

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 18th 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:

- 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 4th March 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 26/2/2024 & 4/3/2024
8. **Planning applications** – Amended and Deferred Plans
 - a) **DC/23/0580/FUL Land rear of Eastcote, 45 Bury Road** – re-consultation
9. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/23/0052/LDC Landwade Park** – to receive information regarding the appeal process
 - b) **AP/24/0008/STAND Chels, 51A Bury Road** – notification of start of appeal
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week 26/2/2024 & 4/3/2024
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
 - a) **DC/23/1731/ADV 116-118 High Street**- to receive updates regarding an item on the Delegation Panel agenda
13. **Licensing** – To discuss any Licensing applications
 - a) **128 High Street, Newmarket** – ongoing
14. **Consultations** – to receive information from Flagship Homes regarding a consultation on garages behind Icwel Hill
15. **Cycle Paths/Shared footways**
16. **Listed Buildings**
17. **Correspondence**
18. **Date of next meeting** – 8th April 2024

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 12th March 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 4th March 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

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

	Minute	Action by
D/24/03/1 <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/24/03/2 <u>Apologies</u> Apologies were received from Cllrs Berry and Perry.		
D/24/03/3 <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> Cllr Hood declared an 'other' interest in applications D/24/03/7/4 DC/24/0265/TCA - Beech Hurst 46 Bury Road and D/24/03/7/5 DC/24/0262/TCA - Jockey Club Chambers 101 High Street. There were no requests for dispensation.		
D/24/03/4 <u>To Confirm the Minutes of the Meeting Held on 19th February 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 19th February 2024 and the following was agreed: <u>D/24/03/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th February 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.		
D/24/03/5 <u>Public Open Session</u> A member of the public spoke to planning application DC/23/1897/FUL/ DC/23/1898/LB - 43 High Street and gave an explanation of the plans for the plans for the outbuilding and was happy to answer any questions.		

The Chairman proposed that planning application DC/23/1897/FUL/DC/23/1898/LB – 43 High Street be brought forward, and the following was agreed:

D/24/03/5.1 Resolved

That planning application DC/23/1897/FUL/DC/23/1898/LB – 43 High Street be brought forward.

DC/23/1898/FUL – 43 High Street – Holding objection 19/02/2024 – to receive detailed plans of outbuilding proposal and parking arrangements.

Plans of the outbuilding had now been received.

Cllr Winter joined the meeting as an observer.

24/03/5.02 Resolved

The Committee support the renovation of the property and improvement to the area but object to the lack of parking and requested that bike racks be installed with some mitigation for the lack of onsite parking being made.

A member of the public left the meeting.

D/24/03/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area/Listed Buildings.

D/24/03/7 Planning Applications

Week Commencing 12/02/2024 & 19/02/2024.

D/24/03/7/1 DC/24/0230/LB – 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.

D/24/03/7.01 Resolved

The Committee voiced no objection subject to the approval of the Listed Buildings Officer.

D/24/03/7/2 DC/24/0179/TPO – TPO 012(1956) tree preservation order – one Horse Chestnut (T1 on plan), one Lime (T2 on plan) crown lift by six meters to previous pollard points 7 Halifax Way Newmarket Suffolk.

D/24/03/7.02 Resolved

The Committee actively encourages responsible tree management, however they requested that no work to be done on the tree prior to a visit from the Tree Officer to carry out a full assessment regarding the safety concerns and objections from the neighbours.

D/24/03/7/3 DC/23/1897/FUL - 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.

D/24/03/7.03 Resolved

The Committee support the renovation of the property and improvement to the area but object to the lack of parking and requested that bike racks be installed and that some mitigation for the lack of onsite parking is made.

Cllr Hood declared an 'other' interest in the following two applications and left the meeting. The vice chairman took the Chair.

D/24/03/7/4 DC/24/0265/TCA - 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.

D/24/03/7.04 Resolved

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

D/24/03/7/5 DC/24/0262/TCA - Trees in a conservation area notification - six Limes (marked on plan) Pollard to 12 metres - Jockey Club Chambers 101 High Street Newmarket Suffolk.

D/24/03/7.05 Resolved

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

Cllr Hood returned to the meeting and took the Chair.

D/24/03/8 Amended and Deferred Planning Applications

D24/03/8.01 DC/23/1262/VAR – Plot 1 Police Station Vicarage Road – re-consultation.

24/02/8.01 Resolved

The Committee objected to the reduction of parking provision; this contravenes the Committees' parking statement and, being adjacent to a primary school, will likely have a detrimental effect on the safety of parents and children.

NEWMARKET TOWN COUNCIL'S STANDARD PLANNING RESPONSE FOR APPLICATIONS WITH PUBLIC TRANSPORT AND PARKING CONCERNS

"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/24/03/9 Planning Appeals

No new applications. The Lanwade Park appeal is progressing; being heard by public enquiry on 16/04/2024 for three days with decision letter on 31/05/2024. Venue is to be confirmed.

D/24/03/10 East Cambs Planning Applications

The East Cambs Weekly List for 16/02/2024 was noted. Town Clerk was asked to get more information on application 24/00158/SCREEN Burwell – Battery storage facility at site at Anchor Lane Farm, Newton Drove.

D/24/03/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 12/02/2024 & 19/02/2024.

Applications	Description	Address	WS Decision	NTC Decision
NMA(A)/23/1382	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.	Land Adjacent To 26 Paget Place Newmarket Suffolk	Approved	Comments not invited
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	Withdrawn	Objected

DC/24/0028/TCA	Trees in a conservation area notification - one Robinia (T1 on plan) fell	7 Balaton Place Snailwell Road Newmarket Suffolk	Approved	Objected	
DC/23/2011/TPO	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.	13 Collings Place Newmarket Suffolk	Approved	No Objection	
DC/23/0980/FUL	Planning application - a. replacement shopfront, including office entrance b. extension to the rear	53 High Street Newmarket Suffolk	Approved	Objected	

It was noted that DC/23/0980/FUL was approved despite the objection by Newmarket Town Council; although recognised that these occurrences are fewer now.

D/24/03/12 Delegation Panel Decisions

None noted.

D/24/03/13 Licensing

128 High Street – a response from WSC Licensing to the NTC objection was considered and the following was agreed:

D/24/02/13.1 Resolved

The Committee repeated their previous objections to the application and added the following:

1: Excessive hours for the sale of alcohol – Council believes that the applicant should not be given a licence to sell alcohol due to the lack of engagement with the community and lack of regard to the local community and its concerns.

2: Noise control – Council welcomes the extension and awaits receipt of the impact assessment report.

3: Community engagement – Committee strongly rejects the Licence Officer's view that the views of elected representatives should not be taken into account; repeated breach of planning requirements by the applicant who has shown no regard for the concerns raised by the local residents.

In addition, Committee would draw to the attention of the Licencing Officers that the applicant is now storing a line of trolleys on the highway with no application for permission to do so and no restraining mechanisms; these are causing safety concerns.

D/24/03/14 Enforcement

Information regarding a property operating as an AirBnB on Mill Hill was considered and the following was agreed:

D/24/03/14.01 Resolved

The Committee requested that the Council's District Cllrs liaise with WSC Planning Enforcement team immediately regarding progression of this matter. That Cllr Yarrow will lead this liaison.

D/24/03/15 On Street Advertising

A report from the On Street Working Group was considered and the following was agreed:

D/24/3/15.01 Resolved

That a board audit be carried out by NTC/BID, that contact is made with WSC Events Officer to discuss the 'form' of the advertisement posters, that developer signage is investigated regarding authorisation, monitoring etc and that investigation into the enforcement for the signs at the White Hart and Moons takes place.

That this issue be added to the discussions with the WSC Planning Enforcement team regarding AirBnBs.

D/24/03/16 Listed Buildings

This item was deferred to the next meeting.

D/24/03/17 Correspondence

Resident request for an additional pedestrian crossing in Exning Road was noted. Town Clerk to respond regarding the current provision of nearby crossing and pedestrian refuge islands.

D/24/03/18 Date of Next Meeting

Monday 18^h March 2024 at the Memorial Hall.

Meeting closed at 7:27pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>24/03/5.02 Resolved</u>	The Committee support the renovation of the property and improvement to the area but object to the lack of parking and requested that bike racks be installed with some mitigation for the lack of onsite parking being made.
<u>D/24/03/7.01 Resolved</u>	The Committee voiced no objection subject to the approval of the Listed Buildings Officer.
<u>D/24/03/7.02 Resolved</u>	The Committee actively encourages responsible tree management; however they requested that no work to be done on the tree prior to a visit from the Tree Officer to carry out a full assessment regarding the safety concerns and objections from the neighbours.
<u>D/24/03/7.03 Resolved</u>	The Committee support the renovation of the property and

	improvement to the area but object to the lack of parking and requested that bike racks be installed and that some mitigation for the lack of onsite parking is made.
<u>D/24/03/7.04 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/24/03/7.05 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/24/03/8.01 Resolved</u>	The Committee objected to the reduction of parking provision; this contravenes the Committees' parking statement and, being adjacent to a primary school, will likely have a detrimental effect on the safety of parents and children. <u>NEWMARKET TOWN COUNCIL'S STANDARD PLANNING RESPONSE FOR APPLICATIONS WITH PUBLIC TRANSPORT AND PARKING CONCERNS</u>
<u>D/24/0/13.01 Resolved</u>	The Committee repeated their previous objections to the application and added the following: Excessive hours for the sale of alcohol – Council believes that the applicant should not be given a licence to sell alcohol. Noise control – Council welcomes the extension and awaits receipt of the impact assessment report. Community engagement – Committee strongly rejects the Licence Officer's view that the views of elected representatives should not be taken into account; repeated breach of planning requirements by the applicant who has shown no regard for the concerns raised by the local residents. In addition, Committee would draw to the attention of the Licencing Officers that the applicant is now storing a line of trolleys on the highway with no application for permission to do so and no restraining mechanisms; these are causing safety concerns.
<u>D/24/03/14.01 Resolved</u>	The Committee requested that the Council's District Cllrs liaise with WSC Planning Enforcement team immediately regarding progression of this matter. That Cllr Yarrow will lead this liaison.
<u>D/24/3/15.01 Resolved</u>	That a board audit be carried out by NTC/BID, that contact is made with WSC Events Officer to discuss the 'form' of the advertisement posters, that developer signage is investigated regarding authorisation, monitoring etc and that investigation into the enforcement for the signs at the White Hart and Moons takes place.

	That this issue be added to the discussions with the WSC Planning Enforcement team regarding AirBnBs.
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Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/0293/HH</u> Householder planning application - single storey side extension with double garage (following demolition of existing extension and single garage) Belvedere Falmouth Avenue Newmarket Suffolk CB8 0NB		Gregory McGarr	Mr George Petrou	Fri 22 Mar 2024
<u>DC/24/0229/LB</u> Application for listed building consent - a. installation of metal straps, ties and support structure to tie and stabilise existing facade b. patch render repairs 34-36 Waggon And Horses Public House High Street Newmarket Suffolk CB8 8LB	Conservation Area	Gregory McGarr	Mr Michael Twigg	Mon 18 Mar 2024 Extension granted
<u>DC/23/1674/VAR</u> Planning application - variation of condition 1 of DC/22/2027/VAR to allow for use of amended plans for change of use from offices to five self-contained flats including internal alterations and the insertion of new doors and windows with landscaping 34 Fitzroy Street Newmarket Suffolk CB8 0WH	Conservation Area	Daniel White	Mr Rowland Hay	Mon 11 Mar 2024 Ext requested

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0268/FUL</u> Planning application - a. new timber railings on existing low level wall to front of site b. new pedestrian gate to front of site c. new side fencing along public right of way d. new vehicular access gate to rear of car park Arlington Court Church Lane Newmarket Suffolk CB8 OHN	Conservation Area	Clare Oliver	Arlington Court (Newmarket) Ltd	Tue 19 Mar 2024 Ext granted
<u>DC/24/0289/TCA</u> Trees in a conservation area notification - one Horse chestnut (T1 on plan) reduce sub dominant stem by three metres, reduce main stem by two metres Jockey Club Chambers 101 High Street Newmarket Suffolk CB8 8JL	Conservation Area	Daniel Gospel	Mr Alex Payne	Tue 19 Mar 2024 Ext requested
<u>DC/24/0276/HH</u> Householder planning application - one dormer to front elevation and one dormer to rear elevation to provide loft conversion to habitable space		Clare Oliver	Mr Dzmitry Sheuchyuk	Tue 19 Mar 2024 Ext granted
<u>DC/24/0197/TPO</u> TPO 012(1956) tree preservation order - one Horse chesnut (T1 on plan), one Lime (T2 on plan) crown lift to six meters to previous pollard points 7 Halifax Way Newmarket Suffolk CB8 0DH		Joseph Cannon	Mrs Christina Hogg	Wed 06 Mar 2024 Ext requested

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<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 Ext granted
<u>DC/24/0275/HH</u> Householder planning applicaiton - single storey rear extension (following demoilition of existing conservatory) 131 Manderston Road Newmarket Suffolk CB8 0NS		Adam Yancy	Mr John Hugman	Mon 25 Mar 2024
<u>DC/24/0306/TPO</u> TPO 026(1958) tree preservation order - one Beech (T1 on plan, within A1 on order) overall crown reduction by up to two metres, reduce two lowest branches on northern aspect by up to three metres back to previous pruning points Substation Adjacent To 72 Edinburgh Road Newmarket Suffolk		Joseph Cannon	Mr Stubbins	Tue 26 Mar 2024
<u>DC/24/0345/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form one dwelling 1 Rous Road Newmarket Suffolk CB8 8DH	Conservation Area	Gregory McGarr	Mr Andrew Clarke	Thu 28 Mar 2024

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0311/RM</u> Reserved Matters Application - Submission of details under outline planning permission DC/13/0408/OUT (Granted by the Secretary of State under reference APP/H3510/V/14/2222871) - site wide landscaping outside of residential parcels Hatchfield Farm Fordham Road Newmarket Suffolk CB8 7XL		Charlotte Waugh	Sansovino Developments Limited	Tue 09 Apr 2024
<u>DC/24/0358/TCA</u> Trees in a conservation area notification - one Sorbus (T1 on plan), one Conifer (T2 on plan) two Cherrys (T3 and T4 on plan) and two Silver birches (T5 and T6 on plan) fell Barkway House 18 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Daniel Gospel	Mr D Cattliff	Sat 30 Mar 2024
<u>DCON(E)/23/0313</u> Application to discharge condition 14 (biodiversity enhancement layout) of DC/23/0313/FUL Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG <i>For noting only, comments not invited.</i>		Amey Yuill	Mr Matt Clarke	
<u>DCON(A)/22/1382</u> Application to discharge conditions 15 (arboricultural method statement), 18 (soft landscaping), 19 (water use), 20 (ecological enhancement) and 22 (materials) of DC/23/1382/FUL Land Adjacent To 26 Paget Place Newmarket Suffolk CB8 7DR <i>For noting only, comments not invited.</i>		Tamara Benford-Brown	Mr Jamie Burch	

Parish Re-Consultation

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

Please ask for: Tamara Benford-Brown
Direct Line: 01284 757133
Application No. DC/23/0580/FUL
Consultation Period
Expires: 14 March 2024

29 February 2024

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL	Planning application - conversion of garage to dwelling
LOCATION	Land Rear Of, Eastcote, 45 Bury Road, Newmarket, Suffolk,
APPLICANT	Manchett, Crown Priory
AGENT	Mr Craig Farrow

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

Conservation Officer further comments recieved 28 February 2024 and photos recieved to confirm parking to front will be screened by boundary fence.

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSR18UPDIGI00>

Would you please let me know in writing by 14 March 2024 if you have any observations to make regarding this proposal. Please email your response to planning.technical@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations. You will be notified details of the decision electronically.

Tamara Benford-Brown

Townclerk

Subject: FW: DC/23/0580/FUL | Land Rear of Eastcote, Bury Road, Newmarket - Town Council Re-Consultation
Attachments: TOWN_COUNCIL_-_COMMENTS-2197466.pdf;
TOWN_COUNCIL_-_COMMENTS-2202337.pdf

From: Benford-Brown, Tamara <Tamara.Benford-Brown@westsuffolk.gov.uk>
Sent: 29 February 2024 12:31
To: Admin <admin@newmarket.gov.uk>
Subject: DC/23/0580/FUL | Land Rear of Eastcote, Bury Road, Newmarket - Town Council Re-Consultation

Good Afternoon,

I've just sent a re-consultation to the Town Council to consider the above planning application which seeks to convert an existing garage to a dwelling along Bury Road in Newmarket.

The Town Council have previously objected to the application due to concerns in relation to parking and following concerns raised by the Conservation Officer – responses attached.

Following the responses, the agent has now confirmed via photos that the parking to the front of the host dwelling (Eastcote), will be screened from the public domain/Conservation Area – this is as a result of losing the existing garage which is to be converted to a separate dwelling. Alongside the photos received, we have also received confirmation from the Conservation Officer that no further concerns or objections are raised so therefore I hope this also alleviates the concern of the Town Council. I've updated the application so hopefully both the photos and the response are visible via the link to the application below:

[DC/23/0580/FUL | Planning application - conversion of garage to dwelling | Land Rear Of Eastcote 45 Bury Road Newmarket Suffolk \(westsuffolk.gov.uk\)](#)

I just wanted to send a quick email to explain further what the situation is with the application, if there any questions or queries then please do not hesitate to contact me.

Kind Regards,

Tamara

Tamara Benford-Brown
Planning Officer
Planning Development
Direct dial: 01284 757133
Email: Tamara.Benford-Brown@westsuffolk.gov.uk

Benford-Brown, Tamara

From: Johnson, Claire
Sent: 28 February 2024 11:49
To: Benford-Brown, Tamara
Cc: Yancy, Adam
Subject: RE: DC/23/0580/FUL | Eastcote, Bury Road, Newmarket - Conservation Comments

Hello Both,

I had a very nice weekend thank you Tamara and yes, it was lovely to see you too..... 😊

Re applications

The fence installed along the track side is along the lines of what previously existed in terms of its height, breaking to provide a vehicular access. On the basis the fence of matching height turns the corner onto Bury Road, it would appear they have done all they can to reduce the impact of views of parked cars forward of the principal elevation.

On that basis I raise no further objections to either applications.

The installed fence however does not appear to accord with the details uploaded to the website which illustrate a low fence to the corner of the track/ Bury Road, continuing at low level along the section forward of the side elevation fronting onto the track. This arrangement would not be favoured for reasons previously advised. Amended details are therefore required to illustrate a high fence fronting onto Bury Road continuing along the track as indicated in the photos.



Thanks
Claire



Townclerk

Subject: FW: Appeal ref: AP/23/0052/LDC - Animal Health Trust Lanwades Park Kentford

From: Yuill, Amey <Amey.Yuill@westsuffolk.gov.uk>

Sent: 05 March 2024 12:19

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

Subject: RE: Appeal ref: AP/23/0052/LDC - Animal Health Trust Lanwades Park Kentford

Hi Cathy,

Yes, we have booked the Conference Room at Mildenhall Hub for the public inquiry. Notification letters should go out before 25 March 2024 which will detail the location, timings etc.

Kind regards,

Amey Yuill

Senior Planning Officer

Planning Development

Direct dial: 01284 757297

Email: Amey.Yuill@westsuffolk.gov.uk

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

Sent: Tuesday, March 5, 2024 12:10 PM

To: Yuill, Amey <Amey.Yuill@westsuffolk.gov.uk>

Subject: Appeal ref: AP/23/0052/LDC - Animal Health Trust Lanwades Park Kentford

Hello Amey, the Town Council is asking if you have a venue for the public inquiry on 16/4/24 for 3 days please?

Many thanks

Regards,

Cathy Whitaker

Clerk to Newmarket Town Council



Parish Consultation
Cathy Whitaker
King Edward VII Memorial Hall
High Street
Newmarket
Suffolk
CB8 8JP

Please ask for: Adam Yancy
Direct Line: 01638 719264
Email: adam.yancy@westsuffolk.gov.uk

5th March 2024

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL:	Planning application - change of use of existing residential swimming pool to be used by swim school (sui generis)
LOCATION:	Chels 51A Bury Road Newmarket Suffolk
APPLICATION NO:	DC/23/0719/FUL
PINS. REFERENCE	APP/F3545/W/23/3335762
APPEAL REFERENCE:	AP/24/0008/STAND
APPEAL START DATE:	1st March 2024
APPELLANT:	Mr Daniel Nicholls
APPEAL TYPE:	Standard Appeal
PROCEDURE:	Written Representation

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above. The procedure to be followed and the reason for the appeal are as indicated.

Any representation you made in respect of the planning application before it was determined will be sent by me to the Planning Inspectorate, copied to the

appellant and will be taken into account by the Inspector in determining the appeal.

Should you wish to withdraw or modify comments made in respect of the original application in any way or if you wish to make any additional comments you can do so online at <https://acp.planninginspectorate.gov.uk> If you do not have access to the internet, you can send your comments to: **The Planning Inspectorate, Room 30, Temple Quay House, 2 The Square, Bristol, BS1 6PN** quoting the PINS reference number (above), within five weeks of the appeal start date (above). The Planning Inspectorate will not acknowledge representations. Any representations received by the Planning Inspectorate after the deadline will not normally be seen by the Inspector and will be returned to you.

The planning file and appeal documents are available for inspection on our website www.westsuffolk.gov.uk. The Inspector's decision and information regarding the progress of this appeal can be accessed via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>

A copy of the booklet 'Guide to taking part in Planning Appeals proceeding by Written Representations' is available via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>, where the decision will also be published.

Adam Yancy

Adam Yancy
Planning Officer



The Planning Inspectorate

30
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5397
Customer Services:
0303 444 5000

Email: east1@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: DC/23/0719/FUL
Our Ref: APP/F3545/W/23/3335762

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

01 March 2024

Dear D Hale,

Town and Country Planning Act 1990
Appeal by Mr Daniel Nicholls
Site Address: 51A Chels, Bury Road, Newmarket, Suffolk, CB8 7BY

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

The procedure and starting date

The appellant(s) has requested the Written representations procedure. In accordance with s319A of the Act we have applied the criteria and considered all representations received, including the appellant(s) preferred choice. We consider that the Written representations procedure is suitable and we intend to determine this appeal by this procedure.

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

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

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

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

If emailing documents, please use the email address above. If posting documents (other than the Questionnaire) please send 2 copies of everything. Whichever method you use, please make sure that all documents/emails are clearly marked with the full reference number.

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

Timetable

The following documents must be sent within this timetable.

By 08 March 2024

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal(s) has been made. You should tell them:-

- i) that any comments they made at application stage will be sent to me and the appellant(s) and will be considered by the Inspector (unless they withdraw them within the 5 week deadline). If they want to make any additional comments they must submit 3 copies within 5 weeks of the starting date, by 05 April 2024. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;
- ii) when and where the appeal documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s);
- iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by Written representations' either free of charge from you, or on GOV.UK <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>; and
- v) that the decision will be published on GOV.UK.

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

By 05 April 2024

Please send me your statement of case if the appeal questionnaire does not give full details of your case. Please include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant(s) a copy of any comments received from other interested persons or organisations and I will also send a copy of your statement to the appellant(s).

By 19 April 2024

The appellant(s) must send me any final comments they have on your statement. Both you and the appellant(s) may comment on any representations received from interested persons or organisations. No new evidence is allowed at this stage. I will send you a copy of any final comments received from the appellant(s).

Site visit

We will arrange for one of our Inspectors to visit the appeal site. If it is decided that the Inspector should be accompanied by the main parties, we will send you details of these arrangements nearer the time. If, however, an unaccompanied or an 'access required' site visit can be made, you will not be informed in advance. Inspectors will not accept any documents or discuss the merits of the appeal(s) at the site visit.

Planning obligations - section 106 agreements

If you intend to submit a planning obligation, you must read the guidance provided on GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. A certified copy must be submitted to me no later than 7 weeks from the date of this letter.

Withdrawing the appeal(s)

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

Costs

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

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

Further information

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

Yours sincerely,

Alison Kendall

Alison Kendall

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

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 1st March 2024

Reference: 24/00210/FUL

Officer: Cassy Paterson

Location: 116 Low Road Burwell Cambridge CB25 0EJ

Date application valid:

26th February 2024

Parish:

Burwell

Proposal: Replacement windows and external doors, roof works, single storey rear extension and internal alterations, along with new ancillary building adjacent to existing stable block

Applicant:

Mr and Mrs Shane and Michelle Thomas
116 Low Road
Burwell
Cambridge
CB25 0EJ

Agent:

Workshop76 Ltd
FAO Mr Matt Lowther
15 Cage Hill
Swaffham Prior
Cambridge
CB25 0JS

Grid Reference: 558469 266730

Date application valid:

21st February 2024

Reference: 24/00189/CLE

Officer: Jasmine Moffat

Location: 60 Ashley Road Newmarket Suffolk CB8 8DB

Parish:

Cheveley

Proposal: Single storey rear extension

Applicant:

Mr & Mrs T Davis
60 Ashley Road
Newmarket
Suffolk
CB8 8DB

Agent:

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

Grid Reference: 565993 262783

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 8th March 2024

Reference: 24/00102/FUL

Officer: Gemma Driver

Location: 4 Hythe Lane Burwell Cambridge CB25 0EH

Date application valid:

22nd February 2024

Parish:

Burwell

Proposal: Construction of 1no detached two bedroom house with demolition of existing house (Plot 1)

Applicant:

Agent:

Mr John Felgate
53 Melbourn Road
Royston
Herts
SG8 7DF

Grid Reference: 558606 267205

Reference: 24/00104/FUL

Officer: Gemma Driver

Location: 4 Hythe Lane Burwell Cambridge CB25 0EH

Date application valid:

22nd February 2024

Parish:

Burwell

Proposal: Construction of 1no. detached two bedroom house with demolition of existing garage (Plot 2)

Applicant:

Agent:

Mr John Felgate
53 Melbourn Road
Royston
Herts
SG8 7DF

Grid Reference: 558606 267205

Decision List

Weeks commencing 26 th February & 4 th March	NTC Comments
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</u> 56 Bill Rickaby Drive Newmarket Suffolk CB8 0HQ	<i>Prior Approval Not Required</i> The Committee voiced no objection.
DC/24/0081/TCA <u>Trees in a conservation area notification - one London plane (261 on plan) crown lift up to 15 metres above adjacent buildings and replace brace; one Horse chestnut (374 on plan) remove large lowest limb on south western aspect; one Beech (251 on plan) overall crown reduction by 15 metres; one Crimson king maple (220 plan) one Alder (185 on plan) fell; one Alder (179 on plan) overall crown reduction by 20 metres; one Willow (40 on plan) overall crown reduction by ten metres</u> Tattersalls The Avenue Newmarket Suffolk CB8 9AY	 The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officers approval.
DC/24/0085/HH <u>Householder planning application - a. single storey front extension b. cladding to first floor front and rear elevations</u> 5 Cardigan Street Newmarket Suffolk CB8 8HZ	 The Committee voiced no objection, provided the materials used are in keeping with the area.
DC/23/2081/TPO <u>TPO/1990/01 - tree preservation order - one Beech (T1 on plan, A1 on order) reduction of limbs back to fence line overhanging 80 Churchill Avenue by approximately six metres</u> 78 Churchill Avenue Newmarket Suffolk CB8 0BY	 The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officers approval.
DC/23/2042/ADV <u>Application for advertisement consent - two non illuminated name signs</u> Goodwin Business Park, Unit 6 Willie Snaith Road Newmarket Suffolk CB8 7SQ	 The Committee voiced no objection.

Decision List

DCON(C)/23/0313 <u>Application to discharge condition 21 (soft landscaping - minor (trees) and 22 (hard landscaping) of DC/23/0313/FUL</u> Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG	Condition(s)  Comments not invited.
DC/23/1943/FUL <u>Planning application - a. replacement of facades to five units b. replacement of existing entrance structures</u> Newmarket Retail Park Oaks Drive Newmarket Suffolk	 The Committee support the revised plans and thanked the Planning Officer and Applicant for taking NTCs concerns into consideration.
DC/23/1812/HH <u>Householder planning application - a. first floor extension b. 1.5 storey rear extension c. attached side garage following demolition of existing garage d. replacement windows and cladding</u> 23 Edinburgh Road Newmarket Suffolk CB8 0QE	 The Committee supported the neighbours objection on loss of privacy and the proposed materials not being in keeping, and objected to this application.
DC/24/0096/TPO <u>TPO 03 (1991) tree preservation order - a. one Lime (T1 on plan within G1 on order)e - overall crown reduction by five metres to previous pollard points b. one Beech (T2 on plan within G1 on order) reduce lowest branch back to main stem to give clearance over house and reduce lower left branch over neighbours property back by three metres c. one Lime (T3 on plan witin G1 on order) reduce overhang back by three metres</u> 25 Sefton Way Newmarket Suffolk CB8 0DB	 The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officers approval.
DC/23/2027/HH <u>Householder planning application - a. entrance canopy b. single storey side and rear extension (following demolition of existing utility)</u> 28 Rowley Drive Newmarket Suffolk CB8 0NH	 The Committee voiced no objection.

Townclerk

Subject: FW: Agenda for Delegation Panel, Tuesday 12 March 2024, 1.00 pm

From: West Suffolk <democratic.services@westsuffolk.gov.uk>

Sent: Thursday, March 7, 2024 6:28 pm

Subject: Agenda for Delegation Panel, Tuesday 12 March 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 12 March 2024, 1.00 pm has just been published.

You can view this document when connected to the internal network using the link: [Agenda details on intranet web site](#)

Meeting venue: Via MS Teams

The following items are included in the agenda:

No. Item

- 1 Planning Application DC/23/1486/FUL - Land at Two Oaks, East Barton Road, Great Barton
- 2 **Planning Application DC/23/1731/ADV - 116-118 High Street, Newmarket**
- 3 Planning Application DC/23/2050/VAR - Land North of Horseshoe Barn, 5 Mortimer Lane, Freckenham

Blank

Newmarket Town Council
Memorial Hall
High Street
Newmarket
CB8 8JP

14.02.2024

We want to hear your views on 13 Garages at Elizabeth Road

Dear Sirs,

Since 2019, we've been reviewing the garage sites that we own. In general, we've found that less people want to rent a garage because they struggle to fit their car in them and they no longer see the need to rent one. Therefore, we are now considering whether some of our garage sites need to be repurposed or sold.

After careful consideration, we believe the best thing to do with the garages at Elizabeth Avenue is to **sell them**. However, this decision is not final, and we would like to hear your views on this idea before we make a final decision. To have your say, please contact ShapingPlaces@Flagship-Group.co.uk or call 0808 169 9301 by **[insert deadline]**. We will consider all feedback given and let you know the outcome of our consultation as soon as possible.

We know that this may cause some concern, so we'd like to provide you with as much information as possible on this. We've put together some frequently asked questions on the back of this letter to try and answer any questions you may have.

Kind regards,
Flagship Team

Frequently Asked Questions

What will happen with the money you make from the garages?

The profit we make from selling the garage sites will allow us to build even more affordable homes - moving us one step closer to our vision of solving the housing crisis in the East of England.

Can I buy one of the garages?

We will only sell the garages as a block and therefore, you won't be able to buy a single garage. However, if you'd be interested in buying the whole block of garages, please get in touch.

Can someone buy the block of garages and build on it?

We would only sell the garages with a specific condition that they must be used for their intended purpose (a garage site). If someone wants to change the use or build something new on the site, then they would have to get explicit permission from us.

Does my opinion matter or have you already made your decision?

Our decision to sell the garages is not final. Your opinion matters to us, which is why we'd like to hear your views on the idea of us selling the garages. The feedback you give, alongside other residents' views, will help us to make our final decision.



Report to	Development & Planning Committee
Subject	Cycle Paths
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	18th March 2024
Item number	15
Written By	Cathy Whitaker CLERK

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

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

Townclerk

Subject: FW: Pavement Cycling

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

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

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

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

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

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

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

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

As it stands we are told to

Best regards RT

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

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

A further 3 cyclists rode up the street past Boots.

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

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

Action required I think before someone is injured.

Townclerk

Subject: FW: Shared pavements and pathways

From: LD

Sent: 08 November 2023 09:41

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

Cc: .

Subject: RE: Shared pavements and pathways

Dear Cathy

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

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

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

Rule H2

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

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

Townclerk

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

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

Sent: 22 November 2023 09:34

To: LD

Subject: Update on 'Respect' on the cycleways

Good morning.

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

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

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

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

Kindest regards

Simon.

Simon Burgin

Road Safety Manager

Place and Sustainability

New Shire Hall



AWARENESS



RESPECT

Townclerk

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

From: AW

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



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

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

Dear Councillors,

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

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

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

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

Kind regards,
AW
Burwell

From: AW

Sent: 14 January 2022 10:35

To: townclerk@newmarket.gov.uk

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

Dear Ms Whitaker,

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

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

Kind regards,
AW

From: AW

Sent: 13 January 2022 18:34

To: [carparks](#)

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

Dear Miss White,

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

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

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

Kind regards,
AW

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

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

To: .

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

Good Afternoon,

Thank you for your email.

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

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

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

Kind Regards
Miss K White

From: AW

Sent: 13 January 2022 13:30

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

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

Dear West Suffolk Council Services,

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

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

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

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

Kind regards,
AW



**NEWMARKET TOWN COUNCIL'S STANDARD PLANNING RESPONSE FOR
APPLICATIONS WITH LISTED BUILDINGS OR BUILDINGS IN A CONSERVATION AREA**

"The Committee requests referral to the Listed Buildings and Conservation Area Officers for full reports on all planning applications for Listed Buildings and all buildings within the Newmarket Conservation area. Applicants must be made fully aware of the implications of any planned renovations or works to the Listed Buildings and all listed features must be retained and maintained correctly. The Committee refers the Planning Officers to the Newmarket Neighbourhood Plan Policy 1."

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