

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
TOWN COUNCIL

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

TEL: 01638 667227

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

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 2nd December 2024 at 6.15pm

A G E N D A

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

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

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

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

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 18th November 2024**
 - To consider and adopt the minutes, as a true record of the proceedings
 - To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors. Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. To consider if Newmarket Neighbourhood Plan policies impact on planning applications for consideration**
- 7. Planning applications** – West Suffolk Council, weeks commencing 11/11/24, 18/11/24
- 8. Planning applications** – Amended and Deferred Plans
 - DC/24/1518/FUL – 8 Park Lane – Feedback from site visit**
- 9. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road** – appeal in progress
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council-week 11/11/24, 18/11/24
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 14. Enforcement** – to discuss any enforcement issues
- 15. Fitzroy Street** – to receive an update
- 16. Five Bells** – to discuss the original planning consent
- 17. St Mary's Square** – to receive an update regarding bins
- 18. Correspondence**
- 19. Date of next meeting – 16th December 2024**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 26th November 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 November 2024 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor J Harvey

Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

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

	Minute	Action by
D/24/11/19	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded by the Minute Assistant.	
D/24/11/20	<u>Apologies</u> Apologies were received from Cllr Berry, Drummond, Hulbert, Jarvis and Jones.	
D/24/11/21	<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 Hood declared an interest in planning application DC/24/1605/TCA. There were no requests for dispensation.	
D/24/11/22	<u>To Confirm the Minutes of the Meeting Held on 4th November 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 4 th November 2024 and the following was agreed: <u>D/24/11/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th November 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 2 – D/24/11/5 - Norfolk Avenue trees – Town Clerk to arrange a meeting with residents and WSC Tree Officer. Page 3 D/24/11/7.06 - DC/24/1518/FUL – site visit to be confirmed.	
D/24/11/23	<u>Public Open Session</u> A resident spoke to issues regarding 2 brown sites in Town that have not been	

developed; one being Holland House in Rowley Drive and the other being Queensbury Lodge. The Chair was pleased to report that we have received notification from WSC that they have approved initial development plans for Queensbury Lodge.

Town Clerk was asked to seek information regarding the Holland House location.

He also raised the issue of the new shops that have recently opened. In addition, queries regarding a property at St Mary's Square that had planning permission to be used as a community centre. Further enquiries will be made regarding the use of the property and the conditions of the original planning agreement.

A member of the Press reported that the bins for house numbers 14 and 17 St Mary's Square are not being taken in and produced some photos which will be passed on to WSC.

Cllr Winter joined the meeting.

She also reported that 2 houses in Exning Road are being auctioned off by Flagship Housing. The details will be passed to Cllr Yarrow to look into and a letter will be sent to Flagship regarding this action.

A member of the public left the meeting.

The new flats at the back of Aldi (The Silks) have been completed but nobody knows what is happening with them and they remain empty. Cllr Perry to make further enquiries.

D/24/11/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered
Policy 14 – Trees.

Cllr Hood declared an "other" interest in the following application and left the meeting. Cllr Harvey took the Chair.

D/24/11/25 Planning Applications

Week Commencing 28/10/2024 & 04/11/2024.

D/24/11/25/1 DC/24/1606/TCA - Trees in a conservation area notification - one Cherry (T1 on plan) lateral crown reduction on eastern side (over lawn) by up to one metre, one Cherry (T2 on plan) lateral crown reduction on eastern side (over lawn) by to one metre, one Yew (T3 on plan) crown lift to 2.5 metres above ground level, two Pine (T4 and T6 on plan) remove deadwood, row of Leylandii (T5 on plan) crown lift over path to four metres above ground level, one Yew (T6 on plan) crown lift over path to three metres above ground level, three Yew (T7 on plan) crown lift to 2.5 metres above ground level, one Sycamore (T8 on plan) lateral crown reduction by three metres to reduce away from buildings, one Sycamore (T9 on plan) lateral crown reduction by three metres, one Horse Chestnut (T10 on plan) lateral crown reduction by two metres - Reydon Lodge, 38 Bury Road, Newmarket, Suffolk.

D/24/11/25.01 Resolved

The Committee supported the application and the responsible tree management.

Cllr Hood returned to the meeting and took the Chair.

D/24/11/25/2 DC/24/1599/TCA - Trees in a conservation area notification- one London plane (T1 on plan) overall crown reduction of 5 metres Terrace House Queensberry Road, Newmarket, Suffolk.

D/24/11/25.02 Resolved

The Committee supported the application and the responsible tree management.

D/24/11/26 Amended and Deferred Plans

D/24/11/26/1 DC/24/0945/FUL – 107 High Street – re-consultation.

D/24/11/26.01 Resolved

The Committee voiced no objection subject to all of the conditions being met and signed off regarding the odour and noise controls as set out in the Private Sector Housing and Environmental Health report.

D/24/11/27 Planning Appeals

D/24/10/27/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/11/28 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/11/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 28/10/2024 & 04/11/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1403/TCA	Trees in a conservation area notification- multiple Lime, Silver Birch and Horse Chestnut (as indicated on plan) crown lift all trees to 3 metres removing secondary and tertiary branches only.	Land adjacent to The Severals, Newmarket, Suffolk	Approved	No objection
DC/24/1406/TCA	Trees in a conservation area- one Magnolia (T1 on plan) reduce by 6 metres to previous points; one Horse Chestnut (on Tag 325 on plan) pollard by 7 metres; three Cherry trees, one Sorbus and one Mountain Ash (Tags 346,321,320,342 and 326 on plan) fell	Murray Lodge, Queensberry Road, Newmarket, Suffolk	Approved	Objected
DC/24/1186/P3CM A	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	Approved	Objected
DC/24/1029/ADV	Application for advertisement consent- three internally illuminated fascia signs (Amended Plans received 3/9/24)	Newmarket Harley Davidson, Oaks Drive, Newmarket, Suffolk	Approved	No objection
DC/24/0917/FUL	Planning application- a. construction of horse walk 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 horsewalker.	198 Queensbury Lodge, High Street, Newmarket, Suffolk	Approved	No objection

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	Approved	No objection	
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The Standard wording to object to trees being felled will be changed to begin with “the Committee strongly object to this application “

D/24/11/30 Delegation Panel Decisions

DC/23/1182/FUL – 128 High Street Newmarket – it was noted that following receipt of a Noise Impact Assessment and amended plans, WSC recommended approval of the application. This will be considered by the Delegation Panel on 19/11/2024 and is marked as recommended for approval.

D/24/11/31 Licensing

None noted.

D/24/11/32 Enforcement

No further information received. Any new issues will be added accordingly. The list of ongoing and outstanding issues included the following:

Planning

Mill Hill - Air B&B
Bury Road - Windows in Conservation Area
Former McColls - Listed Building
The Silks vacant flats adjacent to Aldi

Highways (traffic/parking, speeding)

Exning Road - Bollards on grass verges - Awaiting permission from SCC.

High Street/Conservation Area

128 High Street - Licencing and planning non-compliance
Market Square - Shopfront breach
New Vape Shop High St - Shopfront breach
Pavement Licences

Additions

Shops with illuminated signs without permission.

D/24/11/33 Fitzroy Street

An update was given from the meeting with WSC Highways and residents on Friday 08/11/2024. A report on the actions that WSC Highways could consider include:

Short Term

Speed surveys on Fitzroy Street’.
Request a demarked pedestrian foot-way on the entrance to the Grosvenor Yard from Fitzroy Street.
Request additional warning signs for ‘Pedestrians in road’.
Consider a 20mph limit.
Enhanced road markings.

Long Term

Investigate making the entrance/exit a one-way system.

Enquire why this was not implemented as part of the planning conditions for the Grosvenor Road flats.

Consider a pedestrian crossing on Fitzroy Street.

Enquiries will be made regarding the cost of a speed survey in this area.

D/24/11/34 Correspondence

WSC update on Queensbury Lodge that decision notices have been given for the restoration and development work to commence.

D/24/11/35 Date of Next Meeting

Monday 2nd December 2024 at the Memorial Hall.

Meeting closed at 7:15pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/11/25.01 Resolved</u>	The Committee supported the application and the responsible tree management.
<u>D/24/11/25.02 Resolved</u>	The Committee supported the application and the responsible tree management.
<u>D/24/11/26.01 Resolved</u>	The Committee voiced no objection subject to all of the conditions being met and signed off regarding the odour and noise controls as set out in the Private Sector Housing and Environmental Health report.

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Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 11 th & 18 th November				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DCON(H)/13/0408/OUT</u> Application to discharge conditions 17 (construction method statement) and condition 22 (construction waste) OF dc/13/0408/out Hatchfield Farm, Fordham Road, Newmarket, Suffolk, CB8 7XL	Tree Preservation Order	Charlotte Waugh	Mrs Sarah Cornwell	Thurs 5 th Dec
<u>DC/24/1524/FUL</u> Planning application- internal alterations to existing three flats to create an additional flat 5A, 5B, 5C, and Flat 1 Wellington Street, Newmarket, Suffolk, CB8 0HT	Conservation Area	Ed Fosker	Mr Jon Sidney	Mon 2 nd Dec
<u>DC/24/1525/LB</u> Application for listed building consent- internal alterations to existing three flats to create an additional flat 5A, 5B, 5C and Flat 1 Wellington Street, Newmarket, Suffolk, CB8 0HT	Conservation Area	Ed Fosker	Mr Jon Sidney	Mon 9 th Dec
<u>DC/24/1467/HH</u> Householder planning application- render to all elevations 28 Rowley Drive, Newmarket, Suffolk, CB8 0NH		Connor Vince	Mrs Amy Hall	Mon 9 th Dec

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 15th November 2024

Reference: 24/01099/FUL

Officer: Olivia Roberts

Location: 116 Low Road Burwell Cambridge CB25 0EJ

Date application valid: 31st October 2024

Parish: Burwell

Proposal: Outdoor riding arena

Applicant:

Mr S Thomas
116 Low Road
Burwell
Cambridge
CB25 0EJ

Agent:

Acorus Rural Property Services
FAO Louise Gregory
Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

Grid Reference: 558469 266730

Reference: 24/01157/FUL

Officer: Cassy Paterson

Location: Land South East Of 120 Centre Drive Newmarket Suffolk

Date application valid: 4th November 2024

Parish: Cheveley

Proposal: Demolition of outbuilding and erection of 1no. self-build dwelling

Applicant:

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

Agent:

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

Grid Reference: 566261 262286

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 22nd November 2024

Reference: 24/01200/DISA	Date application valid: 15th November 2024
Officer: Harmeet Minhas	Parish: Littleport
Location: Unit 12 Oak Lane Business Park 17 Oak Lane Littleport Cambridgeshire	

Proposal: To discharge Condition 4 (travel pack) 5 (cycle parking) 6 (flood evacuation plan) allowed at APP/V0510/C/22/3294896 dated 5 September 2023

Applicant:

Oak Lane Business Park Limited
C/O Agent
FAO Mr Richard Taylor
17 Oak Lane
Littleport
Ely
Cambs
CB6 1RS

Agent:

GSC Solicitors LLP
FAO Mr Philip Kratz
31-32 Ely Place
London
EC1N 6TD

Grid Reference: 555101 286157

Reference: 24/00749/FUL	Date application valid: 13th November 2024
Officer: Jasmine Moffat	Parish: Soham
Location: 6 Snowberry Way Soham Ely Cambridgeshire CB7 5YZ	

Proposal: Single storey extension to side

Applicant:

Mr & Mrs G Martin
C/o Agent

Agent:

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

Grid Reference: 559187 274251

Reference: 24/01121/FUL	Date application valid: 15th November 2024
Officer: Rachael Forbes	Parish: Woodditton
Location: 1 Whitecroft Drive Cheveley Road Saxon Street Suffolk CB8 9FY	

Proposal: Construction of a detached house

Applicant:

Mr R Shipp
C/o Agent

Agent:

Mr B Hewkin
2 Chapel Lane
Tuddenham
Bury St Edmunds
Suffolk
IP28 6SP

Grid Reference: 568116 259285

Decision List

Weeks commencing 11th & 18 th April	NTC Comments
DCON(A)/23/1989 Application to discharge condition 3 (main building later approval of details) of application DC/23/1989 LB 43 High Street, Newmarket, Suffolk, CB8 8NA Decided- Approve application	
DC/24/0983/HH Householder planning application- two storey extension 18A Lisburn Road, Newmarket, Suffolk, CB8 8HS Decided- Refuse application	The Committee objected and their previous objection will be re-submitted, this being: 'The Committee strongly objected on the grounds of overdevelopment, effect on residential amenity, design and appearance, layout and density, unclear plans, lack of car parking, numerous objections made to Cllrs over a prolonged period of time, potential fire risk and lack of refuse plans'. It was noted that the impact on residents for this property has been significant. allowing this to happen sets a bad precedent for future similar situations. 
DC/24/1458/FUL Planning application- a.external alterations to building including external doors and windows b. amended location of proposed parking space The Old Courts, 147 All Saints Road, Newmarket, Suffolk. Decided- Approve application	The Committee objected to the impractical structure of the parking proposal. Access to parking spaces C is unrealistic and will likely result in on-street parking. 

Decision List

DC/24/1431/FUL Planning application- conversion of existing hayloft for staff accommodation Somerville Lodge, Fordham Road, Newmarket, Suffolk, CB8 7AA Decided- Approve application	
DCON(A)/21/1580 Application to discharge condition 8 (construction management strategy), 9 (remediation strategy), and 11 (surface water disposal) of DC/21/1580/FUL Unit 4 Albion Court, 9 Studlands Park Avenue, Newmarket, Suffolk, CB8 7XA Decided- Approve application	
DC/24/1388/HH Householder planning application- conversion of garage to habitable space and first floor side extension 11 Drinkwater Close, Newmarket, Suffolk, CB8 0QN Decided- Approve application	The Committee voiced no objections. 
DC/24/0965/TPO TPO 04 (2012) tree preservation order- one Conifer (T1 on plan T25 on TPO order)- Cut back branches to south to bring in line with existing hedge 5 Mill Reef, Newmarket, Suffolk, CB8 7FB Decided- Approve application	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval. 

To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

21 November 2024

Dear all

Delegation Panel - Tuesday 19 November 2024

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

Delegation Panel list

Date: Tuesday 19 November 2024
Time: 1.00pm
Location: Via MS Teams
Attended by: Councillors Andrew Smith, Jon London and Phil Wittam
Officers: Sarah Drane, Tamara Benford-Brown, Greg McGarr, Debbie Cooper and Savannah Cobbold

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.

1.	Application number	DC/23/1182/FUL
	Proposal:	Planning application - a. Installation of compressor units to rear external wall
	Location:	128 High Street, Newmarket, Suffolk, CB8 8JP
	Case officer:	Tamara Benford-Brown
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated
5.	Application number	DC/24/1458/FUL
	Proposal:	Planning application - a. external alterations to building including external doors and windows b. amended location of proposed parking space
	Location:	The Old Courts, 147 All Saints Road, Newmarket, Suffolk
	Case officer:	Savannah Cobbold
	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

**Application to vary a club premises certificate to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS BEFORE COMPLETING APPLICATION

Before completing this form please read the guidance notes at the end of the form.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

NSDA Sports Club

(Insert name of club)

club applies for a club premises certificate under section 84 of the Licensing Act 2003 for the premises named in Part 1 below

Club premises certificate number CP013

Part 1 – Club premises details

Name of club NSDA Sports Club			
Postal address of premises, if any, or if none ordnance survey map reference or description Sports Pavilion, Elizabeth Avenue, Ordnance Survey Map Reference: E,N			
Post town	Newmarket	Postcode	CB8 0DJ
Telephone number (if any)			
E-mail address (optional)			

Name of person performing duties of a secretary to the club

Do you want the proposed variation to have effect as soon as possible? ☒ Yes

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
(Please see guidance note 1) ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

Details of proposed variation(s) (Please see Guidance Note 4)

Newmarket Rugby Union Football Club, an affiliated member of the NSDA Sports Club, have recently added a ladies playing section. In order to avoid clashes with the male teams, their matches will be played on a Sunday Afternoon. Currently, our Club Premises Certificate requires a break Sunday trading between the hours of 2pm and 4pm, in accordance with the superseded licencing act of 1964. This is a restriction in the supply of alcohol to club members and their guests, resulting in a sub-standard offering to the female section. For this reason, we would request the following amendments:

Current:

Sunday, Good Friday, Christmas Day: 12:00 > 14:00, then 16:00 to 22:30

New:

Sunday, 11:00 > 19:30

Good Friday, Christmas Day: 12:00 > 19:30

This applies to supply of alcohol on behalf of the club, for consumption on the premises, and the sale by retail alcohol to a guest of a member of the club, for consumption on the premises.

All other times for Monday to Friday, and Saturday, to remain as per the existing Club Premises Certificate. For the avoidance of doubt, these are:

Monday > Friday 18:00 > 23:00

Saturday 12:00 > 23:00

These remain unchanged, and apply to both the supply of alcohol on behalf of the club, for consumption on the premises, and the sale by retail alcohol to a guest of a member of the club, for consumption on the premises.

In summary, the overall licenced activities, for the supply and sale of alcohol are as follows:

Monday > Friday 18:00 > 23:00

Saturday 12:00 > 23:00

Sunday 11:00 > 19:30

Good Friday 12:00 > 19:30

Christmas Day 12:00 > 19:30

If the club's proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number

N/A

PUBLIC NOTICE
Application
Club Premises Certificate – variation (full)

Name of Applicant: NSDA Sports Club		Name of Premises: NSDA Sports Club	
Postal Address of Premises (or description of premises): NSDA Sports Club Sports Pavilion Elizabeth Avenue Newmarket CB8 0DJ		This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Proposed Licensable Activities: to Include On/Off Sales of Alcohol			
Activity	Day/s	Times	
Alcohol Sales ON Premises	Sundays	11:00-19:30	
	Good Friday	12:00-19:30	
	Christmas Day	12:00-19:30	

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

End Date: 19/12/2024

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.