

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 8th April 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 18th 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 11/3/2024, 18/3/24 & 25/3/2024
8. **Planning applications** – Amended and Deferred Plans
 - a) **DC/23/2068/P3CMA** – 147 All Saints Road – to consider new plans/parking plan
 - b) **DC/23/1674/VAR** – 34 Fitzroy Street – materials used in a conservation area
 - c) **DC/23/1708/FUL** – Long Cottage, Fordham Road – amendments to plans
9. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/23/0052/LDC Landwade Park**
 - b) **AP/24/0008/STAND Chels, 51A Bury Road**
10. **Planning applications** – East Cambs
 - a) **Burwell Battery Storage Facility** – to receive further information
 - b) **East Cambs Planning Applications**
 - c) **Site East of Clare House Stables Dullingham** – amendment
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week 11/3/2024, 18/3/24 & 25/3/2024
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
 - a) **DC/23/1749/FUL** – 34-36 Old Station Road
13. **Licensing** – To discuss any Licensing applications
 - a) **128 High Street, Newmarket** – outcome update
 - b) **Lounge, 58-60 High Street, Newmarket** – former Barclays Bank – expiry date 23/4/24
 - c) **King's Theatre, Fitzroy Street, Newmarket** – expiry date 19/4/24
14. **Correspondence**
15. **Date of next meeting** – 22nd April 2024

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 2nd April 2024

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public

Material Planning Considerations	
Site specific issues	• adequacy for turning, loading • availability/capacity of local infrastructure (eg public drainage or water systems) • car parking • deficiencies in community/social facilities (eg spaces in schools) • design, appearance and materials • layout and density of building(s) • road access • traffic generation
Environmental effects	• effect on street scene • hazardous materials, contaminated land • landscaping • light (including overshadowing) • loss of trees • nature conservation & biodiversity issues • noise & disturbance resulting from use • overlooking/loss of privacy • smells and fumes • visual amenity
Listed buildings/conservation areas	• The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings • Effect on archaeological interest
Usage	• Incompatible or unacceptable uses • Desire to retain and promote certain uses e.g. stables in Newmarket.
Previous decisions	• Previous planning decisions, including appeal decisions
Policies	• Statutory provisions contained in planning acts, statutory regulations & planning case law • Central Government planning policy and advice • National Planning Policy Framework (NPPF) • Supplementary planning guidance/documents eg. Affordable Housing SPD, Master plans, development briefs • WSC Local Plan policies • Newmarket Neighbourhood Plan • Newmarket Conservation Area Appraisal (adopted September 2009)
Key principle of the NPPF – presumption in favour of sustainable development. For decision-taking this means granting permission unless: • the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or • <i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits</i>	
Matters which are not material planning considerations	
<i>Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.</i>	
Competition (unless in relation to adverse effects on a town centre as a whole)	Moral and religious issues
Breach of private covenants or other private property or access rights, including boundary disputes	Council interests (eg land ownership or contractual matters)
Devaluation of property	Identity or motives of an applicant or occupier
Protection of a private view	Private disputes between neighbours
Impact of construction work	

Parking Guidance for Use Classes C3 and C4: Dwelling houses and houses in multiple occupation

Family houses, or house occupied by up to six residents living together as a single household, or Houses in Multiple Occupation (HMO)¹³, including a household where care is provided for residents.

Standard: Flats and Houses are to be treated the same.

Use	Vehicle	Cycle	PTW	Disabled
	Minimum*	Minimum	Minimum	Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated
2 bedrooms	2 spaces per dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g., warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is provided within curtilage of dwelling, then 2 covered & secure spaces per dwelling in a communal area for residents plus 2 spaces^ per 8 dwellings for visitors	1 space + 1 per 20 car spaces (for 1 st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	

¹³ Houses in multiple occupation (Class C4) are defined in The Town and Country Planning (Use Classes) Order 1987 (as amended) as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom'.

Informative notes:

*Standards exclude garages under 6m x 3m (internal dimension) as a parking space but can include undercroft parking and car ports providing, they have no other current or potential use.

**Reduction in this figure may be considered with robust and agreed highway mitigation

^Mobility vehicle spaces should be secure and covered with charging facilities.

Visitor/unallocated vehicle parking can, subject to appropriate design, be located on street.

Unallocated cycle parking for residents to be secure and covered, located in easily accessible locations throughout the development. These guidelines will be applied to all development (including infill developments, extension applications and change of use).

Where grouped, unassigned parking is proposed, more flexible and efficient use of the parking may be achieved than with allocated parking. Subject to discussion with the Highway Authority this may potentially reduce the nominal on-street parking provision standards required by up to 25%.

Where an individual dwelling may require more than two spaces these additional spaces may be provided as part of unallocated on street parking, providing this is designed in.

An allowance will be required for visitor cycle and car parking, refer para 3.2 and 4.5.

Suffolk Guidance for Parking 2019 {excerpt}

Car clubs should be promoted in low provision/car free residential developments and car club spaces provided. Electric vehicle charging infrastructure should also be provided in new developments.

Research was undertaken to derive the residential parking guidance for Suffolk. The research included a questionnaire survey to approximately 9000 dwellings. The results of the survey and the 2001 and 2011 Census data for Suffolk car ownership can be found in Appendix 1.

Electric Vehicle recharging points to be provided to support the use of low emission vehicles. See EV Parking Guidance table within this document for further guidance.

Reductions to the minimum parking guidance

This advisory residential parking guidance is the minimum required; however a range of factors will be taken into account. For main urban areas a reduction to the parking guidance may be considered where a proposal has been designed to be exceptionally sustainable in transport terms and which effectively promotes an overall reduction in the use of high emission vehicles and avoids the provision of car parking adjacent or close to dwellings within the main layout.

Main urban areas are defined as those having frequent and extensive opportunities for public transport and cycling and walking links; close proximity to local services (including accessing education, healthcare, food shopping and employment); and on street parking controls at all times e.g. double yellow lines. Where there is evidence that these factors are in place, local planning authorities may, after consultation with the Highway Authority, bring forward local parking policies to limit the scale of parking in specific areas.

When making their recommendation to local planning authorities considering reduced parking proposals for residential development, the Highway Authority must be:

- able to recommend a condition for suitable cycle storage and secure parking facilities;
- satisfied that servicing vehicles would be able to operate efficiently i.e. not restricted by loading restrictions or road layout;
- able to determine how highly sustainable the location is in terms of proximity to services, shops etc. and public transport (high frequency and wide ranging) and suitable cycling and walking routes;
- made aware of the likelihood of a viable Car Club (the provision of a car club would need to be secured through a Planning Obligation on Condition);
- able to determine the possible impact that a single application may have in setting a precedent in an area;
- satisfied by the availability of visitor parking (off street public car parks may be acceptable for visitor use); and
- satisfied that the likely impact of additional road parking in the vicinity would not cause inconsiderate and unsafe obstructions to the surrounding road or footpath network or add pressure onto an already densely utilised parking network.

If all the above criteria are satisfied on a site by site basis then the Highways Authority would be more likely to approve of reduced parking proposals.

However, it is not possible to make the assumption that occupiers will be car free; although it may be possible to accept this to some degree where the units are single bed. Furthermore, if the neighbouring streets are controlled by Residents Parking then any new development is prohibited from joining the scheme.

The presumption that occupiers are required to use off road public car parks for parking of their vehicles is not generally supported. The Highways Authority will only consider any identified use of off-road public car parks as a means of resident parking in exceptionally sustainable developments that are located in main urban areas (as defined above). In such cases, the Highway Authority must first be satisfied that the car park/s in question are viable long-term parking options for affected residents and that the development has been designed to be extremely sustainable in transport terms.

To summarise, the key questions the Highways Authority will seek to address when considering proposals for reduced parking are:

- Where might residents park?
- What real harm would these vehicles cause?
- Are the roads heavily regulated in terms of prohibition of parking?
- Are the streets already under significant pressure?



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 18th March 2024 at 6.15pm

Attendance:

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

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

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

	Minute	Action by
D/24/03/19	<u>Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chairman welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded and asked if anyone intended to record the meeting.	
D/24/03/20	<u>Apologies</u> Apologies were received from Cllrs Clover and Harvey.	
D/24/03/21	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> Cllr Nobbs declared an 'other' interest in application DC/24/0268/FUL. Cllr Hood declared an 'other' interest in applications DC/24/0289/TCA_0289 and AP/0008/STAND – Chels 51A Bury Road. There were no requests for dispensation.	
D/24/03/22	<u>To Confirm the Minutes of the Meeting Held on 4th March 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 4th March 2024 and the following was agreed: <u>D/24/03/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th March 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee. There were no matters arising.	
	<i>Cllr Berry joined the meeting.</i>	
D/24/03/23	<u>Public Open Session</u> No members of the public wished to speak.	
D/24/03/24	<u>Impact of Newmarket Neighbourhood Plan Policies on Applications Being</u>	

Considered

Policy 14 – Trees and Policy 1 – Conservation Area.

D/24/03/25 Planning Applications

Week Commencing 26/02/2024 & 04/03/2024.

D/24/03/25/1 DC/24/0293/HH - Householder planning application - single storey side extension with double garage (following demolition of existing extension and single garage) - Belvedere Falmouth Avenue Newmarket Suffolk.

D/24/03/25.01 Resolved

The Committee voiced no objection.

D/24/03/25/2 DC/24/0229/LB - 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.

D/24/03/25.02 Resolved

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

D/24/03/25/3 DC/23/1674/VAR - 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.

D/24/03/25.03 Resolved

The Committee strongly objected to this application, repeated their previous objection - particularly as this is in the conservation area - due to the further information requested not being provided and the comments from waste management not being responded to. Committee requested that the information originally sought regarding the materials being used be provided forthwith.

Cllr Nobbs declared an 'other' interest in the following application and left the meeting.

D/24/03/25/4 DC/24/0268/FUL - 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.

D/24/03/25.04 Resolved

The Committee voiced no objection.

Cllr Nobbs returned to the meeting. Cllr Hood declared an 'other' interest in the following application and left the meeting. The Vice Chairman took the Chair.

D/24/03/25/5 DC/24/0289/TCA - 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.

D/24/03/25.05 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/24/03/25/6 DC/24/0276/HH - Householder planning application - one dormer to front elevation and one dormer to rear elevation to provide loft conversion to habitable space – 80 Weston Way Newmarket.

D/24/03/25.06 Resolved

The Committee voiced no objection.

D/24/03/25/7 DC/24/0197/TPO - TPO 012 (1956) tree preservation order - one Horse chestnut (T1 on plan), one Lime (T2 on plan) crown lift to six meters to previous pollard points - 7 Halifax Way Newmarket Suffolk.

D/24/03/25.07 Resolved

The Committee actively encourages responsible tree management and does not object to this application; however they requested that the Tree Officer makes a site visit in light of the neighbour's comments.

D/24/03/25/8 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.

It was noted that the Committee had already considered this application in a previous meeting.

D/24/03/25/9 DC/24/0275/HH - Householder planning application - single storey rear extension (following demolition of existing conservatory) - 131 Manderston Road Newmarket Suffolk.

D/24/03/25.09 Resolved

The Committee voiced no objection.

D/24/03/25/10 DC/24/0306/TPO - 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.

D/24/03/25.10 Resolved

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

D/24/03/25/11 DC/24/0345/P3CMA - 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.

D/24/03/25.11 Resolved

The Committee voiced no objection, subject to the provision of the appropriate

plans for bin storage being received.

D/24/03/25/12 DC/24/0311/RM - 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.

This application was deferred to seek clarification from the Planning Officer.

D/24/03/25/13 DC/24/0358/TCA - 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.

D/24/03/25.13 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application and requested that the application be submitted to the Tree Officer for consideration of the neighbour's comments and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/24/03/25/14 DCON(E)/23/0313 - Application to discharge condition 14 (biodiversity enhancement layout) of DC/23/0313/FUL - Newmarket Community Hospital 56 Exning Road Newmarket Suffolk.

D/24/03/25.14 Resolved

No comment was invited by the Committee.

D/24/03/25/15 DCON(A)/22/1382 - 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.

D/24/03/25.15 Resolved

No comment was invited by the Committee.

D/24/03/26 Amended and Deferred Planning Applications

D24/03/26/01 DC/23/0580/FUL – Land rear of Eastcote – 45 Bury Road – re-consultation. The information from the Conservation Officer were noted and the following was agreed:

24/02/26.01 Resolved

The Committee voiced no objection.

D/24/03/27 Planning Appeals

D/24/03/27/1 AP/0052/LDC – Landwade Park – it was noted that the Public Inquiry will be held in the Conference Room at the Mildenhall Hub on 16th – 18th April 2024 and Notification letters will be sent before 25th March 2024.

D/24/03/27/2AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024.

D/24/03/28 East Cambs Planning Applications

The East Cambs Weekly Lists for 1st and 8th March were noted.

D/24/03/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 26/02/2024 and 04/03/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0139/HPA	Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 5.3 metres with a maximum height of three metres and a height of 2.5 metres to the eaves	56 Bill Rickaby Drive Newmarket Suffolk	Prior approval not required	No objection
DC/24/0081/TCA	Trees in a conservation area notification - one London plane (261 on plan) crown lift up to 15 metres above adjacent buildings and replace brace; one Horse chestnut (374 on plan) remove large lowest limb on south western aspect; one Beech (251 on plan) overall crown reduction by 15 metres; one Crimson king maple (220 plan) one Alder (185 on plan) fell; one Alder (179 on plan) overall crown reduction by 20 metres; one Willow (40 on plan) overall crown reduction by ten metres	Tattersalls The Avenue Newmarket Suffolk	Approved	No objection
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	Approved	No objection
DC/23/2081/TPO	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 78 Churchill Avenue Newmarket Suffolk	Approved	No Objection
DC/23/2042/ADV	Application for advertisement consent - two non-illuminated name signs	Goodwin Business Park, Unit 6 Willie Snaith Road Newmarket Suffolk	Approved	No objection
DCON(C)/23/0313	Application to discharge condition 21 (soft landscaping - minor (trees) and 22 (hard landscaping) of DC/23/0313/FUL	Newmarket Community Hospital 56 Exning Road Newmarket Suffolk	Approved	Comments not invited
DC/23/1943/FUL	Planning application - a. replacement of facades to five units b. replacement of existing entrance structures	Newmarket Retail Park Oaks Drive Newmarket Suffolk	Approved	No objection
DC/23/1812/HH	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	23 Edinburgh Road Newmarket Suffolk	Approved	Objected
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	25 Sefton Way Newmarket Suffolk	Approved	No objection

	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				
DC/23/2027/HH	Householder planning application - a. entrance canopy b. single storey side and rear extension (following demolition of existing utility)	28 Rowley Drive Newmarket Suffolk	Approved	No objection	

D/24/03/30 Delegation Panel Decisions

DC/23/1731/ADV - 116-118 High Street – it was noted that this item had been withdrawn from the Delegation Panel and had not been considered there. Officers are recommending refusal.

D/24/03/31 Licensing

128 High Street – it was noted that this licensing application is still live at this time.

D/24/03/32 Consultations

Information regarding the Flagship Homes consultation on garages at Elizabeth Road was noted. The following was agreed:

D/24/03/32.01 Resolved

That a comment be submitted to the consultation that NTC would prefer that the land be retained, the garages be demolished, and the land be turned into free standing parking bays to provide much needed parking for Flagship residents in the area and bearing in mind the severe overall lack of provision of parking in Newmarket.

- If the garages are sold will the money gained be ring fenced to be used in Newmarket?
- How much income do the garages still provide? Those in Freshfields are rented at £55 per month. They too are not big enough for most modern cars.
- Why is the site not to be considered for new social housing as was done on Jack Taylor Close (off Millbank)?

D/24/03/33 Cycle Paths/Shared Footways

A report was considered, and the following was agreed:

D/24/3/33.01 Resolved

That SCC Highways be contacted to investigate the possibility and process of signage/pavement banners on the High Street and on Exning Road shared cycle/pedestrian path.

To consult with SCC Highways Engineer regarding the Studlands Park Avenue location for double yellow lines.

That awareness cycling events be arranged.

D/24/03/34 Listed Buildings

The existing standard planning response for listed buildings and buildings in a Conservation Area was reviewed and noted as adequate at this time.

D/24/03/35 Correspondence

None noted.

D/24/03/36 Date of Next Meeting

Monday 8th April 2024 at the Memorial Hall.

Meeting closed at 7:10pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>24/03/25.01 Resolved</u>	The Committee voiced no objection.
<u>24/03/25.02 Resolved</u>	The Committee voiced no objection subject to the approval of the Listed Buildings Officer.
<u>24/03/25.03 Resolved</u>	The Committee strongly objected to this application, repeated their previous objection - particularly as this is in the conservation area - due to the further information requested not being provided and the comments from waste management not being responded to. Committee requested that the information originally sought regarding the materials being used be provided forthwith.
<u>24/03/25.04 Resolved</u>	The Committee voiced no objection.
<u>24/03/25.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>24/03/25.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>24/03/25.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application; however they requested that the Tree Officer makes a site visit in light of the neighbour's comments.
<u>24/03/25.09 Resolved</u>	The Committee voiced no objection.
<u>24/03/25.10 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>24/03/25.11 Resolved</u>	The Committee voiced no objection, subject to the provision of the appropriate plans for bin storage being received.

<u>24/03/25.13 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application and requested that the application be submitted to the Tree Officer for consideration of the neighbour's comments and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>24/03/25.14 Resolved</u>	No comment was invited by the Committee.
<u>24/03/25.15 Resolved</u>	No comment was invited by the Committee.
<u>D/24/03/32.01 Resolved</u>	That a comment be submitted to the consultation that NTC would prefer that the land be retained, the garages be demolished, and the land be turned into free standing parking bays to provide much needed parking for Flagship residents in the area and bearing in mind the severe overall lack of provision of parking in Newmarket. • If the garages are sold will the money gained be ring fenced to be used in Newmarket? • How much income do the garages still provide? Those in Freshfields are rented at £55 per month. They too are not big enough for most modern cars. • Why is the site not to be considered for new social housing as was done on Jack Taylor Close (off Millbank)?
<u>D/24/3/33.01 Resolved</u>	That SCC Highways be contacted to investigate the possibility and process of signage/pavement banners on the High Street and on Exning Road shared cycle/pedestrian path. To consult with SCC Highways Engineer regarding the Studlands Park Avenue location for double yellow lines. That awareness cycling events be arranged.

Item 7

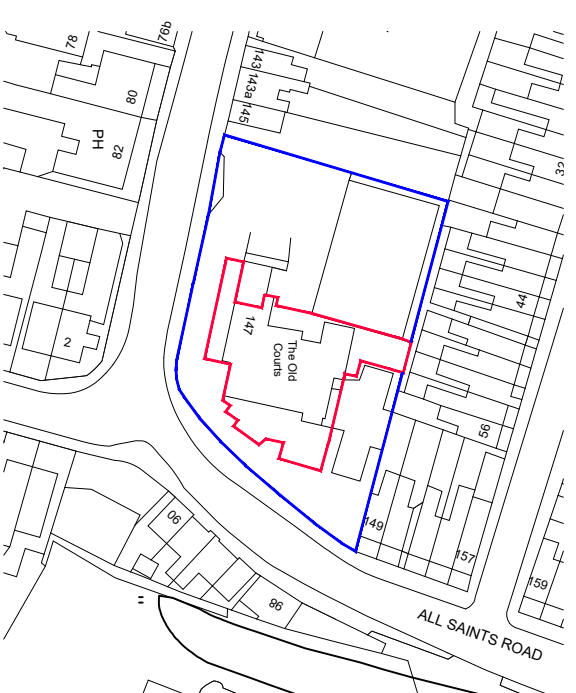
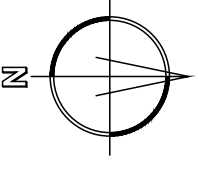
Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 11 th , 18 th & 25 th March				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/0394/LB</u> Application for listed building consent - conversion of three upper floors to eight flats with extension to form access stairs 89-95 High Street Newmarket Suffolk CB8 8JH	Conservation Area	Daniel White	Mr Di-Piazza	Thu 11 Apr 2024
<u>DC/24/0393/FUL</u> Planning application - a. change of use from retail (class E) to eight flats (class C3), including minor external changes; b. extension to form access stairs 89-95 High Street Newmarket Suffolk CB8 8JH	Conservation Area	Daniel White	Mr Di-Piazza	Thu 11 Apr 2024
<u>DC/24/0396/TCA</u> Trees in a conservation area notification - one Beech (T1 on plan) fell Pegasus Stables Snailwell Road Newmarket Suffolk CB8 7DJ	Conservation Area	Daniel Gospel	Mr James Fanshawe	Sun 07 Apr 2024 Ext granted until 10 th
<u>DC/24/0370/HH</u> Householder planning application - conversion of detached garage to ancillary accommodation 43 St Philips Road Newmarket Suffolk CB8 0ES		Georgina Bolton	Mr Rawat Khan	Sun 07 Apr 2024 Ext granted until 10 th
<u>DC/24/0430/TCA</u> Trees in a conservation area notification - one Sycamore - fell 1 Falmouth Gardens Newmarket Suffolk CB8 7DL		Daniel Gospel	Mr Alf Stelios	Wed 17 Apr 2024

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/0410/TCA</u> Trees in a conservation area notification - one Cedar (T1 on plan), one Yew (T2 on plan), one Beech (T3 on plan) fell The Gables 20 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area	Daniel Gospel	Mr Payne	Fri 12 Apr 2024
<u>DC/24/0405/HH</u> Householder planning application - single storey rear extension 4 Paget Place Newmarket Suffolk CB8 7DR		Natasha Vernal	Mr McDonald	Fri 12 Apr 2024
<u>DC/24/0372/HH</u> Householder planning application - Construction of porch (following removal of existing porch / canopy) 47 Lester Piggott Way Newmarket Suffolk CB8 0BJ		Clare Oliver	Zachary Knight-Percival	Thu 18 Apr 2024



LOCATION PLAN 1:1250

ORANGE SURVEY LICENCE NUMBER 100053143

E	19-03-24	PLAN UPDATED
D	01-03-24	PLAN UPDATED
C	14-12-23	BLUE LINE ADDED
B	13-12-23	RED LINE AMENDED
A	12-12-23	RED LINE ADDED

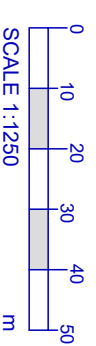
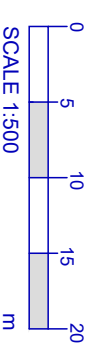
DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO
COMMENCEMENT OF WORK.



LOCATION & BLOCK PLAN

OLD COURTS
147 ALL SAINTS ROAD
NEWMARKET

BLOCK PLAN 1:500



DATE	SCALE @ AS	
NOV 23	1 : 150, 1500	
DRAWING NO.		REVISION
502.01		E

All planning enquiries should be sent to the Local Planning Authority.

Email: planning.help@westsuffolk.gov.uk

The Planning Department
West Suffolk Council
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Daniel White

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/2068/P3CMA

PROPOSAL: Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of offices (commercial, business and service) (class E) to four dwellings (class C3)

LOCATION: The Old Courts 147 All Saints Road Newmarket Suffolk

The submitted details and drawings provided compliance, though the sites 'real life' usability may be compromised. Any issue arising from turning, parking, manoeuvrability cycle storage and refuse locations may not effect the public highway, though may be a nuisance to future residents.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Parking:

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 502.07 B for the purposes of loading, unloading, manoeuvring, parking of vehicles and cycle spaces have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles and cycles to be parked are provided in accordance with Suffolk Guidance for Parking (2023) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

EV Charging:

Condition: Before the development is occupied details of the infrastructure to be provided for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies. This needs to be a pre-commencement condition to avoid expensive remedial action

which adversely impacts on the viability of the provision of electric vehicle infrastructure if a suitable scheme cannot be retrospectively designed and built.

Refuse:

Condition: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 502.07 B shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

Note:

Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

John Stevens

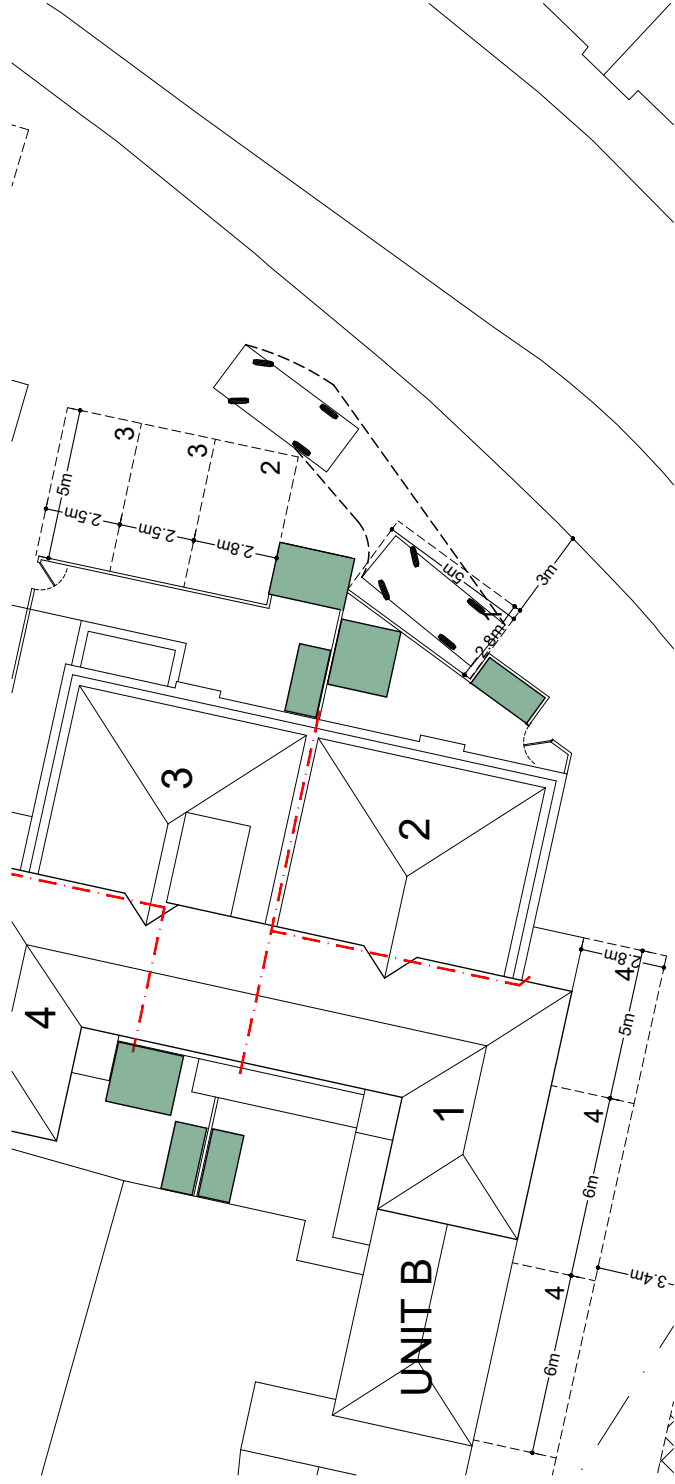
Transport Planning Engineer

Growth, Highways and Infrastructure



GENERAL 3 POINT TURNING PLAN 1:250
GUIDANCE COMPLIANT ACCESS INTO AND OUT OF SPACES FOR:

- PARKING SPACES 3 - REVERSE PARKING BAYS 5m x 2.5m. 6m AISLE WIDTH
- PARKING SPACES 4 - PARALLEL PARKING BAYS 6m x 2.8m BAYS WITH 3.4m AISLE WIDTH
- PARKING SPACES C - REVERSE PARKING BAYS 5m x 2.5m WITH 6m AISLE WIDTH



PARKING SPACE 1 1:250

PARTIAL PARALLEL PARKING BAY 5m x 2.8m. REVERSE IN THEN GENERAL 3 POINT TURN UPON EXIT

PARKING SPACE 2 1:250
REVERSE PARK AND FORWARD EXIT

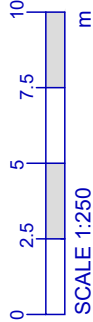
REV:	DATE:	DESCRIPTION:
DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.		



PARKING PLAN

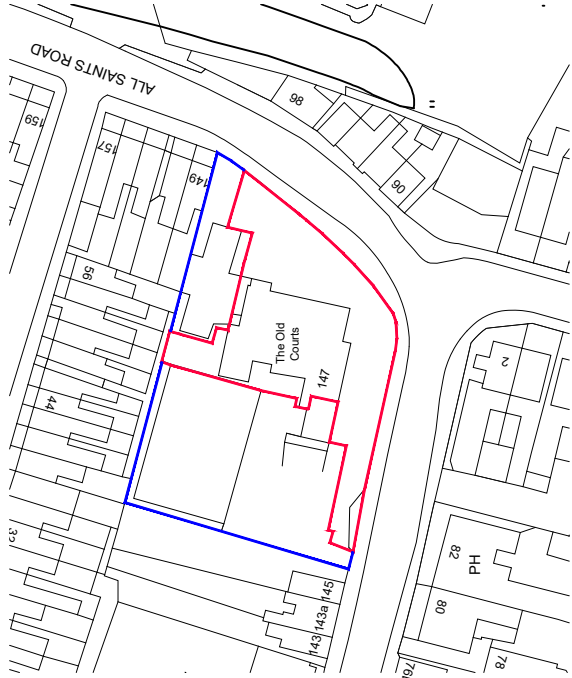
OLD COURTS
147 ALL SAINTS ROAD
NEWMARKET

DATE:	SCALE @ A3:	REVISION
MAR 24	1:200	
DRAWING NO.	502.08	





BLOCK PLAN 1:500



LOCATION PLAN 1:1250
ORNANCE SURVEY LICENCE NUMBER 100053143

F	25-03-24	PLAN UPDATED
E	19-03-24	PLAN UPDATED
D	01-03-24	PLAN UPDATED
C	14-12-23	BLUE LINE ADDED
B	13-12-23	RED LINE AMENDED
A	12-12-23	RED LINE ADDED

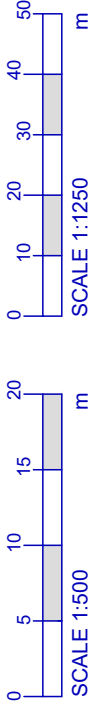
REV:	DATE:	DESCRIPTION:
DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.		

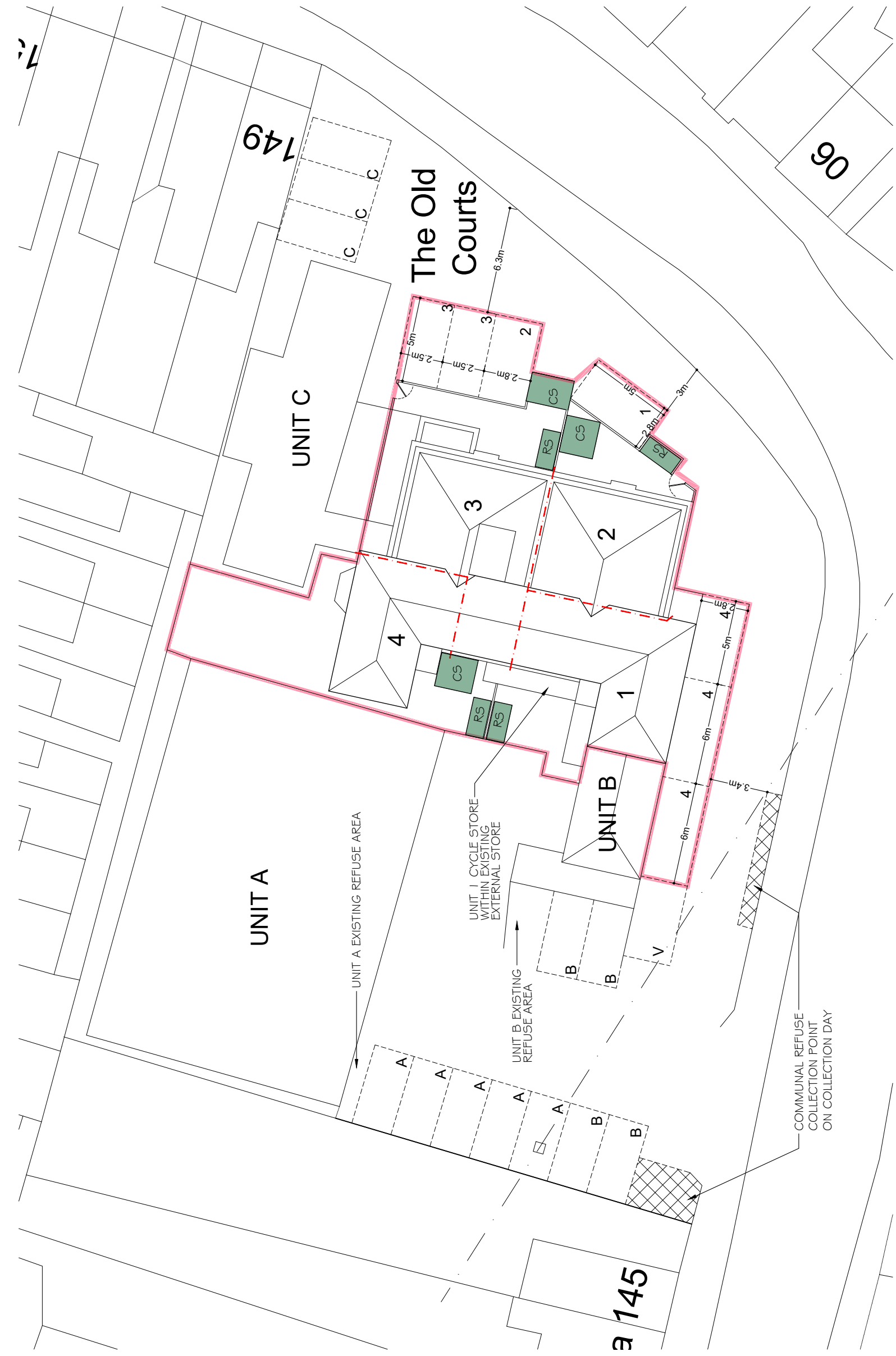
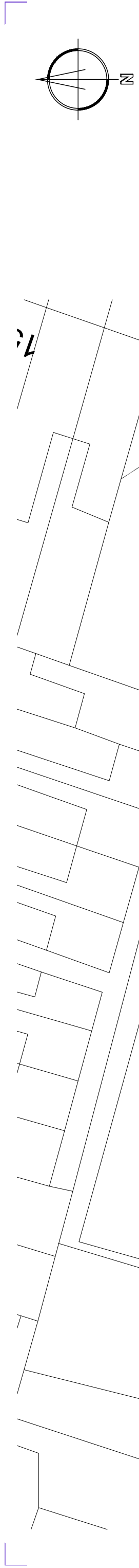


LOCATION & BLOCK PLAN

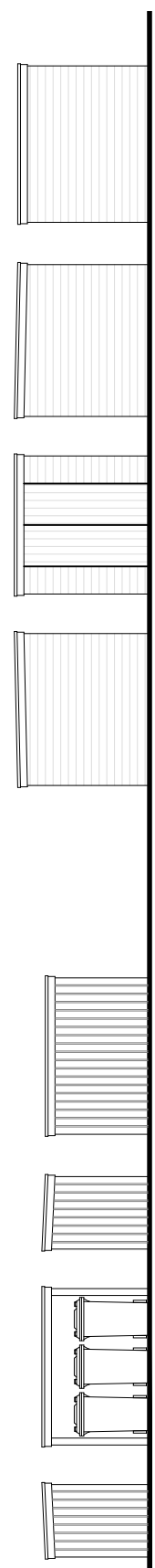
OLD COURTS
147 ALL SAINTS ROAD
NEWMARKET

DATE	SCALE @ A3	NOV 23	1:1250, 1:500
DRAWING NO.	REVISION	502.01	F

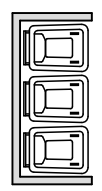




SITE PLAN 1:250

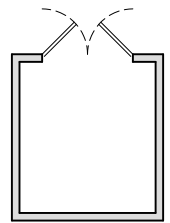


REFUSE STORE ELEVATIONS 1:100

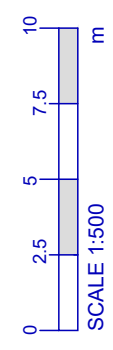


REFUSE STORE PLAN 1:100

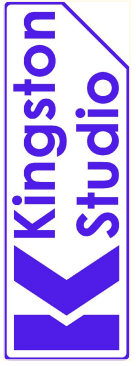
CYCLE STORE ELEVATIONS 1:100



CYCLE STORE PLAN 1:100



A	18.03.24	PARKING BAY NUMBERING UPDATED
REV:	DATE:	DESCRIPTION:
DO NOT SCALE THESE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.		



SITE PLAN
REFUSE & CYCLE STORES
OLD COURTS
147 ALL SAINTS ROAD
NEWMARKET

DATE:	SCALE @ A3:	502.07	A
MAR 24	1:200		
DRAWING NO.	REVISION		

Comments for Planning Application DC/23/2068/P3CMA

Application Summary

Application Number: DC/23/2068/P3CMA

Address: The Old Courts 147 All Saints Road Newmarket Suffolk

Proposal: Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of offices (commercial, business and service) (class E) to four dwellings (class C3)

Case Officer: Daniel White

Customer Details

Name: Ms Miss Elsdon

Address: 56 Nat Flatman Street, Newmarket, Suffolk CB8 8HW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The property lays adjacent to the rear of my house and the top floor overlooks my garden.

Whilst this has been a commercial property we have not been overlooked on weekends, bank holidays or evenings, from the rear upstairs window, which looks directly into our garden.

This would occur and greatly affect our privacy if it is granted permission to be a dwelling.

It is also a very quiet area due to these buildings being office/commercial.

If permission is granted, to become residential, noise from vehicles, adults, children and pets, would have a significant impact on our quality of life. I spend a lot of time in my currently private, not overlooked garden, all year round.

Blank

Parish Re-Consultation

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

Please ask for: Amy Murray

Direct Line: 01284 757366

Application No. DC/23/1708/FUL

Consultation Period

Expires: 2 April 2024

19 March 2024

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning application - a. two dwellings to rear of Long Cottage, following demolition of stable blocks; b. part demolition of office building to provide vehicular access to rear; c. home office building incidental to use of Long Cottage; d. associated landscaping

LOCATION Long Cottage , Fordham Road, Newmarket, Suffolk, CB8 7AA

APPLICANT Mr Steve Hall

AGENT Mr Matt Plummer

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

Bin presentation point has been re-located.
House A has been moved slightly south.

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=S2J6FQPDMHE00>

Would you please let me know in writing by 2 April 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

Consultee Comments for Planning Application

DC/23/1708/FUL

Application Summary

Application Number: DC/23/1708/FUL

Address: Long Cottage Fordham Road Newmarket Suffolk CB8 7AA

Proposal: Planning application - a. two dwellings to rear of Long Cottage, following demolition of stable blocks; b. part demolition of office building to provide vehicular access to rear; c. home office building incidental to use of Long Cottage; d. associated landscaping

Case Officer: Amy Murray

Consultee Details

Name: Ms Waste Management

Address: West Suffolk Operational Hub, Bury Road, Fornham St Martin Bury St Edmunds, Suffolk IP31 1FE

Email: Not Available

On Behalf Of: Waste Management Operations Manager

Comments

No issues with location of bin collection point

Your Ref: DC/23/1708/FUL
Our Ref: SCC/CON/0924/24
Date: 27 March 2024
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning.help@westsuffolk.gov.uk

The Planning Department
West Suffolk Council
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Amy Murray

Dear Amy Murray ,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/1708/FUL

PROPOSAL: Planning application - a. two dwellings to rear of Long Cottage, following demolition of stable blocks; b. part demolition of office building to provide vehicular access to rear; c. home office building incidental to use of Long Cottage; d. associated landscaping

LOCATION: Long Cottage Fordham Road Newmarket Suffolk

We are satisfied with the revised drawings, which do not have a detrimental impact upon the highway when compared to the previous proposal.

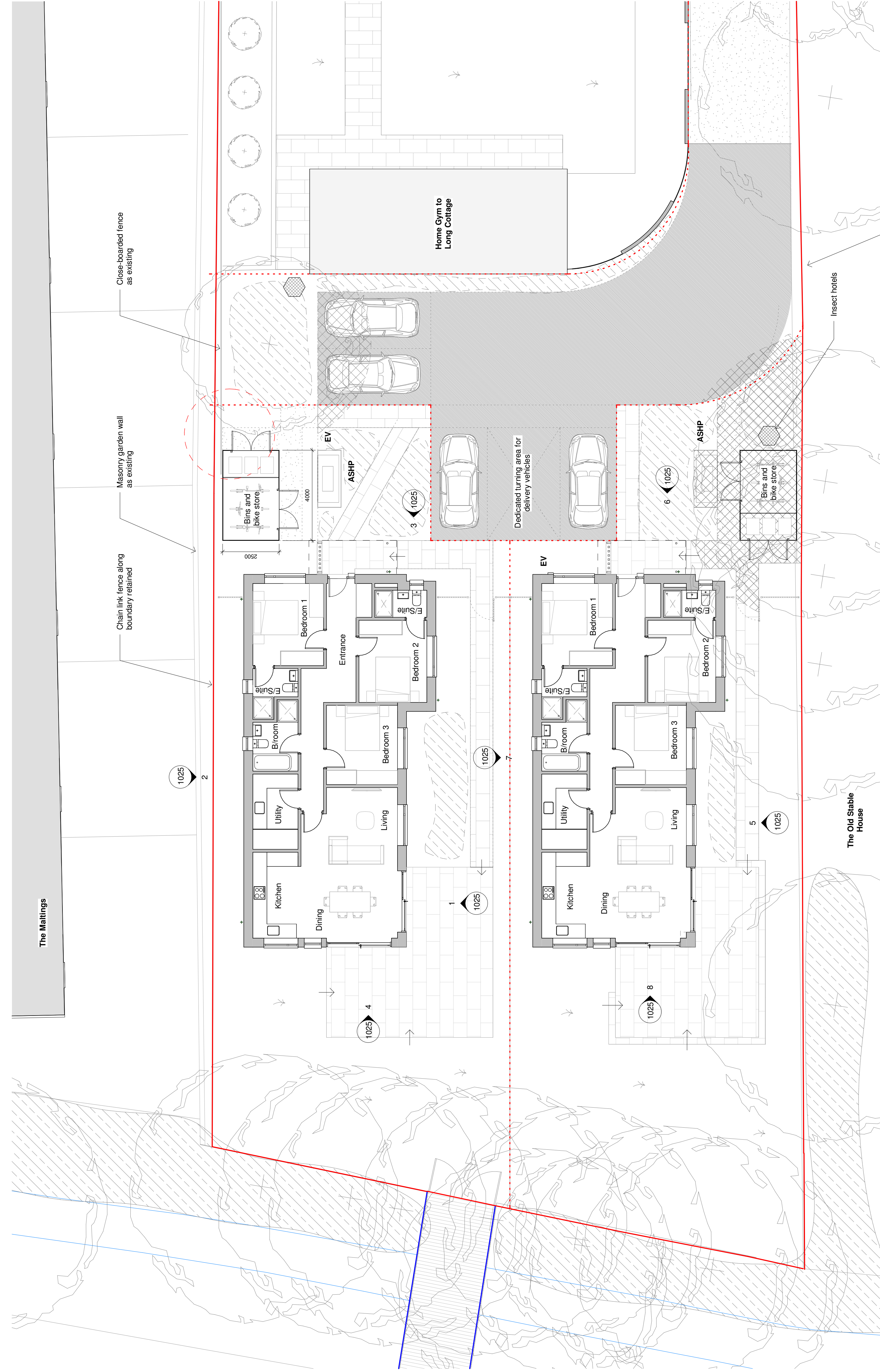
We are happy for the revised drawings to be referenced in the previously recommended highway related planning conditions.

Yours sincerely,

Connie Elliott
Transport Planning Engineer
Growth, Highways and Infrastructure

This drawing is for information only and not to be used for construction. The architect is to be informed of any areas before work proceeds.

Notes



Proposed Ground Floor Plan

1 1 : 100

2no. new single storey properties
3 bedrooms, GIA 107sqm each

Landscaping Key

- Tree removals
- Gravel paths / driveway
- Bound material (tarmac / resin-bound single, TBC)
- No-dig 3D cellular system to protect root areas. Ground levels raised to suit (nom. 150mm increase)

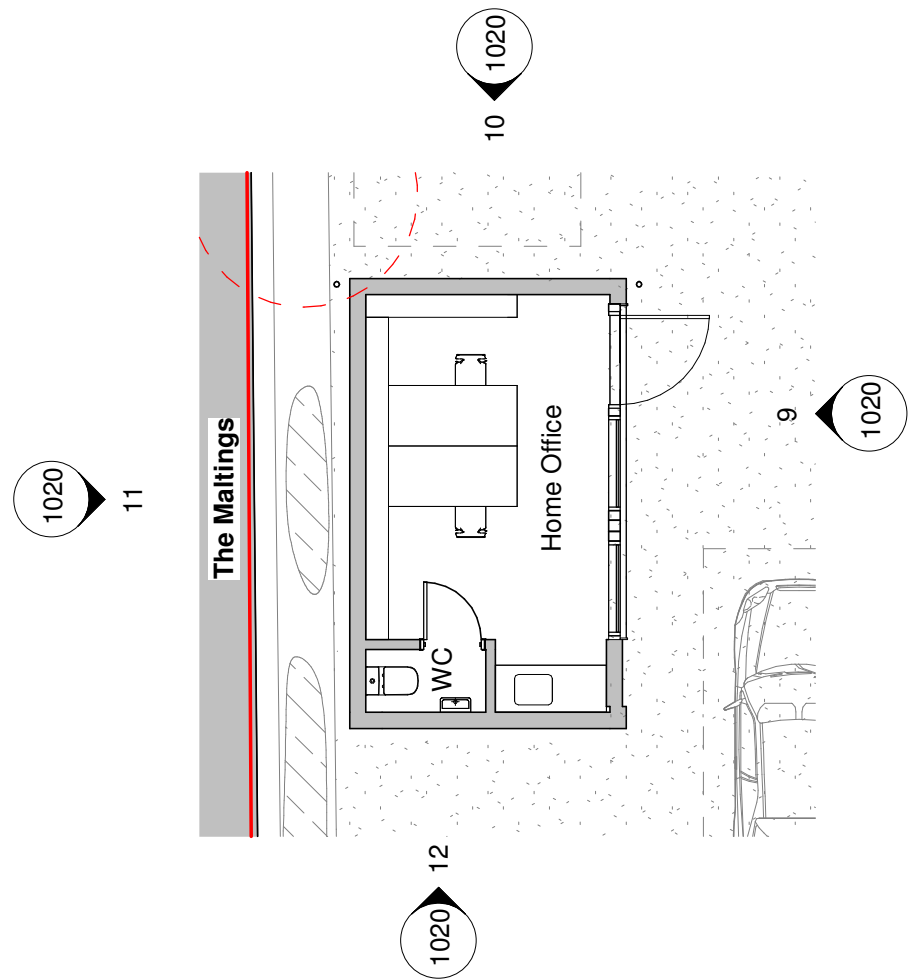
Rev	Date	Description	Dwn	Chkd
5	13.03.2024	Peeling area surface material revised	MP	-
4	22.01.2024	Gravel paths / driveway revised	MP	-
3	15.01.2024	Existing stable score height revised	MP	-
2	14.11.2023	Existing northern boundary revised as chain link fence	MP	-
1	04.10.2023	Site boundary revised	MP	-
1	04.10.2023	Site boundary revised	MP	-

- Paths / Hardstanding
- Planted borders
- Grass

EV
Electric vehicle charging point (future position). Each dwelling to have the ducting in place to allow a suitable wattage wall charging EV charging unit to be installed. Each dwelling to have a dedicated household consumer unit.

ASHP
Air source heat pump within 1200mm high brick surround with open-front and top. Brickwork capped with precast concrete capping

- Site Boundary Key**
- Application Boundary
 - Site Ownership Boundary
 - Notional separation between residential plots (driveway and rear parking as shared area)



Prop GF Plan - Home Office

2 1 : 100

COCOON architects ltd

A: 4 Willow Walk, Ely, CB7 4AT
T: 01353 617171
E: info@cocoonarchitect.co.uk

Project
New Dwellings
Behind Long Cottage,
Fordham Road, Newmarket,
CB8 7AA

Drawing
Proposed Ground Floor Plans New Dwellings and Home Office

Drawing Number	CA165 - 1015	Revision	5
Scale(s)	1:100	Printed	06.10.2023
Status	AI	Drawn	MP

Planning

This drawing is not to be scaled. The architect is to be informed of any errors before work proceeds. The architect and contractor is responsible for checking all dimensions.

Notes

Scale 1:100

Site Boundary Key

- Application Boundary
- Site Ownership Boundary
- Notional separation between residential plots (driveway and rear parking as shared area)

Bound material to be introduced to site entrance to 5m back from back of carriageway edge

Bin presentation area for Long Cottage plus 2no. new dwellings

Bound material to length of driveway

Signage to be provided to wall area to communicate to vehicle users exiting the site that priority is given to vehicles arriving and state that drivers leaving the site must use / reverse into the designated car waiting area when required

New Home Office location, with slate roof

Crosshatch denotes 'no dig' 3D cellular system to protect tree areas (nom. 150mm increase in ground levels) - see proposals by Arboriculturist

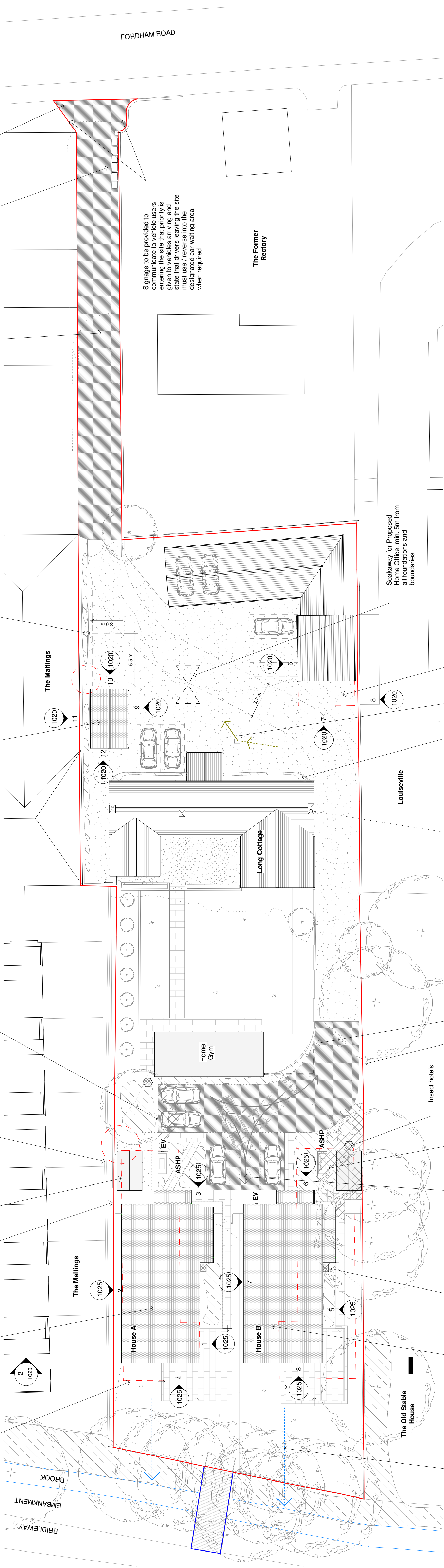
Masonry garden wall as existing

Felt shed roofs

Chain link fence at boundary line retained

Slate pitched roof areas

Dashed lines denote outlines of existing stables



Surface water to discharge to brook, in-line with existing drainage to Anglian Water drainage hierarchy

Bird next to boxes

Turning space for vehicles and delivery vehicles. NOT parking space

ASHP's within brick surrounds and directed at bin stores to minimise acoustic impacts

Insect hotels

Existing garden walls at corner removed and replaced with curved wall

1.8m close-boarded fencing to southern boundary, installed by hand to avoid damage to tree roots. Existing concrete posts to be re-used if possible

Office area removed to enable vehicle access to rear of site. Shingle driveway extended

Existing EV, manhole and gas meters. New dwellings to use pumped FW system to connect to existing infrastructure (details tbc by specialist)

1.5m vertical timber screen to limit car headlights entering property. Existing hedgerow to be grown to 900mm high

Soakaway for Proposed Home Office, min. 5m from all foundations and boundaries

Proposed Site and Roof Plan

1 1 : 200

Biodiversity

The existing site area is low quality for biodiversity made up of lawn and lammac.

Planted borders will be selected from the following, to be nectar-rich and provide food throughout the season to support local biodiversity:-

- Cornflower - *Echinacea* spp.
- English bluebell - *Hyacinthoides non-scripta*
- Red admiral - *Vanessa atalanta*
- French marigold - *Tagetes patula*
- Currant - *Ribes* spp.
- Lady's bedstraw - *Galium verum*
- Golden rod - *Solidago* spp.
- Grape hyacinth - *Muscari armeniacum*
- Lavender - *Lavandula angustifolia*
- Honeysuckle - *Lonicera periclymenum*
- Lungwort - *Pulmonaria officinalis*
- Bee plant - *Scabium speciosum*
- Primrose - *Primula vulgaris*
- Purple toadflax - *Viola odorata*
- Sweet violet - *Viola odorata*
- Meadow saffron - *Colchicum autumnale*
- Winter aconite - *Eranthis hyemalis*
- Sea holly - *Eryngium maritimum*
- Michaelmas daisy - *Aster pyrenaicus*
- Wood anemone - *Anemone nemorosa*
- Verbena - *Verbena bonariensis*
- Common snailflower - *Helianthus annuus*
- Alyssum - *Alyssum maritimum*
- Wallflower - *Erysimum cheiri*
- Red valerian - *Centranthus ruber*

Landscaping Key

- Tree removals
- Gravel paths / driveway
- Bound material (tarmac / resin-bound shingle, TBC)
- No-dig 3D cellular system to protect tree roots. Ground levels raised to suit (nom. 150mm increase)
- Paths / Hardstanding
- Planted borders
- Grass

EV

Electric vehicle charging point (future position). Each dwelling to have the ducting in place to allow EVs to be charged. EV charging points will be installed and connected to a suitable household consumer unit

ASHP

Air source heat pump within 1200mm high brick surround with open-front and top. Brickwork capped with precast concrete capping

COCOON architects ltd

A. 4 Willow Walk, Ely, CB7 4AT
E. 01353 611721
E. info@cocoonarchitects.co.uk

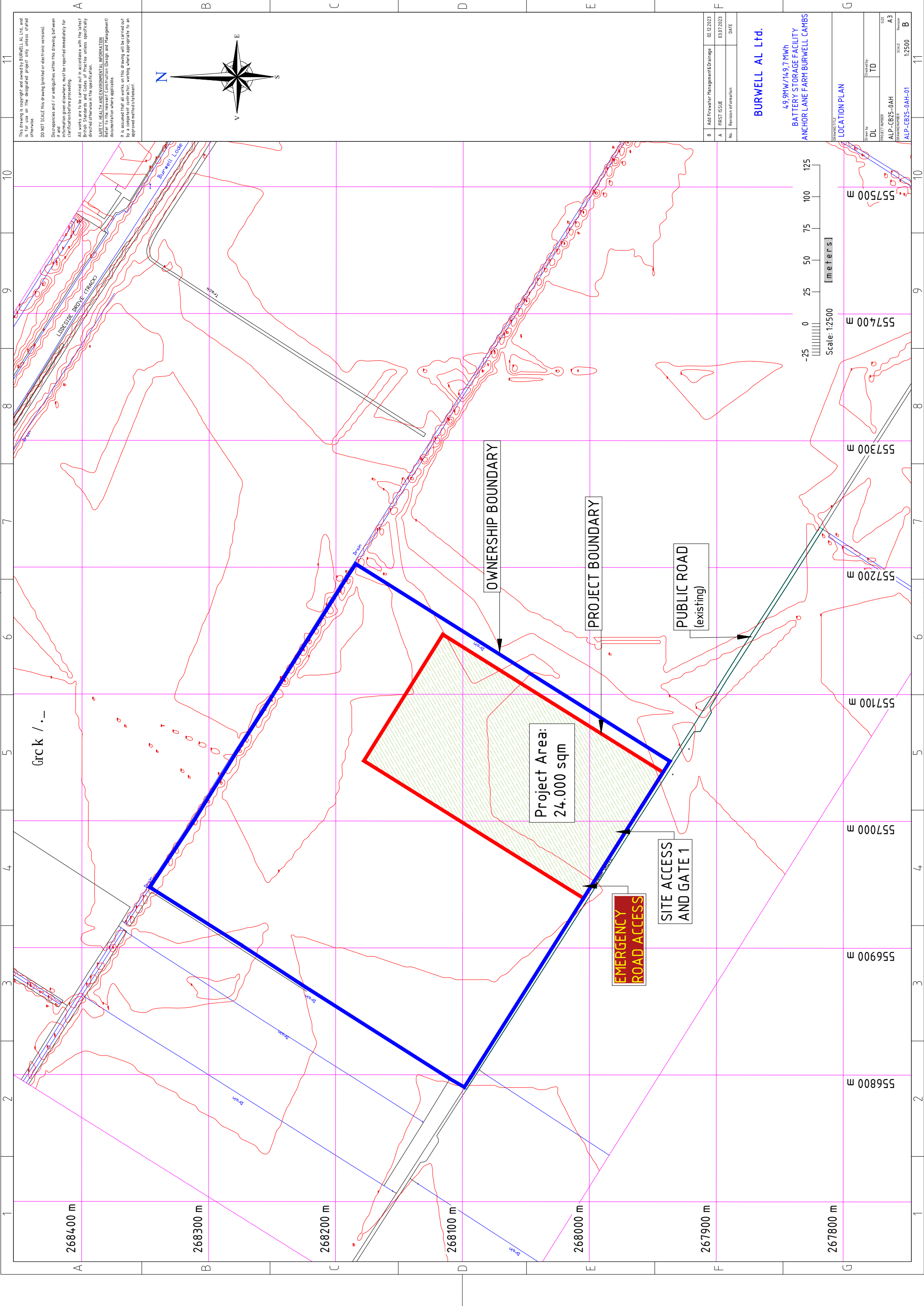
Project
New Dwellings
Behind Long Cottage,
Fordham Road, Newmarket,
CB8 7AA

Drawing
Proposed Site and Roof Plan

Drawing Number	CA185 - 1005	Revision	7
Scale	As indicated	Printed	06.10.2023
Status	AI	Drawn	MP
Status		Check	-

Planning

Blank



EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 15th March 2024

Reference: 24/00162/FUL

Officer: Rachael Forbes

Location: 26 Cornmills Road Soham Ely Cambridgeshire CB7 5AT

Date application valid:

4th March 2024

Parish:

Soham

Proposal: Single storey extensions to side and rear, rendering to existing bungalow, new patio, parking spaces and demolition of existing outbuilding

Applicant:

Mr & Mrs P Ford
C/o Agent

Agent:

Greg Saberton Design
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 560931 271735

Reference: 24/00235/FUL

Officer: Lisa Moden

Location: 55 Bushel Lane Soham Cambridgeshire CB7 5BY

Date application valid:

5th March 2024

Parish:

Soham

Proposal: Conversion and extension of existing garage into annexe

Applicant:

Mr Rutterford
55 Bushel Lane
Soham
Cambridgeshire
CB7 5BY

Agent:

Andrew Fleet Limited
FAO Miss Demi-Mai Wiles
6 Regent Place
Soham
Cambridgeshire
CB7 5RL

Grid Reference: 559418 274038

Reference: 24/00245/FUL

Officer: Rachael Forbes

Date application valid: 6th March 2024

Parish: Soham

Location: 91 Clay Street Soham Ely Cambridgeshire CB7 5HL

Proposal: Creation of first floor with single storey rear extension, internal alterations, new porch, patio, rendering of facing brickwork, demolition of existing garage and creation of new double garage, drive way with revised access

Applicant:

Mr & Mrs Tom Daniels

91 Clay Street

Soham

Ely

Cambridgeshire

CB7 5HL

Agent:

Jamie Palmer Architectural Design Services Ltd

FAO Mr Jamie Palmer

131A Brook Street

Soham

Cambridgeshire

CB7 5AE

Grid Reference: 558940 273129

Reference: 24/00230/FUL

Officer: Lisa Moden

Date application valid: 1st March 2024

Parish: Woodditton

Location: Rosnaree 2 Ditton Close Woodditton Cambridgeshire CB8 8XE

Proposal: Single storey front extension, two storey side extension and single storey rear extension. New facade finish. Also garage conversion

Applicant:

Mr Patrick and Amanda Henry

2 Ditton Close

Woodditton

Cambridgeshire

CB8 8XE

Agent:

AHP Design Ltd

FAO Mr Leigh Graves

Unit 3

Goodwin Business Park

Newmarket

CB87SQ

Grid Reference: 564433 262223

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 22nd March 2024

Reference: 24/00192/FUL

Officer: Rachael Forbes

Location: 48 Toyse Lane Burwell Cambridge CB25 0DF

Date application valid:

15th March 2024

Parish:

Burwell

Proposal: Single storey extensions to dwelling and detached garage

Applicant:

Mr & Mrs M Jaggard
48 Toyse Lane
Burwell
Cambridge
CB25 0DF

Agent:

Arcadia Architectural
42 Brow Of The Hill
Leziate
Kings Lynn
Norfolk
PE32 1EN

Grid Reference: 559132 267581

Reference: 24/00281/FUL

Officer: Lisa Moden

Location: 4 Hall Lane Burwell Cambridge CB25 0HE

Date application valid:

12th March 2024

Parish:

Burwell

Proposal: Single storey side extension

Applicant:

Mr Harvey
4 Hall Lane
Burwell
Cambridgeshire
CB25 0HE

Agent:

Ely Planning Company
FAO Mr Dean Holmes
Studio 5
Penn Farm
Harston Road
Haslingfield
Cambs
CB23 1JZ

Grid Reference: 558835 266464

Reference: 24/00290/FUL

Officer: Cassy Paterson

Location: 120 Centre Drive Newmarket Suffolk CB8 8AP

Date application valid: 14th March 2024

Parish: Cheveley

Proposal: Demolition of outbuilding and erection of 1no. dwelling

Applicant:

Andrew & Ruth Hodgskiss
116 Centre Drive
Newmarket
Suffolk
CB8 8AP

Agent:

Partners In Planning And Architecture
FAO Me Lewis Collins
Suite 2 Clare Hall
St Ives Business Park
Parsons Green
St Ives
PE27 4WY

Grid Reference: 566252 262308

Reference: 24/00296/FUL

Officer: Charlotte Sage

Location: 28A Ashley Road Newmarket Suffolk CB8 8DA

Date application valid: 18th March 2024

Parish: Cheveley

Proposal: Two storey front extension, single storey rear extension, changes to internal layout along with fenestration additions & alterations & new front gate to public highway

Applicant:

Mr & Mrs Carlos Campon-Alonso
28A Ashley Road
Newmarket
Suffolk
CB8 8DA

Agent:

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

Grid Reference: 565734 262880

Reference: 24/00270/FUL

Officer: Rachael Forbes

Location: Lezenda 4 School Road Saxon Street Newmarket Suffolk

Date application valid: 11th March 2024

Parish: Woodditton

Proposal: Proposed side and rear extensions, demolition of existing garage, electric car charging point and new front boundary treatment

Applicant:

Mr And Mrs C Hooper
Lezenda
4 School Road
Saxon Street
Newmarket
Suffolk
CB8 9RX

Agent:

KJ Architects Ltd
FAO Keith Johns
6 Peel House
1 Chevely Road
Newmarket
Suffolk
CB8 8AD

Grid Reference: 567706 259595

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 28th March 2024

Reference: 24/00324/FUL

Officer: Charlotte Sage

Location: 6 Mill Close Burwell Cambridge CB25 0HL

Date application valid:

22nd March 2024

Parish:

Burwell

Proposal: Demolition of existing garden room and construction of a single storey flat roof extension

Applicant:

Mr & Mrs Neil Warder
C/o Agent

Agent:

In-site Design
FAO Mr Neil Warder
6 Mill Close
Burwell
Cambridge
CB25 0HL

Grid Reference: 559034 266314

Reference: 24/00311/FUL

Officer: Charlotte Sage

Location: Cotes Farm The Cotes Soham Cambridgeshire CB7 5EP

Date application valid:

20th March 2024

Parish:

Soham

Proposal: Replacement of 2No. mobile homes with 1No. detached single storey private dwelling

Applicant:

S Kelly Farms Ltd
FAO Mr S Kelly
5 East Gores Road
Salmons Lane
Coggeshall
Essex
CO6 1RZ

Agent:

Whymark & Moulton Ltd
FAO Mr Richard Page
14 Cornard Road
Sudbury
CO10 2XA

Grid Reference: 557250 275305



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
www.eastcambs.gov.uk

The Owner/Occupier
King Edward VII Memorial Hall
High Street
Newmarket
CB8 8JP

This matter is being dealt with by:

Andrew Phillips

Telephone: 01353 665555

E-mail: plservices@eastcambs.gov.uk

My Ref: 22/00039/RMM

Your ref

20th March 2024

Dear Sir/Madam

Proposal: Approval of the details for reserved matters for Appearance, Landscaping, Layout and Scale of planning application 18/01435/OUM for up to 41 new homes to include 12 new affordable dwellings, accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways

Location: Site East Of Clare House Stables Stetchworth Road Dullingham Suffolk

Reference: 22/00039/RMM

The amendment involves/additional information received includes:
Biodiversity Enhancement and Mitigation Plan Addendum
Site Section - Public Rights of Way sight lines to Church
Landscape Plans (including biodiversity features)
Block Plans

An amended plan/additional information has been received for this application on 20th March 2024 as detailed above. Before a decision is taken I would appreciate any comments and/or observations which you may wish to provide before **5th April 2024**. These can be made in writing or by email to plservices@eastcambs.gov.uk. Please note if you email your comments, all future correspondence on this application will be via email.

You should be aware that any comments you make will be available for viewing by the general public, both before and after a decision is made, in accordance with the Local Government (Access to Information) Act 1985. In the event of an appeal being lodged, any comments you make will be copied to the Planning Inspectorate. You should be happy for any of the information you submit, including personal information, to be available over the internet in this way. (Your name, telephone number and signature will be removed). If you provide information belonging to a third party please ensure you have their permission to do so.

If you would like to see all the supporting application documents, plans and consultation responses received to date, you can do so by visiting the Council's website (<https://eastcambs.gov.uk/planning/current-planning-applications>), opening the search facility and using the reference above. Further information on how to use Public Access can be found on this page.

Please contact the Planning Case Officer Andrew Phillips 01353 665555 if you wish to discuss this application further.

From: clerk@dullingham-pc.org.uk
To: [PLServices](#)
Subject: 22/00039/RMM - Amendment 20th March 2024
Date: 27 March 2024 09:54:22
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dullingham Parish Council's responses remains the same as logged on East Cambs Planning Portal on 18th September 2023.

Dullingham Parish Council request this application be refused. Despite the outline consent being granted in February 2020 this application is still being continually amended as the applicants have still, we believe, failed to provide plans that satisfy all aspect that are required. The application has been flawed from the start and has seen an outline consent being granted for a site that is inherently dangerous because of local topography creating known flood risks that prevent continuous safe access for emergency services. Since this process commenced the watercourse that flows through the site has now been recognised as a chalkstream. As such it is one of only approximately 250 such ecological sites worldwide and as such this should be given further consideration to ensure that it is protected from all possible effects of this unsuitable site. Given the time it has taken to date we feel that it is now time that this application be refused without any further delay.

Decision List

Weeks commencing 11 th , 18 th & 25 th March	NTC Comments
DC/24/0127/HH <u>Householder planning application - single storey rear extension (following demolition of existing outbuilding)</u> 16 Stanley Road Newmarket Suffolk CB8 8AF	 The Committee voiced no objection.
DC/24/0015/FUL <u>Planning application - a. installation of six timber boxes on existing hard standing; b. reduce height of adjacent facing brick wall by 0.3 metres</u> 10 Park Lodge, Stables Park Lane Newmarket Suffolk CB8 8AX	 The Committee voiced no objection.
DC/24/0012/TPO <u>TPO 08 (1991) tree preservation order - a. five Sycamore (G1 and T3 on plan within A1 on order) coppice to 300-500mm, b. one Scots pine (T1 on plan within A2 on order) fell c. one Cherry (T2 on plan within A1 on order) 1.5 metre lateral reduction away from building</u> Kingfisher House St Fabians Close Newmarket Suffolk CB8 0EJ	 The Committee actively encourages responsible tree management and object to the felling of trees. However, on this occasion the Committee did not object to this application due to the evidence supplied, and supported the plan to replant.
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</u> 80 Weston Way Newmarket CB8 7SF	 The Committee voiced no objection.
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)</u> Lloyds Bank 48 High Street Newmarket Suffolk CB8 8LF	 The Committee voiced no objection; however, the Committee have a preference for existing bank usage to continue.

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To: **Recipients of Delegation Panel papers**



Contact Helen Hardinge
Direct Dial 01638 719363
Email helen.hardinge@westsuffolk.gov.uk

27 March 2024

Delegation Panel list

Date: 26 March 2024
 Time: 1.00pm
 Location: Via MS Teams
 Attended by: Councillors Andrew Smith, John London and Gerald Kelly
 Officers: Sarah Drane, Amy Murray, Jo-Anne Rasmussen

The Delegation Panel advised the Director (Planning and Growth) of their opinion as to whether these applications should be referred to the Development Control Committee for determination or whether they should otherwise be determined using delegated powers.

2.	Application number	DC/23/1749/FUL
	Proposal:	Planning application - a. Conversion of basement of No 36 to one dwelling; b. Subdivision of ground floor flat of No 36 to two dwellings; c. Subdivision of first floor flat of No 36 to two dwellings; d. Conversion of second floor of No 36 to one dwelling; e. Change of use of second floor of No 34 from retail (Class E) to one dwelling (C3); f. Single storey extension to rear of No 36 and replacement of basement access lobby roof to rear of No 36
	Location:	34-36 Old Station Road, Newmarket
	Case officer:	Amy Murray
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated

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PUBLIC NOTICE
Application
Premises Licence – New Application

Name of Applicant: Loungers UK Limited	Name of Premises: Lounge	
Postal Address of Premises (or description of premises): 58-60 High Street Newmarket Suffolk CB8 8LB	This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Proposed Licensable Activities:		
Activity	Day/s	Times
Late Refreshment (In/Outdoors)	Monday to Sunday	23:00 - 00:30
Alcohol Sales OFF and ON Prem	Monday to Sunday	10:00 – 00:00
Opening Hours	Monday to Sunday	08:00 – 00:30

Date by which representations may be made to the Licensing Authority:

End Date: 23 April 2024

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to licensing@westsuffolk.gov.uk.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is unlimited.

RevDateInitialsDetails

Purpose of Issue

APPLICATION FOR PREMISES LICENSING

RICHARD PEDLAR ARCHITECTS

ARCHITECTURE • CONSERVATION • URBAN DESIGN

RPCA St Brandon's House, 29 Great George Street
Bristol BS1 5QT • 0117 974 2612
www.rpca.co.uk • info@rpca.co.uk

Project

LOUNGE at 58-60 High Street
Newmarket Suffolk CB8 8LB

Client

Loungers UK Limited

Title

Premises Licensing

Drawing No.

LNG4830.05-

Scale

1:50@A1
1:100@A3

Date

MAR 2024

LICENSING KEY:

EXIT

Illuminated Fire Exit sign

C

Break glass call point for fire alarm in accordance with BS5839

FD30

Fire door to provide min. 30 minutes fire protection

FD30S

Fire door to provide min. 30 minutes fire protection and where restricted smoke leakage at ambient temperatures is needed.

Area for consumption of intoxicating liquor

Area for storage of liquor/bar counter

Toilet accommodation

Kitchen & staff areas

FACP

Fire Alarm Control Panel

SD

Smoke detector

S

Smoke detector/alarm

HD

Heat detector

Alarm sounder

EMG

Emergency lighting in accordance with BS5266

B

Fire blanket 1m x 1m unless otherwise stated

F

6 litre fire foam extinguisher

DP

10kg dry powder fire extinguisher

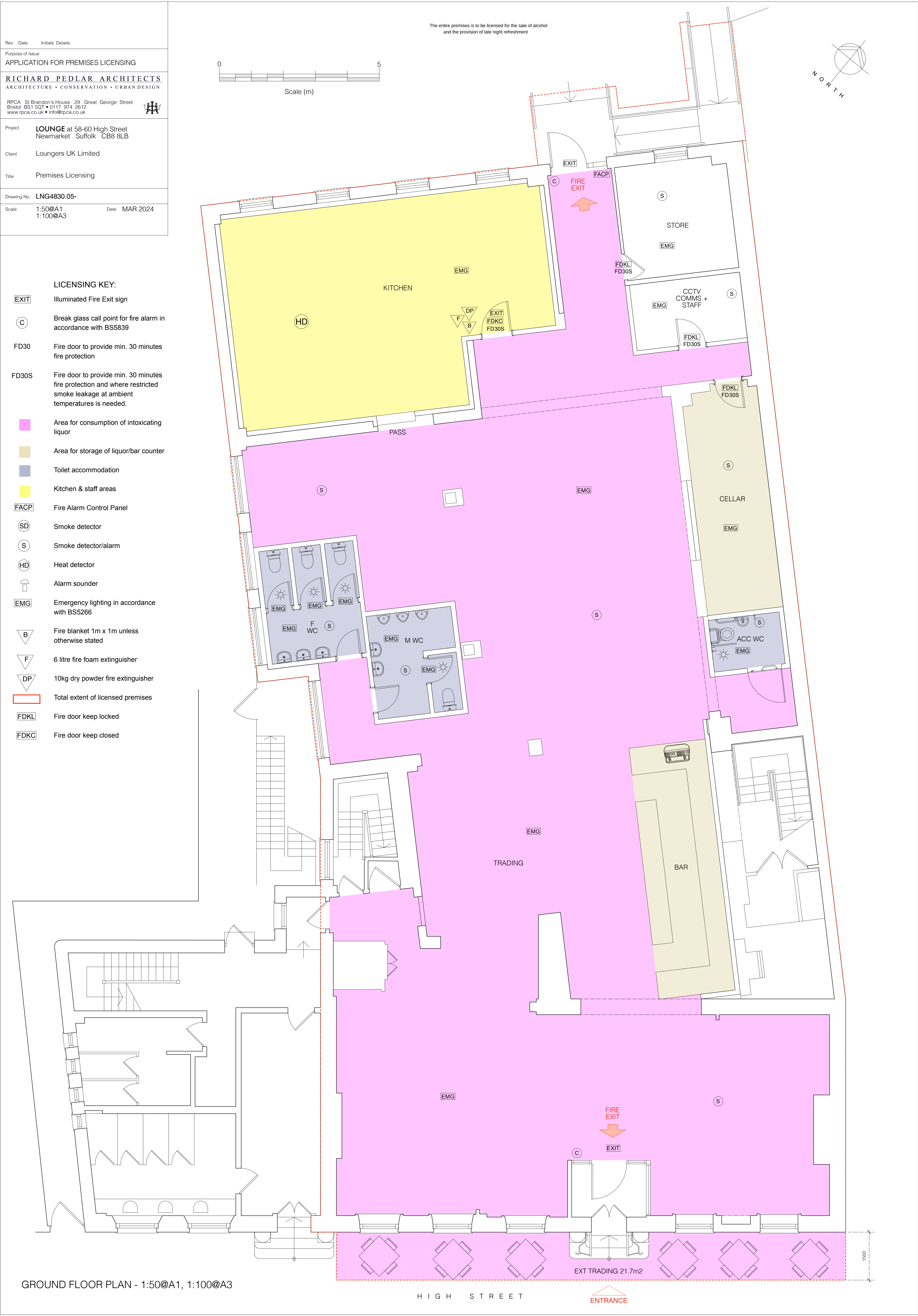
Total extent of licensed premises

FDKL

Fire door keep locked

FDKC

Fire door keep closed



PUBLIC NOTICE
Application
Premises Licence – Full Variation

Name of Applicant: Newmarket Operatic Musical And Dramatic Society Ltd	Name of Premises: Kings Theatre	
Postal Address of Premises (or description of premises): 16 Fitzroy Street Newmarket Suffolk CB8 0JW	This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Proposed Variation: Removal of deregulated and /or exempt licensable activities of: plays, dance, live music, recorded music and dance. Extension of hours and days for: films, similar entertainment and sale of alcohol.		
Activity	Day/s	Times
Exhibit Film (Indoors)	Monday to Sunday	10:00 – 23:00
Similar Entertainment (In)	Monday to Sunday	10:00 – 22:30
Supply of Alcohol ON Premises	Monday to Sunday	12:00 – 23:00
Opening Hours	Monday to Sunday	09:00 - 23:00

Date by which representations may be made to the Licensing Authority:

End Date: **19 April 2024**

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to licensing@westsuffolk.gov.uk.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is unlimited.

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