area notification - one London plane (261 on plan) crown lit up to 15 metres above adjacent buildings and replace brace; one Horse chestnut (374 on plan) remove large lowest limb on south western aspect; one Beech (251 on plan) overall crown reduction by 15 metres; one Crimson king maple (220 plan) one Alder (185 on plan) fell; one Alder (179 on plan) overall crown reduction by 20 metres; one Willow (40 on plan) overall crown reduction by ten metres - Tattersalls The Avenue Newmarket Suffolk.

D/24/02/7.03 Resolved

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

D/24/02/7/4 DCON(A)/23/1253 - Application to discharge condition 4 (new/replacement windows - detailed) of DC/23/1253/VAR - Surrey House 41 High Street Newmarket Suffolk.

D/24/02/7.04 Resolved

No comment was invited by the Committee.

Cllr Winter joined the meeting in the public area.

Cllrs Hood and Clover declared an other registrable interest in the following application and left the meeting. Cllr Drummond took the Chair.

D/24/02/7/5 DC/24/0015/FUL - Planning application - a. installation of six timber boxes on existing hard standing; b. reduce height of adjacent facing brick wall by 0.3 metres 10 - Park Lodge, Stables Park Lane Newmarket Suffolk.

D/24/02/7.05 Resolved

The Committee voiced no objection.

Cllrs Hood and Clover returned to the meeting.

D/24/02/7/6 DC/24/0127/HH - Householder planning application - single storey rear extension (following demolition of existing outbuilding) - 16 Stanley Road Newmarket Suffolk.

D/24/02/7.06 Resolved

The Committee voiced no objection.

D/24/02/7/7 DC/24/0096/TPO - TPO 03 (1991) tree preservation order - a. one Lime (T1 on plan within G1 on order) e - overall crown reduction by five metres to previous pollard points b. one Beech (T2 on plan within G1 on order) reduce lowest branch back to main stem to give clearance over house and reduce lower left branch over neighbours property back by three metres c. one Lime (T3 on plan within G1 on order) reduce overhang back by three metres - 25 Sefton Way Newmarket Suffolk.

D/24/02/7.07 Resolved

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

D/24/02/7/8 DC/23/1382/FUL - Non-material amendment to DC/23/1382/FUL - a. removal of cladding on front and rear elevations b. replace window to left of front door with smaller window c. remove window on lean-to and replace with sliding doors d. two roof lights on single storey roof - Land Adjacent To 26 Paget Place Newmarket Suffolk.

D/24/02/7.08 Resolved

The Committee voiced no objection.

D/24/02/8 Amended and Deferred Planning Applications

D/24/02/8/1 DC/23/1984/HH – 108 Churchill Avenue – deferred for a site visit. The following was agreed:

D/24/02/8.01 Resolved

The Committee voiced no objection.

Cllrs Hood and Clover declared an other registrable interest in the following application and left the meeting. Cllr Drummond took the Chair.

D/24/02/8/2 DC/23/2096/FUL – Woodland, The Severals – deferred to carry out a site visit. The following was agreed:

D/24/02/8.02 Resolved

The Committee supported the application and welcomed the building being brought back into use.

Cllrs Hood and Clover returned to the meeting.

D/24/02/8/3 DC/23/2011/TPO - 13 Collings Place — the application was changed from felling the tree to pollard management and the following was agreed:

D/24/02/8.03 Resolved

The Committee supported the amended plan and gave thanks to the Planning Officer and Arboricultural Officer for looking into to this application.

D/24/02/8/4 DC/23/1708/FUL - Long Cottage Fordham Road – deferred to carry out a site visit to the property. Revised plans have been received. The following was agreed:

D/24/02/8.04 Resolved

The Committee objected to the location of the bins due the carriage way not being wide enough. The Committee did not object to the revised plan for moving the boundary wall, provided the neighbouring boundary wall is now a minimum of 1.5m away. The Committee did not object to the changed surface for the driveway.

D/24/02/9 Planning Appeals

AP/23/0052/LDC – Lanwades Park Kentford.

The Inquiry will be held on 16th April 2024 at 10:00am and the following was agreed:

D/24/2/9.01 Resolved

The Committee requested that the original objection be re-submitted and supported the other objection by Kentford Parish Council and other objections.

D/24/02/10 East Cambs Planning Applications

The East Cambs Weekly List for 19/01/2024 was noted.

D/24/02/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 15/01/2024 & 22/01/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0044/TCA	Trees in a conservation area notification - one Horse chestnut (T1 on plan) one Ash (T15 on plan) fell	Palace House Palace Street Newmarket Suffolk	Withdrawn	Objected
DC/23/1809/TPO	TPO 181 (19 72) tree preservation order - 10 Lime and Sycamore (T1 - T10 on plan, G1 and G2 on order) re-pollard to previous points; six Horse Chestnut (T2 - T7 on plan) re-pollard to previous points; one B ox Elder (T25 on plan, G1 on order) crown Lift to 2.5 metres above ground level over footpath; crown reduce by 0.25 metres over footpath; 11 Sycamore (T11 - T15, T7, T8, T9, T20- T22, G1 on order)) re-pollard to previous points; one Sycamore (T16 on plan, T1 on order) crown reduce by approximately 1 metre to re-shape; one Hornbeam (T23 on plan, G3 on order) reduce in height by approximately 2 metres and reduce lateral spread by approximately 1-1.5 metres; two Silver Birch (T23, T24 on plan, G3 on order) remove 5 lowest branches and thin by 10 percent; Conifers (G1 on plan, T4 on order) reduce in height to approximately 6 metres above ground level and reduce sides by approximately 1.5-2 metres	Bryntirion Court Cheveley Road Newmarket Suffolk	Approved	No objection
DCON (F)/20/0624	Application to discharge conditions 4 (VCP), 5 (limit water), 7 (new access), 10 (bound surface), 11 (visibility splays), 12 (pedestrian visibility), 14 (bin storage), 15 (manoeuvring and parking), 16 (cycle storage), 222 (contamination) of DC/20/0624/FUL143A	143A All Saints Road Newmarket Suffolk	Discharged	Comments not invited
DC/24/0007/CLP	Application for lawful development certificate for proposed use or development - single storey side extension to existing dwelling house	56 Bill Rickaby Drive Newmarket Suffolk	Withdrawn	No objection
DC/23/2049/TCA	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	Amberley 22 Bury Road Newmarket Suffolk	Approved	No objection

	Prunus (T8 and T12 on plan) and two unknown species (T14 on plan) fell				
DC/23/2025/TCA	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	Approve	No objection	
DC/23/1985/TPO	TP O 04 (201 2) Tree preservation order - one Yew (T1 on plan T15 on order) crown lift up to 2.4 meters above ground level, removing smaller branches only up to a maximum diameter of 50mm.	1 Arborfield Drive Newmarket Suffolk	Approved	No objection	
DC/23/1941/FUL	Planning application - a. fenestration to shop front b. rendered timber framed infill c. seating area	15 The Guineas Shopping Centre The Rookery Newmarket Suffolk	Approved	No objection	
DC/23/1942/ADV	Application for advertisement consent - one internally illuminated vinyl fascia sign	15 The Guineas Shopping Centre The Rookery Newmarket Suffolk	Approved	No objection	
DC/23/1746/HH	Householder planning application - two storey side extension	18A Lisburn Road Newmarket Suffolk	Refused	Objected	

D/24/02/12 Delegation Panel Decisions

DC/23/0980/FUL – It was noted that the Officer was minded to Grant permission.

Town Clerk was asked to seek information on the notification process for Delegation Panels and to state that the Town Council would expect to be notified of applications going to the Delegation Panel before the date.

D/24/02/13 Licensing

No new applications noted.

D/24/02/14 Pre- Application

The consultation letter for an upgrade to a radio base station on Heath Road was noted and the following was agreed:

D/24/02/14.01 Resolved

The Committee welcomed the consultation and will respond to the application when it is submitted.

D/24/02/15 Cycle Paths

This item was referred to the Transport & Parking Working Group for consideration and recommendations to Full Council.

D/24/02/16 On-Street Advertising

This item was referred to the On Street Advertising Working Group for consideration and recommendations to Full Council.

D/24/02/17 Listed Buildings

This item was referred to the On Street Advertising Working Group for consideration and recommendations to Full Council.

D/24/02/18 Consultation

This item was deferred to a future DP meeting.

D/24/02/19 Correspondence

Parkers Walk, Studlands – illegal parking issues. This item was referred to the Parking & Transport Working Group for further consideration.

Highway matters – the lack of maintenance the road signs and road markings was discussed and photos of examples will be taken and sent to SCC Highways.

D/24/02/20 Date of Next Meeting

Monday 19th February 2024 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/02/5.02 Resolved</u>	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 resident's objections. The Tree Officer will be requested to consider placing TPOs on as many trees as possible.
<u>D/24/02/7.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.02 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/02/7.04 Resolved</u>	No comment was invited by the Committee.
<u>D/24/02/7.05 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.06 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/7.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/02/7.08 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/8.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/8.02 Resolved</u>	The Committee supported the application and welcomed the building being brought back into use.
<u>D/24/02/8.03 Resolved</u>	The Committee supported the amended plan and gave thanks to the Planning Officer and Arboricultural Officer for looking into to this application.
<u>D/24/02/8.04 Resolved</u>	The Committee objected to the location of the bins due the

	carriage way not being wide enough. The Committee did not object to the revised plan for moving the boundary wall, provided the neighbouring boundary wall is now a minimum of 1.5m away. The Committee did not object to the changed surface for the driveway.
<u>D/24/02/9.01 Resolved</u>	The Committee requested that the original objection be re-submitted and supported the other objection by Kentford Parish Council and other objections.
<u>D/24/02/14.01 Resolved</u>	The Committee welcomed the consultation and will respond to the application when it is submitted.

DRAFT

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 29 th January & 5 th February				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>NMA(B)/17/1881</u> 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 <i>For noting only, comments not invited.</i>		Penny Mills	Anchor	

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0139/HPA</u> 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 CB8 0HQ		Georgina Bolton	Ms L Carstairs	
<u>DC/24/0054/FUL</u> Planning application - change of use of first floor (Class E) to one dwelling (class C3) and associated alterations 13B Wellington Street Newmarket Suffolk CB8 0HT	Conservation Area	Daniel White	Mr M Wright	Wed 21 Feb 2024
<u>DC/23/1898/LB</u> 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 CB8 8NA	Conservation Area	Gregory McGarr	CambProperty Ltd	Wed 28 Feb 2024

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0184/CLP</u> 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 CB8 8LF	Conservation Area	Joseph Cannon	The Trustess Of The Carolgate Friendly Society	
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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 9th February 2024

Reference: 24/00109/FUL

Officer: Lisa Moden

Date application valid: 31st January 2024

Parish: Dullingham

Location: Marwell Park Lodge Brinkley Road Burrough Green Newmarket Suffolk

Proposal: Demolition of existing attached single garage and lobby to allow for new front extension, two storey and single storey extensions and triple carport with hobbies room above and associated site works

Applicant:

Mrs Kate Loder
C/o 131A Brook Street
Soham
Cambridgeshire
CB7 5AE

Agent:

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

Grid Reference: 563336 256441

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Decision List

Weeks commencing 29 th January & 5 th February	NTC Comments
DC/23/2006/FUL Planning application - vehicular gates and personnel gate enclosing residential parking / access area The Maltings Brewers Lane Newmarket Suffolk CB8 7FP	 The Committee voiced no objection subject to appropriate access for bin collection provision and emergency vehicles.
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 CB8 7JG	Condition(s)  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 CB8 7SX	 The Committee supported the comments of the Planning Officer, that the proposed new sign in unacceptable, and objected to the sign next to the roundabout. SPLIT DECISION

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Townclerk

From: Perry, Sue <sue.perry@westsuffolk.gov.uk>
Sent: 08 February 2024 12:39
To: Townclerk; Admin
Subject: FW: Agenda for Delegation Panel, Tuesday 13 February 2024, 1.00 pm

Hi Both

Natalie – please forward to members of D&C committee and mayor. Thank you.

As requested, notice of next WSC delegation panel. Planning Application DC/23/1812/HH - 23 Edinburgh Road, Newmarket is included.

BW

Sue

Councillor Sue Perry
Councillor for Newmarket East
West Suffolk Council
Email: Susan.Perry@westsuffolk.gov.uk

From: Turner, Sharon <sharon.turner@westsuffolk.gov.uk>
Sent: Thursday, February 8, 2024 10:07 AM
Subject: Agenda for Delegation Panel, Tuesday 13 February 2024, 1.00 pm

Dear modern.gov user

ALL DISTRICT COUNCILLORS:

This is the agenda for the Delegation Panel which can be viewed via the link below on the intranet. The meeting is held via MS Teams. Councillors with an application within their Ward may attend the meeting to make representation to the Panel, if they wish. Further details on the operation of the Panel can be found set out in the Council's constitution. If any Member requires further information or wishes to join the meeting please email Democratic Services democratic.services@westsuffolk.gov.uk so that a Teams meeting invitation can be sent to you

The agenda for Delegation Panel, Tuesday 13 February 2024, 1.00 pm has just been published.

The following items are included in the agenda:

Planning Application DC/23/1812/HH - 23 Edinburgh Road, Newmarket

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Townclerk

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

West Suffolk Planning Policy Consultations

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

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

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

Dear Sir or Madam

West Suffolk Local Plan (Regulation 19) submission draft consultation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Virtual exhibition

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

Where to view hard copies of the documents

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

Public consultation events

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

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

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

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

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

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

Yours faithfully

Marie Smith

Service Manager (Strategic Planning)

Statement of the representation procedure

West Suffolk District Council

West Suffolk Local Plan Submission Draft (Regulation 19 stage)

Local Plan Document

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

Title of the document:

- West Suffolk Local Plan Submission Draft January 2024

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

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

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

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

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

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

Where documents can be viewed during normal opening hours:

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

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

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

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

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

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

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

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

West Suffolk District Council

Strategic Planning

January 2024

Participate in this consultation

Townclerk

Subject: FW: 128 High Street planning application urgent matter

From: Drane, Sarah <sarah.drane@westsuffolk.gov.uk>

Sent: 13 February 2024 14:31

To: Yarrow, Kevin <kevin.yarrow@westsuffolk.gov.uk>; Drummond, Andy <andy.drummond@westsuffolk.gov.uk>; Hood, Rachel <Rachel.Hood@westsuffolk.gov.uk>; Jarvis, Janne <Janne.Jarvis@westsuffolk.gov.uk>; Perry, Sue <sue.perry@westsuffolk.gov.uk>; Townclerk <Townclerk@newmarket.gov.uk>; Lynch, Charlie <Charlie.Lynch@westsuffolk.gov.uk>

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

Subject: RE: 128 High Street planning application urgent matter

Good afternoon all,

Following my last email below sent on 22nd December I would like to update you further about this site.

The agent has since been in touch, noting our recommendation for refusal. They have acknowledged the concerns about noise and the impact this is having. They have now advised that they wish to submit a new proposal for an alternative, safer and more discreet location for these units, further away from nearby neighbours, instead of submitting a proposal for the 'as existing' arrangement. We are advised that we can expect to receive these details this week. Noting this could bring a resolution to the matter in a much more expeditious way than through the formal enforcement route we have decided to agree an extension of time to enable reconsultation with all parties once this new information is received.

We will all do our best to expedite the required actions as soon as we are able to within the restrictions of the processes and procedures we have to follow.

I hope the above is helpful but if you have any questions please let us know.

Kind regards,

Sarah Drane
Principal Planning Officer
Planning Development
Direct dial: 01638 719432
Email: sarah.drane@westsuffolk.gov.uk

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