

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 18th November 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 4th 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 28/10/24, 04/11/24
- 8. Planning applications** – Amended and Deferred Plans
- 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 28/10/24, 04/11/24
- 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 following a site visit on 8/11/24
- 16. Correspondence**
- 17. Date of next meeting – 2nd December 2024**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 12th 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 4th November 2024 at 6.15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond
Councillor P Hulbert

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 and 2 Members of the Public.

	Minute	Action by
D/24/11/1	<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/24/11/2	<u>Apologies</u> Apologies were received from Cllr Berry, Hood, Jarvis and Jones.	
D/24/11/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/24/11/4	<u>To Confirm the Minutes of the Meeting Held on 21st October 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 21st October 2024 and the following was agreed: <u>D/24/11/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st October 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising. Page 2 - D/24/10/23.01 – Fitzroy Street - M Fox will be meeting with residents of Fitzroy Street on Friday 08/11/2024. Page 3 – D/24/10/32 – Enforcement - action for Cllrs to add new issues to the list. Page 4 – D/24/10/34 – Fly Tipping – Town Clerk has contacted WSC regarding signage for Green Road. Page 3 - Tesco – Town Clerk confirmed that the sale of late refreshments would not	

include alcohol and alcohol would be on sale from 6:00am – 11:00pm. The following was agreed:

D/24/11/4.02 Resolved

That the hours for the sale of alcohol be in line with the other retailers selling alcohol.

D/24/11/5 Public Open Session

A resident of Norfolk Avenue reported on the lack of tree management by WSC on the trees that line a much-used passageway and that a property had already been damaged by a falling branch. WSC have not done any tree maintenance since 2015 and the residents had commissioned a local tree surgeon to submit 2 applications to carry out maintenance work which were refused because the trees belong to WSC.

Town Clerk will contact WSC and request that tree maintenance be carried out on the trees that they own.

2 members of the public left the meeting and Cllr Nobbs joined the meeting.

D/24/11/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Conservation Area Policy and Policy 30 - Shop Fronts

D/24/11/7 Planning Applications

Week Commencing 14/10/2024 & 21/10/2024.

D/24/11/7/1 DC/24/1518/FUL - Planning application- a. outbuilding with dust extraction system - International House Willie Snaith Road, Newmarket, Suffolk.

D/24/11/7.01 Resolved

That application DC/24/1518/FUL be deferred to seek clarification on the intended use and any possible issues regarding pollution and noise levels.

Cllr Winter joined the meeting as an observer.

D/24/11/7/2 DC/24/1576/TCA - Tress in a conservation area notification- one Horse Chestnut and one Yew (T1,T2 on plan) fell - 16 The Severals, Newmarket, Suffolk.

D/24/11/7.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application due to the lack of information regarding the trees to be felled; with no evidence regarding the dead tree being provided and no consideration of pollarding the tree to reduce shade cover. The Committee 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/24/11/7/3 DC/23/0864/FUL - Application to discharge condition 28 (materials) from application DC/23/0864/FUL - Land at former St Felix School, Fordham Road, Newmarket,

D/24/11/7.03 Resolved

The Committee voiced no objection and supported the introduction of appropriate local character materials to be used, particularly the use of flint.

D/24/11/7/4 DC/24/1558/TCA - Trees in a conservation area notification- one Acacia (T1 on plan) crown lift to 4.5 metres above ground level and reduce crown by up to two metres. 1 Balaton Place, Snailwell Road, Newmarket, Suffolk.

D/24/11/7.04 Resolved

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

Cllr Nobbs declared an "other interest" in the following two applications and left the meeting.

D/24/11/7/5 DC/24/1503/ADV - Application for advertisement consent- one non-illuminated fascia sign - 34 Old Station Road, Newmarket, Suffolk.

D/24/11/7.05 Resolved

The Committee voiced no objection. There was a suggestion that the Apartment sign may require an 's' as it is understood that it should be plural.

D/24/11/7/6 DC/24/1518/FUL - Planning application - Change of use from motor garage (Class E) to development of five apartments (Class C3) and one commercial unit at ground floor (Class E) - 8 Park Lane, Newmarket, Suffolk.

D/24/11/7.06 Resolved

The Committee placed a holding objection to arrange a site visit.

Cllr Nobbs returned to the meeting and Cllr Drummond left the meeting.

D/24/11/8 Amended and Deferred Plans

D/24/11/8/1 DC/24/0945/FUL – 107 High Street – re-consultation.

D/24/11/8.01 Resolved

The Committee continued to object until the Environmental Health Officer is satisfied with the noise and odour issues.

D/24/11/8/2 DC/24/0720/OUT – Hatchfield Farm, Fordham Road – re-consultation

D/24/11/8.02 Resolved

The Committee objected regarding the following matters:

- 1) there were grave reservations regarding the proposal for drainage and the potential to exacerbate current flood-risk on the A14.**
- 2) the construction of mezzanine floors suggests that these will be bulky units with heavier industrial use rather than light/ starter/ science park units that NTC desires and the applicants originally indicated.**
- 3) clarification is requested on the welfare of the badgers.**

D/24/11/9 Planning Appeals

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

D/24/11/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

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

West Suffolk Planning Determinations received during week commencing 14/10/2024 & 21/10/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1245/HH	Householder planning application- two storey side extension	Surrey Cottage, Rayes Lane, Newmarket, Suffolk	Approved	No objection
DC/24/1387/TCA	Trees in a conservation area notification- one Sycamore (T1 on plan) fell	Stanley House, Bury Road, Newmarket, Suffolk	Approved	Objected
DC/24/1368/TCA	Trees in a conservation area notification- one Lime (T1 on plan) Re-pollard by two metres back to previous pollard points	8 Falmouth Gardens, Newmarket, Suffolk	Approved	No objection
DC/24/1342/CLP	Application for lawful development certificate for proposed use or development- use of converted outbuilding for sleeping accommodation incidental to the enjoyment of the existing residential dwelling	72 Exeter Road, Newmarket, Suffolk	Approved	No objection

D/24/11/12 Delegation Panel Decisions

None noted.

D/24/11/13 Licensing

Starbucks – Pavement Licence Application – 61 High Street, Newmarket, Suffolk.

D/24/11/13.01 Resolved

The Committee voiced no objection.

D/24/11/14 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

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

D/24/11/15 Fitzroy Street

An update was given and a meeting with WSC Highways has been arranged with residents for Friday 08/11/2024.

D/24/11/16 Speed Limit

The SCC 20mph Speed Limit Policy Criteria was discussed and noted. It was noted that Cambridgeshire County Council are considering 20mph areas in Burwell and had already introduced them in Ely and many other areas. Fitzroy Street could be a candidate for a test case for the SCC 20mph speed limit criteria.

D/24/11/17 Correspondence

None noted.

D/24/11/18 Date of Next Meeting

Monday 18th November 2024 at the Memorial Hall.

Meeting closed at 7:20pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/11/4.02 Resolved</u>	That the hours for the sale of alcohol be in line with the other retailers selling alcohol.
<u>D/24/11/7.01 Resolved</u>	That application DC/24/1518/FUL be deferred to seek clarification on the intended use and any possible issues regarding pollution and noise levels.
<u>D/24/11/7.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application due to the lack of information regarding the trees to be felled; with no evidence regarding the dead tree being provided and no consideration of pollarding the tree to reduce shade cover. The Committee 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/24/11/7.03 Resolved</u>	The Committee voiced no objection and supported the introduction of appropriate local character materials to be used, particularly the use of flint.
<u>D/24/11/7.04 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/11/7.05 Resolved</u>	The Committee voiced no objection. There was a suggestion that the Apartment sign may require an 's' as it is understood that it should be plural.

<u>D/24/11/7.06 Resolved</u>	The Committee placed a holding objection to arrange a site visit.
<u>D/24/11/8.01 Resolved</u>	The Committee continued to object until the Environmental Health Officer is satisfied with the noise and odour issues.
<u>D/24/11/8.02 Resolved</u>	The Committee objected regarding the following matters: 1) on there were grave reservations regarding the proposal for drainage and the potential to exacerbate current flood-risk on the A14. 2) the construction of mezzanine floors suggests that these will be bulky units with heavier industrial use rather than light/ starter/science park units that NTC desires and the applicants originally indicated. 3) clarification is requested on the welfare of the badgers.
<u>D/24/11/13.01 Resolved</u>	The Committee voiced no objection.

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 28 th October & 4 th November				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/1606/TCA</u> 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, CB8 7BT	Conservation area	Daniel Gospel	Jane George	Fri 29 th Nov
<u>DC/24/1599/TCA</u> Trees in a conservation area notification- one London plane (T1 on plan) overall crown reduction of 5 metres Terrace House Queensberry Road, Newmarket, Suffolk, CB8 9BT	Conservation area	Daniel Gospel	Mr M Avison	Mon 25 th Nov

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Parish Re-Consultation

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

Please ask for: Gregory McGarr

Direct Line: 01284 757314

Application No. DC/24/0945/FUL

Consultation Period

Expires: 27 November 2024

13 November 2024

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL

PROPOSAL Planning application - change of use from betting shop and office (sui generis) to restaurant (class E commercial, business and service)

LOCATION 107 High Street, Newmarket, Suffolk, CB8 8JH

APPLICANT Mr Gokul Swami

AGENT Mr Leigh Graves

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

Consultation response received from Private Sector Housing and Environmental Health

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=SG3UPUPDKBA00>

Would you please let me know in writing by 27 November 2024 if you have any observations to make regarding this proposal. Please email your response to planning.technical@westsuffolk.gov.uk. Any response should include the application number, the name of the Case Officer and the site location address. All responses will be posted on our website and made available for viewing by the general public. If I do not hear from you it will be assumed that you do not wish to make any representations.

Consultee Comments for Planning Application

DC/24/0945/FUL

Application Summary

Application Number: DC/24/0945/FUL

Address: 107 High Street Newmarket Suffolk CB8 8JH

Proposal: Planning application - change of use from betting shop and office (sui generis) to restaurant (class E commercial, business and service)

Case Officer: Gregory McGarr

Consultee Details

Name: Julie Roberts

Address: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Private Sector Housing And Environmental Health

Comments

Private Sector Housing and Environmental Health do not wish to object to the application. The application site is surrounded by residential properties which could be affected by the development, as such I recommend the conditions below.

1. Before the premises hereby approved is open to the public the kitchen ventilation and extraction system shall be installed in accordance with the Kitchen Odour Assessment Ref Report Ref: P7842-R2-V2 and Noise Impact Assessment Ref Report Ref: P7842-R1-V1 Prepared by NoiseAir Limited. The installation shall include suitable noise and odour mitigation measures as detailed in those reports including the provision of Odour Controls as described in Section 4.2 of the Odour Assessment report and Noise Controls as specified in section 5.2 of the Noise Impact Assessment. Thereafter the system shall be retained and maintained in complete accordance with the approved details unless the written consent of the Local Planning Authority is obtained for any variation.

Reason: to protect the amenity of occupiers of properties in the vicinity.

2. The level of noise emitted from the site shall be lower than the existing background noise level (determined to be 43dB) by at least 2 dB at any time. The noise levels shall be determined at the nearest noise-sensitive premises. The measurements and assessment shall be made according to BS 4142:2014+A1:2019.

The completion of the works shall be verified on site by a specialist noise consultant and the Local

Planning Authority shall be notified in writing of the completion and verification of the works.

Reason: to protect the amenity of occupiers of properties in the vicinity

3. The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior consent of the Local Planning Authority.

Reason: to protect the amenity of occupiers of properties in the vicinity

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 1st November 2024

Reference: 24/01090/FUL

Officer: Lisa Moden

Location: 14 Fountain Lane Soham Ely Cambridgeshire CB7 5ED

Date application valid:

24th October 2024

Parish:

Soham

Proposal: Single and two storey additions with associated internal alterations

Applicant:

Zinnia Parr

C/o Agent

Agent:

Andrew Fleet MCIAT

6 Regent Place

Soham

Ely

Cambridgeshire

CB7 5RL

Grid Reference: 559195 273270

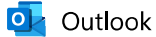
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Decision List

Weeks commencing 28 th October & 4 th November	NTC Comments
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, CB8 7YN 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/24/1406/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, CB8 9AU Decided- No objections	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application 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 are felled outside of the nesting season and the Committee requests that suitable replacements be planted. 
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 Decided- Prior approval required and granted	The Committee objected to the lack of parking provision and the standard wording for parking issues will be submitted. To seek clarification of the additional window on the side elevation and the materials to be used in a Conservation Area. 

Decision List

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, CB8 7SX Decided- Approve application	The Committee voiced 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, CB8 9AP Decided- Approve application	The Committee supported the renovation of the historical stables which will greatly improve the landscape in the area. 
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, CB8 9AP	The Committee supported the renovation of the historical stables which will greatly improve the landscape in the area. 



Fw: Change of Recommendation | DC/23/1182/FUL - 128 High Street, Newmarket DELEGATION PANEL

From Townclerk <Townclerk@newmarket.gov.uk>
Date Wed 2024-11-13 08:46
To Townclerk <Townclerk@newmarket.gov.uk>

Good afternoon Tamara,

Of course I'm pleased that progress has been made over the reinstallation of the compressor units at the rear of 128 High Street.

As a Town Councillor I must reiterate the concerns of Newmarket Town Council in their request that '**a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect.**'

It has been our experience that the owners of 128 premises have been slow to comply with changes at the expense of their immediate neighbours.

As a ward member, in addition to that above I would request the following:

- That a timescale be placed upon the reinstallation
- That compliance is ensured in the given timescale
- That the planning department is proactive in ensuring this
- That Newmarket Town Council is apprised of all actions and determinations

Thanks for your advice,
Kevin

Councillor Kevin Yarrow
Councillor for Newmarket West
West Suffolk Council
Direct Dial: [+44 7725 576271](tel:+447725576271)
Email: kevin.yarrow@westsuffolk.gov.uk
From: Benford-Brown, Tamara <Tamara.Benford-Brown@westsuffolk.gov.uk>

Sent: 11 November 2024 09:14

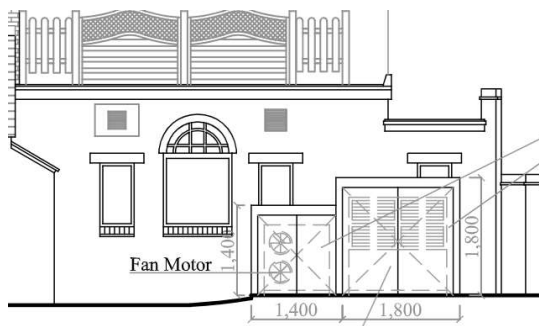
To: Lynch, Charlie <Charlie.Lynch@westsuffolk.gov.uk>; Yarrow, Kevin <kevin.yarrow@westsuffolk.gov.uk>
Subject: Change of Recommendation | DC/23/1182/FUL - 128 High Street, Newmarket

Planning application - a. Installation of compressor units to rear external wall

Good Morning Cllr Lynch and Cllr Yarrow,

I am emailing today to seek a change in recommendation for the above application at 128 High Street in Newmarket.

The application is currently recommended for '**refusal**' however following receipt of a Noise Impact Assessment (NIA) and amended plans (illustrating the units to be repositioned to floor level and enclosure installed), Officers have reassessed the proposal and are now in a position to recommend '**approval**'.



Build-in Compressor
Model: ZB38-KCE-TFD
See attached specifications and details.

ACOUSTIC ENCLOSURE AROUND THE COMPRESSOR UNITS

The enclosure is to provide a minimum weighted sound reduction index of 26dB Rw whilst ensuring adequate airflow to the units is maintained.

Mitigation using an enclosure providing a 26dB reduction is calculated to achieve a 'Low Impact' in accordance with BS4142 criteria and achieve local requirements.

Please refer to the Noise Impact Assessment prepared by Peak Acoustics.

*Acoustic Enclosure sound level (26dB) around the compressor units to be provided.

Private Sector Housing and Environmental Health (PSH & EH) have assessed the NIA and consider it to be robust and accurate. With the mitigation recommended within the NIA, largely due to the addition of the acoustic enclosure, PSH & EH are satisfied that impact by noise can be alleviated. I have attached the response within this email which also include recommended conditions. With the units re-located to floor level, this is not considered to adversely impact the Conservation Area so therefore no objections are raised from a Conservation perspective also.

Following recent confirmation, Newmarket Town Council whilst supporting the re-location of the units, have maintained their objection to the proposal which is now contrary to the Officer recommendation of approval – see below.

“The Committee supported the measures proposed to be put in place, but requested a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect, which is to mitigate those noise levels for adjacent residents. Until such a time, the Committee maintained its objection”.

Furthermore, in order for the application to continue, it will need to be presented at the next available Delegation Panel which is due to take place on **19 November (next Tuesday)**. As Ward Member, you will have an opportunity to share your thoughts or any comments on the application within the meeting should you wish. I am also happy to relay any further comments if you are not able to attend.

I have included a link with details of the application, including full comments, correspondence and plans which can be found here for your information: [DC/23/1182/FUL | Planning application - a. Installation of compressor units to rear external wall | 128 High Street Newmarket Suffolk CB8 8JP](#)

If you have any questions or queries then do let me know and I will be happy to discuss further.

Kind Regards,

Tamara



Outlook

Fw: Fitzroy Street / Grosvenor Yard

From Townclerk <Townclerk@newmarket.gov.uk>

Date Mon 2024-11-11 18:55

To Townclerk <Townclerk@newmarket.gov.uk>

 2 attachments (12 MB)

Bull Lane pedestrian walk-way.PNG; Windmill Hill pinch point markings.PNG;

From: Matthew Fox <Matthew.Fox@suffolkhighways.org>

Sent: Monday, November 11, 2024 14:25

To: Townclerk <Townclerk@newmarket.gov.uk>; Councillor Harvey <CouncillorHarvey@newmarket.gov.uk>

Subject: RE: Fitzroy

Good afternoon Cathy.

There were a few different actions resulting from the meeting last week – all of them with me in the first instance to do the necessary enquiries/legwork etc. Some will be a fairly short turn-round, others will unfortunately take longer:

Short(er) term:

- Speed survey(s) on Fitzroy Street. I appreciate there are concerns over the data from this being skewed by traffic slowing to enter Grosvenor Yard, but as we have discussed with other locations, we do need the data from these surveys – as any major changes here would be based on this. Plus the black and white data can be useful in requesting additional visits from Suffolk Police. In many locations, this data shows that the speeding concerns are more perceived than actual (conversely, some show the speeding to be far worse than expected) – so it is very difficult to make any decisions without this information.
- Request a demarked pedestrian foot-way on the narrow section of Grosvenor Yard as entering from Fitzroy Street: Although this section of carriageway is too narrow to consider a fully constructed footway, a marked out route (such as the one in the attached picture in Bull Lane, Long Melford) would increase the safety of pedestrians (and highlight the presence of pedestrians to drivers etc). This would not be beholden to the results of any speed survey.
- Request additional warning signs: I have suggested 'Pedestrians in road' or 'no footway ahead' to warn traffic on Fitzroy Street of the pedestrian hazard of the lack of proper footway on Grosvenor Yard. This would also encourage drivers to enter/exit Grosvenor Yard at a slower speed. Again, this is not dependent on any speed survey results.
- Consider a 20mph limit for Fitzroy Street. This was a suggestion met with mixed enthusiasm during the site meeting – but it has been proven in other areas that a 20mph limit is effective at

combatting 'careless' drivers – although I will concede it has limited effect over those that are speeding excessively.

This *is* dependent on meeting the criteria for this – and is based largely on any speed survey results.

- Enhanced road markings: I would suggest some 'SLOW' markings on the Rowley Drive end of Fitzroy Street (where the road bends sharply around St Mary's church yard and the Lowther Street junction. In addition to this, some selective 'pinch point' markings along Fitzroy Street (picture attached of similar markings on Windmill Hill in Exning). These edge markings give the impression to drivers that the road has narrowed slightly, encouraging them to slow (without physically narrowing the road).

These are not dependent on speed survey results.

- Physical traffic calming such as speed humps/tables, or chicanes are highly unlikely to be supported in this location – and as mentioned during the meeting, whilst these are effective at combatting vehicle speed, they are extremely unpopular with residents due to the noise these cause (and given the amount of driveways and properties adjoining Fitzroy Street, it is unlikely that space could be found for these. In some locations, physical traffic calming has exacerbated safety issues, rather than solving them – although this is an extreme example. These may be considered if the speeding data shows exceptional levels of speeding here – and if other steps prove to be unsuccessful (although new physical traffic calming is always viewed as something of a last resort).

Long(er) Term:

- - Investigate the possibility of making the entrance/exit from Grosvenor Yard to the High Street one-way only. I'm not sure which direction would give the highest benefit to Fitzroy Street and limit the 'rat-running' traffic passing through Grosvenor Yard. I would tentatively suggest that having Grosvenor Yard exiting onto the High Street would probably be best (as making this a 'no entry' from the High Street would prevent traffic travelling towards the clock tower entering Grosvenor Yard and through Fitzroy Street when the High Street is backed up).
- - I will also enquire as to why this was not implemented as part of the planning conditions/application when the flats on Grosvenor Yard were developed.
- - Consider a pedestrian crossing on Fitzroy Street to link the pedestrian routes together (Victory Gardens and the pathway to the rear of Lowther Street that leads from Churchill Court/Rowley Drive.

Long Melford



10 Bull Ln



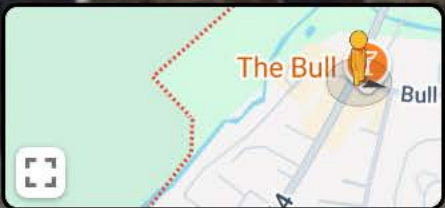
Long Melford, England



Google Street View

Mar 2023

[See more dates](#)



Google



Exning



1 Windmill Hill

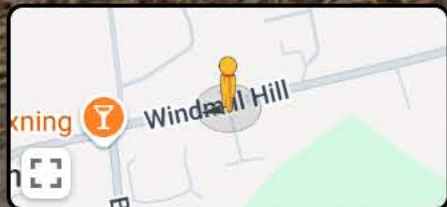
Exning, England



Google Street View

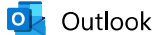
Mar 2023

[See more dates](#)



Google





Fw: Town Council update: Queensbury Lodge

From Townclerk <Townclerk@newmarket.gov.uk>
Date Wed 2024-11-13 09:24
To Townclerk <Townclerk@newmarket.gov.uk>

From: Beaumont, Mark <Mark.Beaumont@westsuffolk.gov.uk>
Sent: Friday, November 8, 2024 13:01
To: Townclerk <Townclerk@newmarket.gov.uk>
Cc: Thorndyke, Jim <Jim.Thorndyke@westsuffolk.gov.uk>; Wijenayaka, Indy <Indy.Wijenayaka@westsuffolk.gov.uk>
Subject: Town Council update: Queensbury Lodge

Good afternoon

We are delighted to inform you that we have this afternoon issued the decision notices that will allow Unex Group's restoration of Queensbury Lodge, cottage and stables in Newmarket, to go ahead.

For far too long, these Grade II listed buildings have stood derelict and neglected, an eyesore at one of the key gateways into Newmarket High Street.

Our ambition has always been for the restoration of the Queensbury Lodge Yard.

It is why we stepped in to carry out works under an Urgent Works Notice in November 2020 to ensure the buildings were weather-tight and safe from collapse, preventing them from further deterioration.

It is why we put a policy into the local plan that recognised that housing development would be needed to support the restoration of these listed buildings. This will also of course bring much needed housing to the local area although the detailed plans for the housing scheme still need to be submitted to the council for approval.

And it's why, following on from the planning inspector's decision in August last year, we have been working with the listed building specialists Unex appointed in November, to give them the appropriate advice and support so that applications for the restoration could come forward.

Today's decision notices give listed building consent as well as approval to a planning application to support the restoration work.

The restoration fits in with the delivery of our strategic priority for sustainable growth.

As well as writing to you, we will also be announcing the news through a press release and a video on social media.

It is our ambition for the positive approach of the last 10 months with Unex to continue. You may recall Adrian Morris, managing director of Unex Group was quoted in the Newmarket Journal (25 April page 3) saying of the restoration works: "I would hope that the works can be agreed shortly with a view to development on site starting in the near future."

It is our hope that we will indeed see them start work on the restoration in the very near future, improving this gateway into Newmarket for the benefit of the residents and businesses in the town.

With best wishes

Cllr Jim Thorndyke
Cabinet Member for Planning
West Suffolk Council

Cllr Indy Wijenayaka
Cabinet Member for Growth
West Suffolk Council