

Membership as from May 2024

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor Jones
Councillor McHugh
Councillor Nobbs
Councillor Perry

Members = 10

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 2nd September 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 19th August 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 12/9/24, 19/8/24
8. **Planning applications** – Amended and Deferred Plans
 - a) **Hatchfield Farm DC/24/0622/RM** – re-consultation on minor changes including parking layout, visitor spaces, apartment designs.
 - b) **Lanwades Animal Health Trust site DC/24/1202/EIASC** – consultation for an EIA screening opinion
 - c) **Queensbury Lodge DC/24/0917/FUL and DC/24/0918/LB** – feedback regarding site visit on 30/9/24
9. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road** – appeal in progress
 - b) **AP/24/0008/STAND Chels, 51A Bury Road** – appeal in progress
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week 12/9/24, 19/8/24
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing**
 - a) To discuss any Licensing applications, including pavement licence applications
14. **Enforcement** – to discuss any enforcement issues
15. **Correspondence**
16. **Date of next meeting – 16th September 2024**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 27th August 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	
Greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.	
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 degree highway mitigation

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

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

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

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

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

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

Suffolk Guidance for Parking 2019 {excerpt}

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

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

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

Reductions to the minimum parking guidance

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

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

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

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

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

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

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

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

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



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 19th August 2024 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

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

	Minute	Action by
D/24/08/21	<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 by the Minute Assistant and asked if anyone intended to record the meeting.	
D/24/08/22	<u>Apologies</u> Apologies were received from Cllrs Berry, Jarvis, and Jones.	
D/24/08/23	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/24/08/24	<u>To Confirm the Minutes of the Meeting Held on 5th August 2024 and any Matters Arising</u> The Chairman presented the minutes of the Development & Planning Committee held on 5th August 2024 and the following was agreed: <u>D/24/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th August 2024 be adopted and were signed as a true record by the Chairman of the Development & Planning Committee.	
	Matters arising: Page 5 – D/24/08/16 - Cllr Perry asked for an update on Listed Buildings. Town Clerk reported that WSC are looking into the work that has started at the former McColls property and they confirmed that there are no plans for a compulsory purchase of the Rutland Arms building. There was no response regarding the WSC offices in the Guineas.	

Page 5 – D/24/08/18 – Cllr Perry reported that the Newmarket Community Nature Reserve had already done some work on a tree audit and Town Clerk was asked to contact them.

Page 5 – D/24/08//17 - Cllr Unwin will be asked to join the litter Working Group.

D/24/08/25 Public Open Session

No members of the public wished to speak.

D/24/08/26 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area Policy.

D/24/08/27 Planning Applications

Week Commencing 22/07/2024, 29/07/2024 & 05/08/2024.

D/24/08/27/1 DC/24/1054/TCA - Trees in a conservation area notification- one Eucalyptus (on plan) crown lift branch to three metres above ground level and one Eucalyptus (on plan) crown reduce branch by two metres - 3 Rockingham Villas, Church Lane, Newmarket, Suffolk.

D/24/08/27.01 Resolved

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

D/24/08/27/2 DC/24/0936/TCA - Trees in a conservation area notification- one Sycamore 9T1 on plan) crown reduce by two metres on church side - 140 Beaufort Cottage Stables, High Street, Newmarket, Suffolk.

D/24/08/27.02 Resolved

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

D/24/08/27/3 DC/24/0918/LB - Application for listed building consent- repairs and alterations to stable, cottage and lodge within race-horse training yard - 198 Queensbury Lodge, High Street, Newmarket, Suffolk

D/24/08/27.03 Resolved

That this application be deferred to request an extension and to arrange a site visit.

D/24/08/27/4 DC/24/0917/FUL - Planning application- a. construction of horse walker b. new hard surfacing c. new timber gates, walls and railings d. external repairs and alterations to the buildings e. creation of a larger opening in the stable block to create a link to horse walker - 198 Queensbury Lodge, High Street, Newmarket, Suffolk.

D/24/08/27.04 Resolved

That this application be deferred to request an extension and to arrange a site visit.

D/24/08/27/5 DC/24/1098/TCA - Trees in a conservation area notification- various works as per tree report - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/08/27.05 Resolved

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

D/24/08/27/6 DC/24/1092/TCA - Trees in a conservation area notification- one Taxus Baccata (Common Yew) (T1 on plan) fell, one Acer Campestre (Common Maple) (T2 on plan) fell, one Conifer (T3 on plan) fell and one Crataegus monogyna (Hawthorn) hedge to the front of the house, to be removed and replaced with Griselinia littoralis hedge - Stoeberry Cottage, 32 Bury Road, Newmarket, Suffolk.

D/24/08/27.06 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. The Committee objected to the felling of the Maple and Yew trees and requested that the application be submitted to the Tree Officer for consideration 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/24/08/27/7 DC/24/1097/CLP - Application for lawful development certificate for proposed use or development-outdoor swimming pool, pool building and pergola - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

The application was noted.

D/24/08/27/8 DC/24/1081/HH - Householder planning application- a. pitched roof to ground floor bag window b. infill of porch opening to form new front door c. infill of window to porch side elevation d. single storey extension (following demolition of existing outbuilding) e. replacement windows and replacement render to all elevations f. dropped kerb and new access g. hardstanding to provide driveway parking - St Marina, Snailwell Road, Newmarket, Suffolk.

D/24/08/27.08 Resolved

The Committee voiced no objection.

D/24/08/27/9 DC/24/0965/TPO - TPO 04 (2012) tree preservation order- one Conifer (T1 on plan T25 on TPO order) - Cut back to south to bring in line with existing hedge - 5 Mill Reef, Newmarket, Suffolk.

D/24/08/27.09 Resolved

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

D/24/08/28 Amended and Deferred Plans
None noted.

D/24/08/29 Planning Appeals

D/24/07/10/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/07/10/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/08/30 East Cambs Planning Applications
The East Cambs Weekly Lists were noted.

D/24/08/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during week commencing 22/07/2024, 29/07/2024 & 05/08/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0820/TCA	Trees in a conservation area notification- two Box hedging (G1 on plan) and 11 Box hedging (G2 on plan) - fell	The Lodge, 42 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0808/CLP	Application for lawful development certificate for proposed use or development- sing storey rear infill extension	4 Lisburn Road, Newmarket, Suffolk	Approved	No objection
DC/24/0681/HH	Householder planning application- a. two storey front extension (following demolition of existing front extension) b. raising height of existing roof to create additional storey c. insertion of two windows to side elevation	10 Birdcage Walk, Newmarket	Approved	No objection
DC/24/0661/HH	Householder planning application- detached double garage with loft room above	10 Duchess Drive, Newmarket, Suffolk	Withdrawn	Objected
DC/24/0866/TCA	Trees in a conservation area notification- one Pine (T1 on plan)- fell	1 Falmouth Gardens, Newmarket, Suffolk	Approved	Objected
DC/24/0789/TPO	TPO (1978) tree preservation order- one Horse Chestnut (T1 on plan)- fell	9 Saint Albans, Newmarket, Suffolk	Refused	Objected
DC/24/0725/TPO	TPO 032 (1960), TPO 005 (2022) tree preservation order- one Beech (T22 and plan, A1 on order) raise canopy to four metres from ground level and crown thinning by 15%	4 Paget Place, Newmarket, Suffolk	Approved	No objection
DC/24/0895/TCA	Trees in a conservation area notification- one Holly (T1 on plan) and one Oak (T2 on plan) overall crown reduction by up to three metres and crown lift to give a ground clearance of three metres	The Kremlin Bungalow, 1A Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0740/FUL	Planning application - a. replacement shop front b. repairs to shop front c. replacement ATM	49-51 High Street, Newmarket, Suffolk	Approved	No objection

D/24/08/32 Delegation Panel Decisions
None noted.

D/24/08/33 Licensing
Town Clerk reported that applications for pavement licences will begin to appear soon and that she is monitoring the website.

D/24/08/34 Enforcement
No further information received.

It was reported that the height of the hedge at 34 Mill Hill is too high and not being enforced by WSC and an item will be added to the next agenda. Town Clerk was asked to invite WSC Enforcement Officers to a D&P meeting to discuss any current action being taken. A list of outstanding issues will be added to the D&P pack to be discussed at the meeting with the WSC Enforcement Officers.

D/24/08/35 Consultations

The WSC Gambling Act 2005 Statement of Policy Consultation was noted. A printed copy will be available in the office for Members to consult and leave comments.

D/24/08/36 Accounts

The accounts for July 2024 were received and noted.

D/24/08/37 Correspondence

A letter from a resident regarding speeding and parked cars on New Cheveley Road was noted. Town Clerk was asked to contact SCC Highways and request that they look at the issues. An item will be added to the next agenda for Newmarket Traffic issues to include parking and speeding issues.

D/24/08/38 Date of Next Meeting

Monday 2nd September 2024 at the Memorial Hall.

Meeting closed at 7:13pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/08/27.01 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/24/08/27.02 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/24/08/27.03 Resolved</u>	That this application be deferred to request an extension and to arrange a site visit.
<u>D/24/08/27.04 Resolved</u>	That this application be deferred to request an extension and to arrange a site visit.
<u>D/24/08/27.05 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/24/08/27.06 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the Maple and Yew trees and requested that the application be submitted to the Tree Officer for consideration 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>D/24/08/27.08 Resolved</u>	The Committee voiced no objection.
<u>D/24/08/27.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 12 th & 19 th August				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
DC/24/1197/TCA Trees in a conservation area notification-Row of Conifers (G1 on plan)-reduce height by five metres above general ground level Flint Cottage Stables, Rayes Lane, Newmarket, Suffolk, CB8 7AB	Conservation area	Daniel Gospel	W Haggas	Fri 13 th Sep
DC/24/1186/P3CMA Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015-change of use from commercial, business and services (class E) to three dwellings (Class C3) 190 High Street, Newmarket, Suffolk, CB8 9AP	Conservation area	Savannah Cobbold	Mr Craig Farrow	Wed 11 th Sep
DC/24/1029/ADV Application for advertisement consent-three internally illuminated fascia signs Newmarket Harley Davidson, Oaks Drive, Newmarket, Suffolk, CB8 7SX		Jo-Anne Rasmussen	Mr Les Brown	Sat 7 th Sep
DC/24/0945/FUL Change of Use application from betting shop and office (sui generis) to restaurant (class E commercial, business and service)	Conservation area	Gregory McGarr	Mr Gokul Swami	Fri 16 th Aug

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

107 High Street, Newmarket				
<u>DC/24/1096/HH</u> Householder planning application-a. new access b. alterations to hardstanding and landscaping Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT	Conservation area	Gregory McGarr	Mrs Katherine Stewart	Tues 10 th Sep

DC/24/0622/RM - Hatchfield Farm

Waugh, Charlotte <charlotte.waugh@westsuffolk.gov.uk>

Wed 2024-08-14 17:41

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

Hello Cathy,

You should have received an email yesterday re-consulting you on amended plans for the residential development at Hatchfield Farm. The plans show minor changes and respond to concerns raised by yourselves, consultees and myself including amendments to the parking layout, better spacing of visitor spaces, revised design for the apartments at the entrance point

These changes are set out in the applicants covering letter which I would direct you to.

I wanted to check if you were able to discuss these plans at your meeting on Monday evening and whether theres anything further from me that could assist you.

Many thanks

Charlotte Waugh
Principal Planning Officer
Planning Development
Direct Dial: [+44 1284 757349](tel:+441284757349)
Email: charlotte.waugh@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

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*****_W-S-

Parish Re-Consultation

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

Please ask for: Charlotte Waugh

Direct Line: 01284 757349

Application No. DC/24/0622/RM

Consultation Period

Expires: 4 September 2024

Exning
4 Church Close
Exning
Newmarket
CB8 7SD

13 August 2024

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL 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)
a. appearance, layout, landscaping and scale of development within the residential parcels for the development of up to 400 dwellings b. discharge of conditions 3 (lighting strategy) 5 (market housing mix) 14 (drainage scheme) 23 (LEMP) 24 (road and footpaths) 33 (EVCPs) of DC/13/0408/OUT

LOCATION Hatchfield Farm, Fordham Road, Newmarket, Suffolk, CB8 7XL

APPLICANT Countryside Properties (UK)

AGENT Miss Errin Marshall - Savills (UK) Ltd

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

Amended plans including layout, house types, landscaping, parking, drainage.

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

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

Item 8b

Fw: Animal Health Trust Site- EIA Screening - DC/24/1202/EIASCR

Townclerk <Townclerk@newmarket.gov.uk>

Thu 2024-08-22 16:49

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

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

Sent: Thursday, August 22, 2024 13:29

Cc: Murray, Amy <Amy.Murray@westsuffolk.gov.uk>

Subject: Animal Health Trust Site- EIA Screening - DC/24/1202/EIASCR

Dear Consultee,

I hope this email finds you well.

Please find the attached letter regarding an EIA Screening opinion application in relation to the Former Animal Health Trust site, which you have just been consulted on. This letter provides some background information on the site and an explanation behind why a screening opinion is being carried out.

If you have any queries regarding this, it is being dealt with by Amy Murray (cc'd), who will be back in the office next week Tuesday (27 August 2024).

Kind regards,

Amey Yuill
Senior Planning Officer
Planning Development
Direct Dial: [+44 1284 757297](tel:+441284757297)
Email: Amey.Yuill@westsuffolk.gov.uk
www.westsuffolk.gov.uk
West Suffolk Council
#TeamWestSuffolk

Please ask for: Amy Murray
Direct Line: 01284 757366
Email: amy.murray@westsuffolk.gov.uk

Application No: DC/24/1202/EIASCR
Today's date: 22 August 2024

**Additional information- EIA Screening consultation on applications received by
West Suffolk Council Local Planning Authority**

Proposal EIA screening opinion under Regulation 6 (1) of the Environmental Impact Assessment Regulations 2017 on the matter of whether the proposed development would likely give rise to significant environmental impacts for which an environmental statement would be required:

Change of use of existing buildings on the site to create 187 dwellings

Location **Animal Health Trust, Lanwades Park, Kentford, Suffolk**

Dear Consultee

The purpose of this letter is to provide you with further information in relation to a consultation that has been issued to you for an EIA screening opinion (DC/24/1202/EIASCR). West Suffolk Local Planning Authority (LPA) has received 29 'prior approval' applications that seek to change the use of existing buildings to create a total of 187 units of residential accommodation. In addition, one full planning application has been received which seeks planning permission for window and door alterations to some of the buildings, installation of bin and cycle storage facilities and residential garden areas. You may recall that similar development was proposed last year (for 203 dwellings). However, those applications were withdrawn by the applicant.

Whilst each individual application does not fall within Schedule 1 or Schedule 2 of the EIA Regulations, when considered cumulatively, the proposals fall within Schedule 2, Infrastructure projects (column 1)- developments in excess of 150 dwellings and the overall area of the development exceeds 5 hectares (column 2).

Please note that this screening opinion has been prepared in accordance with Regulation 8 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Regulation 8 requires the LPA to complete a screening opinion if they have received an application for determination which is considered a Schedule 2 application. Therefore, because the applicant has not directly requested a screening opinion, most of the supporting information is not within the file for DC/24/1202/EIASCR, it is contained within the individual prior approval applications (the exceptions being a location plan and site plan, which are in the file for the screening opinion).

At the time of writing, the LPA has received the following applications:

	Application Reference
1	DC/24/1167/FUL
2	DC/24/1174/P3CMA
3	DC/24/1173/P3CMA
4	DC/24/1172/P3CMA
5	DC/24/1171/P3CMA
6	DC/24/1170/P3CMA
7	DC/24/1169/P3CMA
8	DC/24/1168/P3CMA
9	DC/24/1166/P3CMA
10	DC/24/1165/P3CMA
11	DC/24/1164/P3CMA
12	DC/24/1163/P3CMA
13	DC/24/1162/P3CMA
14	DC/24/1161/P3CMA
15	DC/24/1160/P3CMA
16	DC/24/1159/P3CMA
17	DC/24/1158/P3CMA
18	DC/24/1157/P3CMA
19	DC/24/1156/P3CMA
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24	DC/24/1151/P3CMA
25	DC/24/1150/P3CMA
26	DC/24/1149/P3CMA
27	DC/24/1148/P3CMA
28	DC/24/1147/P3CMA
29	DC/24/1146/P3CMA
30	DC/24/1145/P3CMA

The application documents can be viewed by entering the reference numbers above into West Suffolk's planning portal at:

[Simple Search \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk)

However, please note that the Full Planning Application (DC/24/1167/FUL) is not yet registered, therefore documents in association with this application will not be visible on the portal for another couple of weeks until the application has been registered.

As per the EIA screening consultation letter that has been sent to you, please could you let me know in writing by **13 September 2024** if you have any observations to make regarding this EIA screening opinion. Please submit your comments online under the screening application reference number DC/24/1202/EIASCR (*NOT* the prior approval or

FUL application reference numbers) or e-mail your response to amy.murray@westsuffolk.gov.uk.

All responses will be published 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. Details of the decision will be published on the website.

Yours faithfully,

Amy Murray
Senior Planning Officer
Planning Development

Direct dial: 01284 757366
Email: Amy.Murray@westsuffolk.gov.uk

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 16th August 2024

Reference: 24/00800/FUL

Officer: Rachael Forbes

Location: 3 The Dip Newmarket Suffolk CB8 8AH

Date application valid:

9th August 2024

Parish:

Cheveley

Proposal: Single storey rear extension

Applicant:

Mr W. Hargreaves
3 The Dip
Cheveley
Newmarket
Suffolk
CB8 8AH

Agent:

Lynwood Associates Ltd
FAO Mr Dennis Brocklesby
Lynwood House
Murray Park
Newmarket
CB8 9BU

Grid Reference: 565705 262703

Reference: 24/00842/FUL

Officer: Lisa Moden

Location: 108 Centre Drive Newmarket Suffolk CB8 8AP

Date application valid:

9th August 2024

Parish:

Cheveley

Proposal: Construct a two-storey and single storey rear extension, to include dormer windows and the reconfiguration of ground and first floor

Applicant:

Ms Bennett
108 Centre Drive
Newmarket
Suffolk
CB8 8AP

Agent:

TAB Architecture
FAO Mr Craig Farrow
Unit 13 E Space South
26 St Thomas Place
Ely
Cambridgeshire
CB7 4EX

Grid Reference: 566186 262434

Reference: 24/00825/FUL

Officer: Rachael Forbes

Location: 42 New Cheveley Road Newmarket Suffolk CB8 8BS

Date application valid:

6th August 2024

Parish:

Woodditton

Proposal: Loft conversion with a flat roof dormer to rear & 3 no. roof windows to the front

Applicant:

Ms G Hewitt
C/o Agent

Agent:

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

Grid Reference: 564752 262703

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 23rd August 2024

Reference: 24/00883/SCREEN

Officer: Gemma Driver

Date application valid: 20th August 2024

Parish: Soham

Location: Field Between Wicken Bridleway 38 And Soham Bridleway 126 Church Road Wicken
Cambridgeshire

Proposal: SCREENING OPINION - The proposed development comprises a Battery Energy Storage Scheme

Applicant:

Gree Switch Capital
C/o Agent

Agent:

Renewable Planning Consultancy Ltd.
Floor 5 Exchange Station
Tithebarn Street
Liverpool
L2 2QP

Grid Reference: 557923 271247

Reference: 24/00595/FUL

Officer: Cassy Paterson

Date application valid: 21st August 2024

Parish: Soham

Location: 66 Clay Street Soham Ely Cambridgeshire CB7 5HH

Proposal: Extension above existing single storey rear extension

Applicant:

Mr & Mrs C Gannon
C/o Agent

Agent:

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

Grid Reference: 559095 273109

Decision List

Weeks commencing 12th & 19 th August	NTC Comments
DC/24/0760/HH Householder planning application-a. front porch b.single storey side and rear extension (following demolition of existing conservatory and outhouse) 52 Edinburgh Road, Newmarket, Suffolk, CB8 0QD Decided-Approve application	The Committee voiced no objection subject to confirmation that the extension does not go beyond the 45 degree regulations for protection for the neighbour's right to light. 
DC/24/0950/TCA Trees in a conservation area notification-a. one Cedar (1 on plan) cut back branches overhanging flat roof of the garage by up to 2.5 metres b. one Cedar 92 on plan) remove the failed, rested, broken and hanging branches and reduce branches with unusually sparse growth to points where denser foliage exists, especially towards house and over footpath and road by up to six metres 2 Falmouth Gardens, Newmarket,Suffolk,CB8 7DL Decided-No objections	
DC/24/0933/TCA Trees in a conservation area notification- five Lime 9G1) pollard to six meters above ground level 5 Mill Reef, Newmarket, Suffolk, CB8 7FB Decided- No objections	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval. 
Dc/24/0903/TPO TPO/2015/01- Tree preservation order- one Horse Chestnut (OPH5 on plan, T1 on order) crown lift to 3 metres; one Horse Chestnut (OPJK on plan,T2 on order) crown lift to 2.5 metres The Guineas Car Park, The Rookery, Newmarket, Suffolk, CB8 8HT Decided- Approve application	
DC/24/0784/HH Householder planning application- a. new timber portico porch (following removal of existing timber/glass porch) b. rationale external pipework c. four dormers in existing former hayloft roof d. new flat roof infill in junction of main house e. single storey rear extension f. removal link element between house and garage, reopening the passage and reinstating the external door and	The Committee voiced no objection as works are in keeping with the existing building and will be an enhancement in the Conservation Area.

Decision List

overlight with new steps g. reopen blocked up first floor window on NW elevation h. arbour structure with lead roof i. new air source heat pump Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT Decided-Approve application	
DC/24/0684/HH Householder planning application- a. addition of windows to side elevations d. render to all elevations 1 Stanley Stud Cottages, Snailwell, Newmarket, Suffolk, CB8 7DJ Decided- Approve application	The Committee voices no objection, subject to no loss of privacy to neighbouring properties. 
DC/24/0674/HH Householder planning application- single storey rear garden room 36 Persimmon Walk, Newmarket, Suffolk, CB8 7BJ Decided- Approve application	The Committee objected to the size and design of the building. 

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