

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 21st October 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 7th October 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 30/9/24, 7/10/24
8. **Planning applications** – Amended and Deferred Plans
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
10. **Planning applications** – East Cambs
11. **Planning decisions and plans withdrawn** – West Suffolk Council-week 30/9/24, 21/10/24
12. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
13. **Licensing** - To discuss any Licensing applications, including pavement licence applications
 - a) **Tesco Express, 84-86 High Street, Newmarket** – application to sell alcohol
 - b) **Waggon & Horses, High Street, Newmarket** – pavement licence
14. **Enforcement** – to discuss any enforcement issues
15. **Fitzroy Street** – to consider concerns regarding heavy traffic usage
16. **On Street Advertising Working Group**
 - a) To consider further membership of the working group
 - b) To receive information regarding recent signage issues
17. **Fly Tipping** – to discuss an area of persistent fly tipping
18. **Draft Budget Proposal 2025/2026** – to consider and approve the budget proposal for Development and Planning Committee for 2025/2026
19. **Speed Limit** – to receive and discuss the Suffolk County Council 20MPH Speed Limit Policy Criteria

20. Correspondence – West Suffolk Council Local Plan additional documentation

21. Date of next meeting – 4th November 2024

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 15th October 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?

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 7th October 2024 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor A Drummond

Councillor P Hulbert
Councillor S Perry

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

Minute	Action by
D/24/10/1 <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/24/10/2 <u>Apologies</u> Apologies were received from Cllrs Berry, Hood, Jarvis, Jones, McHugh and Nobbs.	
D/24/10/3 <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/24/10/4 <u>To Confirm the Minutes of the Meeting Held on 16th September 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16th September 2024 and the following amendment was made: Page 1 – Cllr Drummond had given his apologies for absence. The following was agreed: <u>D/24/10/4.01 Resolved</u> Subject to the amendment being made, that the minutes of the Development & Planning Committee held on 16th September 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/24/10/5 <u>Public Open Session</u> A member of the public spoke to item AP/0008/STAND – Chels 51A Bury Road and pointed out that the Neighbourhood Plans were not considered for this application; it should have been considered under Policy 5 – Provision for New and Growing Businesses. This was noted and the Committee will ensure this changes going forward.	

Cllr Perry joined the meeting.

D/24/10/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

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

D/24/10/7 Planning Applications

Week Commencing 09/09/2024, 16/09/2024 & 23/09/2024.

D/24/10/7/1 DC/24/1387/TCA - Tress in a conservation area notification- one Sycamore (T1 on plan) fell - Stanley House, Bury Road, Newmarket, Suffolk.

D/24/10/7.01 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 for felling the tree (eg: no photo) and wish to refer to the Tree Officer for comment.

D/24/10/7/2 DC/24/1379/TPO - TPO 012 (1956) tree preservation order- one Ash (T1 on plan, within area A3 on order) and one Lime (T2 on plan, within area A3 on order) reduce crown back to boundary fence by up to two metres - 33 Norfolk Avenue, Newmarket, Suffolk.

D/24/10/7.02 Resolved

The Committee objected and requested that WSC liaise with the residents on Norfolk Avenue on how to best manage the maintenance of the trees which belong to WSC in that area.

D/24/10/7/3 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.

D/24/10/7.03 Resolved

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

D/24/10/7/4 DC/24/1342/CLE - Application for lawful development certificate for existing use or development - continued use converted of outbuilding to summer house - 72 Exeter Road, Newmarket, Suffolk.

D/24/10/7.04 Resolved

The Committee voiced no objection but challenged the current use of the summerhouse as there may be a requirement for a change of use application if it is now being used as a commercial operation. The Committee requested that use of the building must be restricted to a summerhouse by the residents as per the application, and not for use by third parties.

D/24/10/7/5 DC/24/0983/HH - Householder planning application- two storey side extension - 18A Lisburn Road, Newmarket, Suffolk.

D/24/10/7.05 Resolved

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.

D/24/10/7/6 DC/24/1400/TPO - TPO 001 (2015) tree preservation order- one Horse chestnut 9T1 on plan, T1 on order) overall crown reduction of two metres and thin the crown by 30 percent; one Horse chestnut (T2 on plan, T2 on order) crown reduction of up to three metres on the south eastern aspect and thin the crown by 30 percent - The Guineas Shopping Centre, The Rookery, Newmarket, Suffolk

D/24/10/7.06 Resolved

The Committee actively encourages responsible tree management and supports this application, subject to the Tree Officer’s approval.

D/24/10/7/7 DC/24/1406/TCA - Trees in a conservation area notification- 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.

D/24/10/7.07 Resolved

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 be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

All Cllrs declared an “other” interest in the following application.

D/24/10/7/8 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 - Land Adjacent to The Severals, Newmarket, Suffolk.

D/24/10/7.08 Resolved

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

D/24/10/7/9 DC/24/1389/TPO - TPO 003 (1990) tree preservation order- one Lime (T1 on plan, within group G3 on order) fell - 36 Leaders Way, Newmarket, Suffolk.

D/24/10/7.09 Resolved

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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted and subject to the agreement of the neighbour at number 34, the owner of the tree.

D/24/10/7/10 DC/24/1388/HH - Householder planning application- conversion of garage to habitable space and first floor side extension - 11 Drinkwater Close, Newmarket, Suffolk

D/24/10/7.10 Resolved

The Committee voiced no objection.

D/24/10/8 Amended and Deferred Plans

D/24/10/8/1 DC/23/1562/FUL - 2 Sun Lane re-consultation. The following was agree:

D/24/10/8.01 Resolved

The Committee voiced no objections.

Hatchfield Farm DC/24/0622/RM – it was noted that this was approved by the WSC Development Control Committee on 02/10/2024.

D/24/10/9 Planning Appeals

D/24/07/25/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/07/25/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal was approved.

D/24/10/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 09/09/2024, 16/09/2024 & 23/09/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1098/TCA	Trees in a conservation area notification- various works as per tree report	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
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 9Hawthorn) hedge to the front of the house, to be removed and replaced with a Griselinia littoralis hedge.	Stoeberry Cottage 32 Bury Road, Newmarket, Suffolk	Approved	Objected
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	Approved	No objection

DC/23/2096/FUL	Planning application- a. conversion of one dwelling into three dwellings b. glazed canopy to front elevations of two dwellings c. rear pitched lean to for two dwellings d. raising of roof height to create second floor habitable rooms for one dwelling	Woodland, The Severals, Newmarket, Suffolk	Approved	No objection	
DC/24/1197/TCA	Trees in a conservation area notification- Row of Conifers (G1 on plan)- reduce height by five metres above ground level.	Flint Cottage Stables, Rayes Lane, Newmarket, Suffolk	Approved	No objection	
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	Withdrawn	No objection	
DC/24/1081/HH	Householder planning application-a. pitched roof to ground floor bay window b. infill of porch opening to form new front door c. infill of window to porch opening to form a new front door c. infill window to porch side elevation d. single storey rear 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	Approved	No objection	
DC/24/0731/TPO	TPO 12 (1956) Tree preservation order-one Elm (circle on plan within A3 on order) fell	Amenity Land to the rear of 9 to 41 Norfolk Avenue, Churchill Avenue, Newmarket, Suffolk	Refused	Objected	
DC/24/0654/LB	Application for listed building consent- a. installation of signage b. re-decoration of doors to front and rear elevations, windows to front elevation, joinery, fanlight and column bases	58-60 High Street, Newmarket, Suffolk	Approved	No objection	
DC/24/0653/ADV	Application for advertisement consent- a. two non-illuminated fascia signs on front elevation b. one externally illuminated hanging sign c. one internally illuminated menu board sign d. one non-illuminated fascia signs on rear elevation	58-60 High Street, Newmarket, Suffolk	Approved	No objection	

D/24/10/12 Delegation Panel Decisions

None noted.

D/24/10/13 Licensing

Heaven – Sex Establishment Licence Renewal – 109 High Street, Newmarket, Suffolk. The application was considered:

A proposal of no objection was rejected by a vote. Cllr Drummond voted against this vote.

The following was agreed:

D/24/10/13.01 Resolved

The Committee maintained their original objection which will be re-submitted.

Yum Thai Kitchen – Application for street trading – Newmarket Bowls Club 22

The Avenue Newmarket – the application was considered, and the following was agreed:

D/24/10/13.02 Resolved

The Committee voiced no objection. subject to no objections from the neighbours.

D/24/10/14 Enforcement

No further information received. 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/24/10/15 Litter

This item was discussed at the last meeting.

D/24/10/16 Correspondence

None noted.

D/24/10/17 Date of Next Meeting

Monday 21st October 2024 at the Memorial Hall.

Meeting closed at 7:13pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/10/7.01 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 for felling the tree (eg: no photo) and wish to refer to the Tree Officer for comment.
<u>D/24/10/7.02 Resolved</u>	The Committee objected and requested that WSC liaise with

	the residents on Norfolk Avenue on how to best manage the maintenance of the trees which belong to WSC in that area.
<u>D/24/10/7.03 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/24/10/7.04 Resolved</u>	The Committee voiced no objection but challenged the current use of the summerhouse as there may be a requirement for a change of use application if it is now being used as a commercial operation. The Committee requested that use of the building must be restricted to a summerhouse by the residents as per the application, and not for use by third parties.
<u>D/24/10/7.05 Resolved</u>	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.
<u>D/24/10/7.06 Resolved</u>	The Committee actively encourages responsible tree management and supports this application, subject to the Tree Officer's approval.
<u>D/24/10/7.07 Resolved</u>	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 be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/24/10/7.08 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/24/10/7.09 Resolved</u>	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 tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted and subject to the agreement of the neighbour at number 34, the owner of the tree.
<u>D/24/10/7.10 Resolved</u>	The Committee voiced no objection.

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Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 30 th September & 7 th October				
Application	Constraints	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/1474/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015- Change of use from class E (commercial, business and service) to class C3 (dwellinghouses) to form two dwellings 1 Rous Road, Newmarket,Suffolk,CB8 8DH	Conservation Area	Gregory McGarr	Mr Andrew Clarke	Tues 29 th Oct
<u>DC/24/1458/FUL</u> 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,		Savannah Cobbold	Lanevo Estates LTD	Wed 30 th Oct
<u>DC/24/1441/HH</u> Householder planning application-a.conversation of existing garage into garden room b. single storey rear garage extension following demolition of existing summer house 10 Duchess Drive, Newmarket, Suffolk, CB8 8AQ		Adam Yancy	Mr John Blake	Wed 23 rd Oct

Item 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/1431/FUL</u> Planning application- Conversion of existing hayloft for staff accommodation Somerville Lodge, Fordham Road, Newmarket, Suffolk, CB8 7AA	Conservation Area	Savannah Cobbold	Mr and Mrs Haggas	Fri 25 th Oct

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

Reference: 24/01034/FUL

Officer: Lisa Moden

Location: 81 The Butts Soham Ely Cambridgeshire CB7 5AW

Date application valid:

1st October 2024

Parish:

Soham

Proposal: Single storey rear extension

Applicant:

Mr & Mrs Barnes

81 The Butts

Soham

Ely

Cambridgeshire

CB7 5AW

Grid Reference: 559736 272228

Agent:

Lynwood Associates Ltd

FAO Mr Dennis Brocklesby

Lynwood House

Murray Park

Newmarket

CB8 9BU

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 11th October 2024

Reference: 24/01011/ERN

Officer: Jasmine Moffat

Location: Pet Doctors 73 The Causeway Burwell Cambridge Cambridgeshire

Date application valid:

30th September 2024

Parish:

Burwell

Proposal: To convert both floors into a single 3 bed dwelling

Applicant:

Mrs Jacqueline Whipp
8 Kings Parade
Soham
Ely
Cambridgeshire
CB75AR

Grid Reference: 558752 266956

Agent:

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

Reference: 24/00679/FUL

Officer: Lisa Moden

Location: 101 Ness Road Burwell Cambridge CB25 0DA

Date application valid:

7th October 2024

Parish:

Burwell

Proposal: Single storey rear extension and new window to side elevation

Applicant:

Mr Raistlin O'Dalby
101 Ness Road
Burwell
Cambridge
CB25 0DA

Agent:

Project Support Services
FAO Mr Trevor Smith
12 Ashley Road
Cheveley
Newmarket
Suffolk
CB8 9DP

Grid Reference: 559352 267522

Decision List

Weeks commencing 30 th September & 7 th October	NTC Comments
DC/24/0622/RM Reservation 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 Hatchfield Farm, Fordham Road, Newmarket, Suffolk, CB8 7XL Decided- approve application	Council maintains an objection to this application. Whilst the Committee was pleased to note that part of the response supplied had referenced the Town Council's specific comments, it does not agree that the housing mix meets the community need; specifically with regard to the lack of bungalow for purchase - for which it believes that there is a local demand. The Committee will defer its comments on the spine road, visibility splays, green space, streetlights and recreation area until future SCC/WSC communication.
DCON(G)/13/0408/OUT Application to discharge condition 1 (design code) of application DC/13/0408/OUT Hatchfield Farm, Fordham Road, Newmarket, Suffolk, CB8 7XL Decided- approve application	
DC/24/1293/TCA Trees in a conservation area notification- one Bay (on plan) fell 6 Oakfield Place, Old Station Road, Newmarket, Suffolk, CB8 8GA 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 a robust reason for felling and a photo of the tree.

Decision List

DC/24/1293/TCA

[Trees in a conservation area notification- two Sycamore \(red on plan\) fell](#)

52A Bury Road, Newmarket, Suffolk, CB8 7BT

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 be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

PUBLIC NOTICE
Application
Premises Licence – New Application

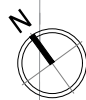
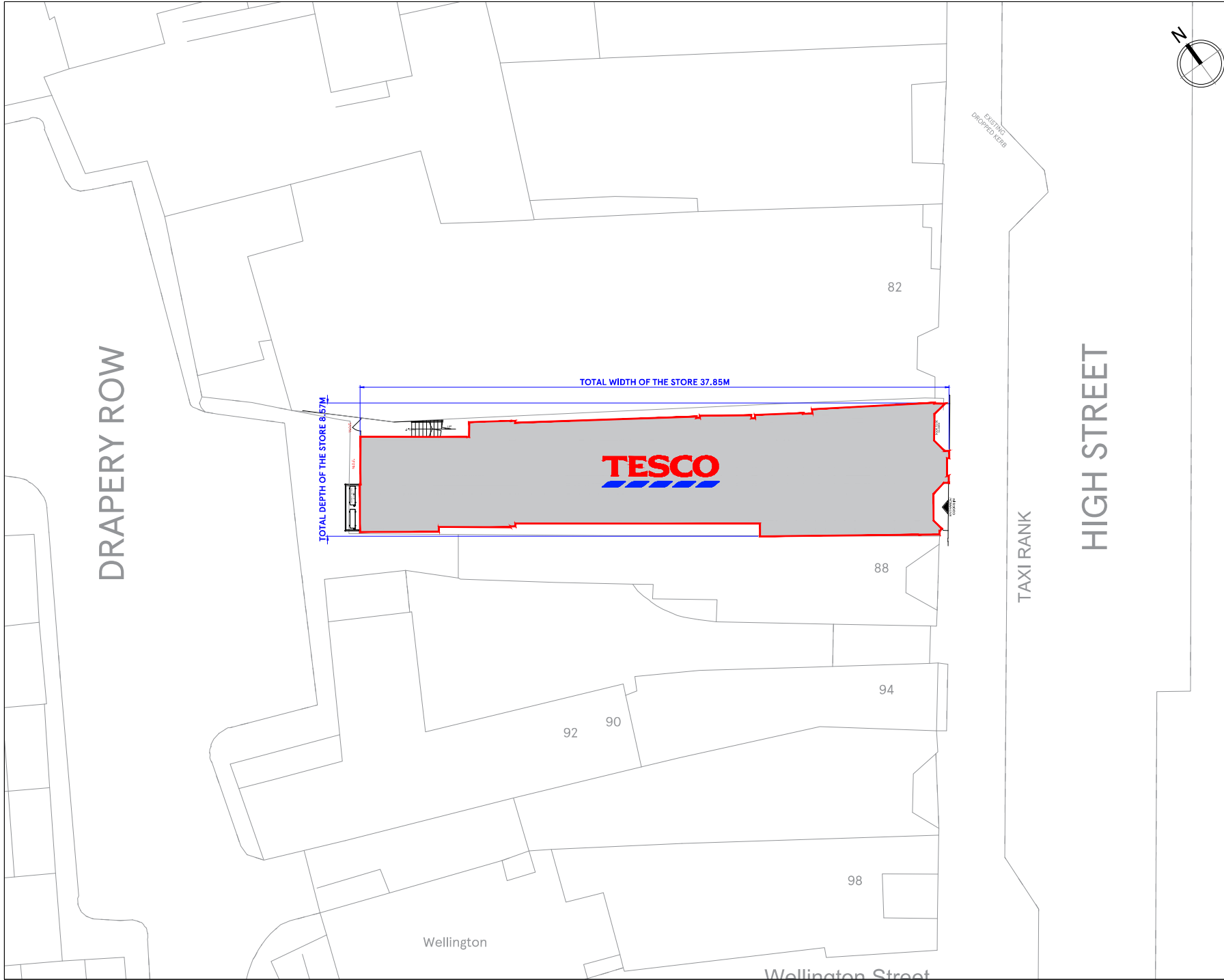
Name of Applicant: Tesco Stores Limited	Name of Premises: Tesco Express	
Postal Address of Premises (or description of premises): 84-86 High Street, Newmarket, Suffolk, CB8 8JX	This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Proposed Licensable Activities:		
Activity	Day/s	Times
Late Refreshment (Indoors)	Monday – Sunday	23:00 – 00:00
Alcohol Sales OFF Premises	Monday – Sunday	06:00 – 00:00

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

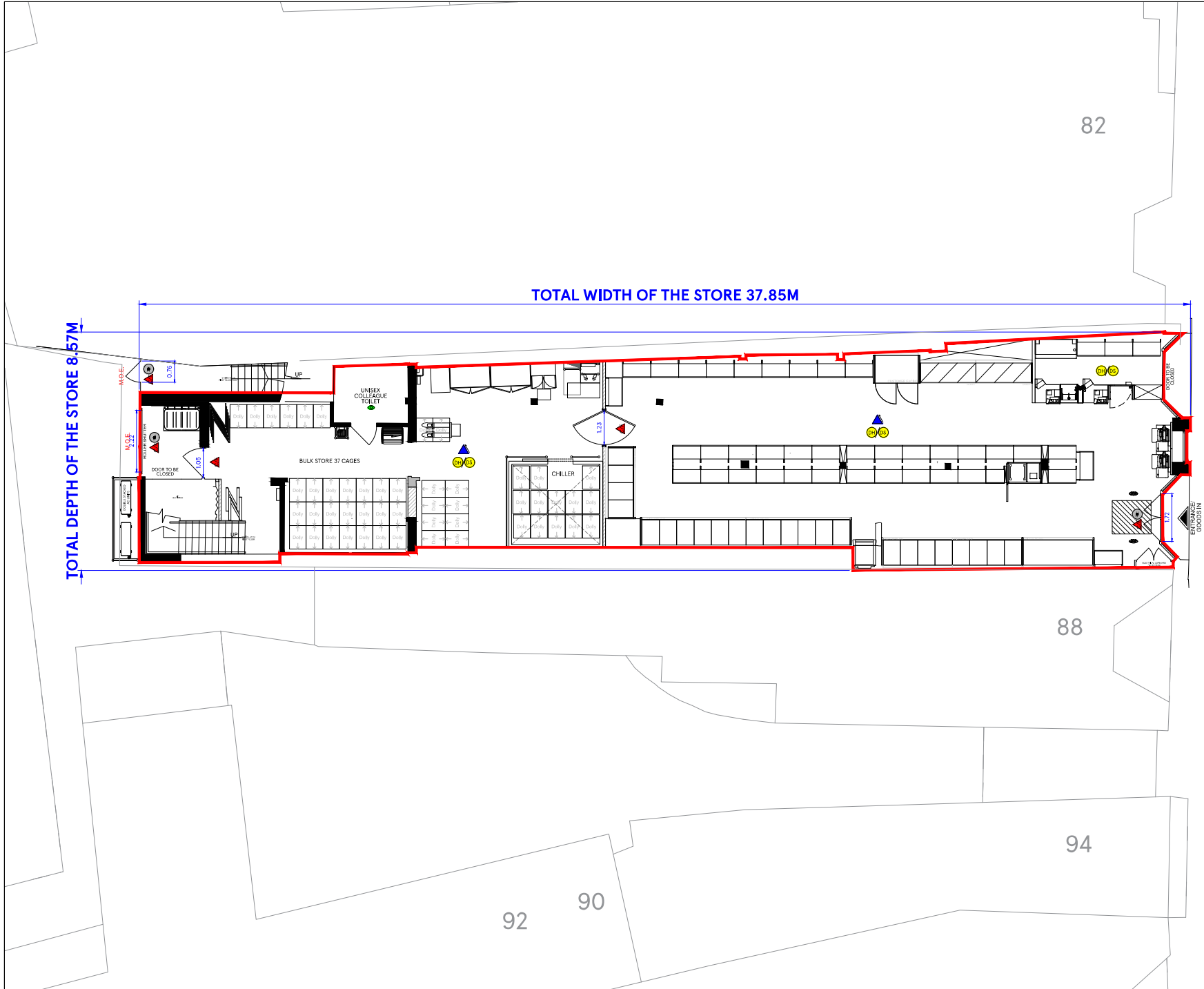
End Date: 8 November 2024

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.

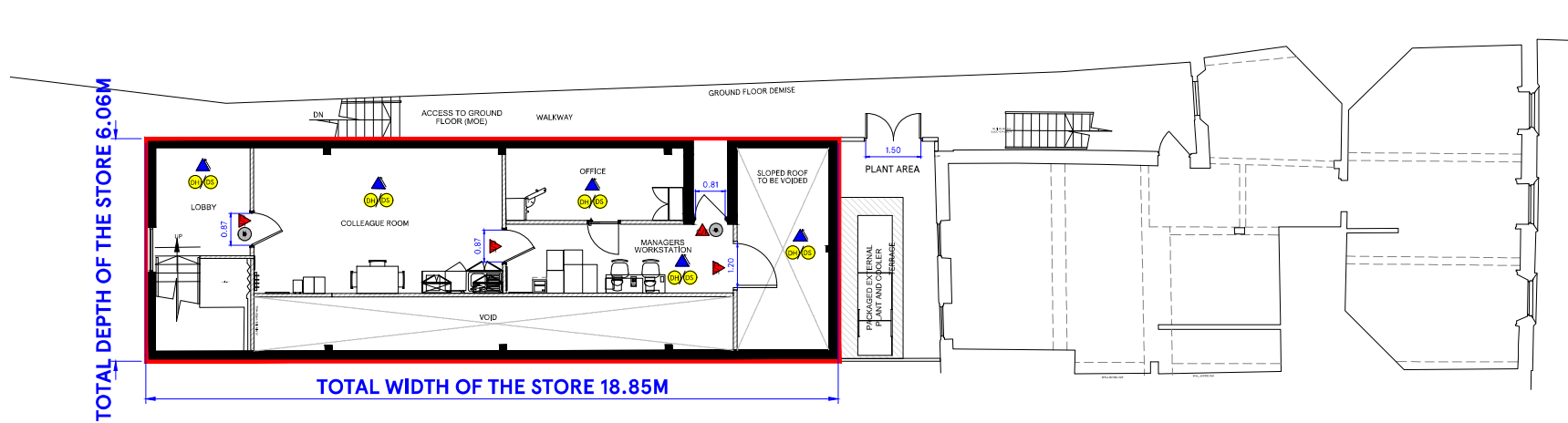
It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is unlimited.



REV	DATE	AMENDMENTS
ADDRESS: 84-86 High Street, Newmarket, Suffolk, CB8 8LX		
FIRE DETECTION LEGEND  SOUNDER  VISUAL INDICATOR (BEACON)  6KG 27A FOAM & 2KG CO2 EXTINGUISHERS  AREA COVERED BY SMOKE DETECTIONS  BREAK GLASS CALL POINT		
RED LINE MEANING: The red line denotes the area of the premises to be licensed space		
PROJECT : NEWMARKET HIGH STREET		
DESCRIPTION PROPOSED SITE BWS LICENSE LAYOUT		
DRAWING NO. NEWMARKETFeaspg##BWSPLAN		
PHASE	2	ISSUE ##
SYSTEM ID. No. NEWMARKETFeaspg##.dwg		
SCALE	DATE	
NTS@A3	18.09.2024	
FEASIBILITY MANAGER	ANTHONY STAINSBY	
TBS PLANNER	DEEKSHA PADMASHALI	
 FEASIBILITY PLANNING STORE PLANNING DEPARTMENT PROPERTY SERVICES HIGHWOODS BUILDING, KESTREL WAY WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK TELEPHONE: 01707 390150 THE LOGO AND NAME ARE THE PROPERTY OF TESCO STORES LIMITED. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TESCO STORES LIMITED. © 2024 TESCO STORES LIMITED		



REV	DATE	AMENDMENTS
ADDRESS: 84-86 High Street, Newmarket, Suffolk, CB8 8LX		
FIRE DETECTION LEGEND ▲ SOUNDER ● VISUAL INDICATOR (BEACON) ▲ 6KG 27A FOAM & 2KG CO2 EXTINGUISHERS DH/DS AREA COVERED BY SMOKE DETECTIONS ● BREAK GLASS CALL POINT		
RED LINE MEANING: The red line denotes the area of the premises to be licensed space		
PROJECT : NEWMARKET HIGH STREET		
DESCRIPTION PROPOSED RETAIL GROUND BWS LICENSE LAYOUT		
DRAWING NO. NEWMARKETFeasgag# #BWSPLAN		
PHASE	2	ISSUE ##
SYSTEM ID. NO.	NEWMARKETFeasgag# #.dwg	NEWMARKETFeasgag# #.dwg
SCALE	1:125@A3	DATE 18.09.2024
FEASIBILITY MANAGER	ANTHONY STAINSBY	TBS PLANNER DEEKSHA PADMASHALI
TESCO FEASIBILITY PLANNING STORE PLANNING DEPARTMENT PROPERTY SERVICES HIGHWOODS BUILDING, KESTRAL WAY WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK TELEPHONE: 01707 350150 THE USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFIC. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THIS PLAN IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS PLAN IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS PLAN IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.		



ADDRESS: 84-86
High Street,
Newmarket,
Suffolk,
CB8 8LX

- FIRE DETECTION LEGEND
- ▲ SOUNDER
 - ▲ VISUAL INDICATOR (BEACON)
 - 6KG 27A FOAM & 2KG CO2 EXTINGUISHERS
 - AREA COVERED BY SMOKE DETECTIONS
 - BREAK GLASS CALL POINT

RED LINE MEANING: The red line denotes the area of the premises to be licensed space

PROJECT :
NEWMARKET HIGH STREET

DESCRIPTION
PROPOSED RETAIL FIRST
BWS LICENSE LAYOUT

DRAWING NO. NEWMARKETFeasgag# #BWSPLAN

PHASE 2 ISSUE ##
SYSTEM ID. NO. NEWMARKETFeasgag# #.dwg
NEWMARKETFeasgag# #.dwg

SCALE 1:125@A3 DATE 18.09.2024

FEASIBILITY MANAGER ANTHONY STAINSBY

TBS PLANNER DEEKSHA PADMASHALI

TESCO
FEASIBILITY PLANNING

STORE PLANNING DEPARTMENT
PROPERTY SERVICES
HIGHWOODS BUILDING, KESTREL WAY
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK
TELEPHONE: 01707 350150
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Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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.

I/We **Tesco Stores Limited**

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Tesco Express, 84-86 High Street, Newmarket, Suffolk, CB8 8JX			
Post town	Newmarket	Postcode	CB8 8JX

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ Unrated - Property is not on the VOA yet. The site is being redeveloped. Payment made in Band C for premises under construction.

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- | | |
|--|---|
| a) an individual or individuals * | ☐ please complete section (A) |
| b) a person other than an individual * | |
| i as a limited company/limited liability partnership | ☒ please complete section (B) |
| ii as a partnership (other than limited liability) | ☐ please complete section (B) |
| iii as an unincorporated association or | ☐ please complete section (B) |
| iv other (for example a statutory corporation) | ☐ please complete section (B) |
| c) a recognised club | ☐ please complete section (B) |
| d) a charity | ☐ please complete section (B) |
| e) the proprietor of an educational establishment | ☐ please complete section (B) |

- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

We are carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over ☐	Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over ☐ Please tick yes		
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Tesco Stores Limited
Address
Tesco House, Shire Park, Kestrel Way, Welwyn Garden City, Hertfordshire, AL7 1GA
Registered number (where applicable)
00519500
Description of applicant (for example, partnership, company, unincorporated association etc.)
Private Limited Company
Telephone number (if any)
[REDACTED]
E-mail address (optional)
Licensing.Team@tesco.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD		MM		YYYY			

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD		MM		YYYY			

Please give a general description of the premises (please read guidance note 1)

Retail premises (supermarket) selling a range of goods and services. This includes the sale of alcohol for consumption off the premises. Sales of alcohol for consumption off the premises are made from the supermarket sales floor as shown on the enclosed plan.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | ☐ |
| b) films (if ticking yes, fill in box B) | ☐ |
| c) indoor sporting events (if ticking yes, fill in box C) | ☐ |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | ☐ |
| e) live music (if ticking yes, fill in box E) | ☐ |
| f) recorded music (if ticking yes, fill in box F) | ☐ |
| g) performances of dance (if ticking yes, fill in box G) | ☐ |
| h) anything of a similar description to that falling within (e), (f) or (g)
(If ticking yes, fill in box H) | ☐ |

Provision of late-night refreshment (if ticking yes, fill in box I) ☒

Supply of alcohol (if ticking yes, fill in box J) ☒

In all cases complete boxes K, L and M

I

Late-night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late-night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	☒
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	23:00	00:00			
Tue	23:00	00:00			
			<u>State any seasonal variations for the provision of late-night refreshment</u> (please read guidance note 5)		
Wed	23:00	00:00			
Thur	23:00	00:00			
			<u>Non-standard timings. Where you intend to use the premises for the provision of late-night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri	23:00	00:00			
Sat	23:00	00:00			
Sun	23:00	00:00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	☐
				Off the premises	☒
				Both	☐
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	06:00	00:00			
Tue	06:00	00:00			
Wed	06:00	00:00			
Thur	06:00	00:00			
Fri	06:00	00:00			
Sat	06:00	00:00			
Sun	06:00	00:00			
			<u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name [REDACTED]	
Date of birth [REDACTED]	
Address [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) [REDACTED]	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

N/a

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	<u>Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Mon	06:00	00:00	
Tue	06:00	00:00	
Wed	06:00	00:00	
Thur	06:00	00:00	
Fri	06:00	00:00	
Sat	06:00	00:00	
Sun	06:00	00:00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d, and e) (please read guidance note 10)

Tesco is a large national operator with a range of head office and local support. The company has devised policies, procedures, systems, and training to ensure that they sell alcohol in a responsible manner.

There is a detailed programme which ensures that comprehensive training is provided to employees having regard to their role and the responsibilities and such training is regularly reviewed, and records kept.

b) The prevention of crime and disorder

We will have a digital CCTV system that covers the premises, including the main area which will be used for display of alcohol. Images will be retained for 31 days.

A member of the management team will be on the premises all the time the store is open. This colleague will have responsibility for the premises and will be the initial point of contact for any issues that may arise.

c) Public safety

The premises licence holder is fully aware of its responsibilities under a range of health and safety related legislation and has policies and procedures in place to be confident of complying with the relevant obligations which arise.

d) The prevention of public nuisance

The company has a “good neighbour” ethos which seeks to ensure that the premises plays an active part in the local community.

e) The protection of children from harm

The premises will operate a Think 25 policy. The checkouts will be programmed to prompt the customer assistant when an alcohol product is scanned at the checkout to follow the Think 25 policy.

All colleagues will receive training in relation to the underlying law and Tesco policy, systems, and procedures. This training will be documented, and refresher training will be provided on a regular basis.

PUBLIC NOTICE

Item 13b

Pavement Licence - New Application Business and Planning Act 2020 and Levelling Up and Regeneration Act 2023

Name of Applicant: Doolin Rock Pubs Ltd	Name of Premises: Waggon & Horses	
Postal address of premises relevant to this application. 34 - 36 High Street, Newmarket, Suffolk CB8 8LB	This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Proposed activities: Pavement Licence, Tables, Chairs and other Furniture		
Pavement use	Day/s	Times
4 Tables 8 Benches 8 Barriers	Sunday	0800 – 2200
	Monday-Friday	0900 – 2300
	Saturday	0800 - 2300

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

End Date:- 15 October

Overhead Plan of Licensable Area

Premises to Which Licence Relates

Representations must be made by email only to West Suffolk Council (as the Licensing Authority) to licensing@westsuffolk.gov.uk.

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

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Accident in Fitzroy Street 06/10/2024

From Brin Hughes <brin@brinhughes.co.uk>

Date Mon 2024-10-07 10:47

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

Cc Townclerk <Townclerk@newmarket.gov.uk>; 'Anne-Marie Hughes' <anne_marie_hughes@hotmail.com>

 1 attachments (39 KB)

20mph-speed-limit-policy-criteria.pdf;

Dear Suffolk Highways

As residents of Fitzroy Street in Newmarket, we have frequently alerted you and the Newmarket Town Council to the need for improved traffic regulation in the street for the benefit and personal safety of the many pedestrians and cyclists. But we have routinely been told there is no money for any improvements.

Yesterday evening an adult male cyclist was knocked off his bike and seriously injured by a car pulling out of Fitzroy Yard to turn right into Fitzroy street. There is a photo attached and there will be an official police report as numerous police and ambulances attended the casualty.

We were approached by the attending police to see if our Ring door bell had captured the event, but it had not. In discussion with the officer we raised the concerns we had about traffic speeds and safety and commented we had not been successful in getting any positive action from Suffolk Highways, to which the officer replied "there will need to be a death before anything is done". We were horrified. If this is council policy then it is scandalous and should be made public. To that end we will attend the Town Council meeting on Monday 21st October to highlight the issues yet again.

We will raise the following points that Suffolk Highways MUST consider:

1. Traffic Speeds in Fitzroy Street should be reduced to a maximum of 20 mph, in line with some recent changes in government policy.
2. Traffic calming (simple, square, cost-effective rubber speed bumps) should be installed at intervals. (As recently occurred on Woodditton Road)
3. Pedestrian crossings (like the one by the clock tower in the high street) should be installed by the Kings Theatre and by the entrance to the Memorial Gardens park. Both these venues have increasing pedestrian traffic, especially now the theatre is also a cinema.
4. Fitzroy Yard (where the latest accident occurred) currently has no pavement for pedestrians. And yet it is the major access route for pedestrians from the public car park to the theatre/cinema. This road is used as a major cut through for (especially) taxis and cars seeking to avoid the Waitrose/Clock tower traffic lights and roundabout as they travel from Exning Road to the Avenue and south side of the town. The Fitzroy Yard road is simply not fit for such traffic. Therefore it should be made one-way. This was supposed to be a condition of the planning permission for the development of the old DeNiro's night club, but remarkably that has been overlooked, why ?
5. Suffolk County Council's own guidance on 20mph zones (see attached) highlights numerous factors which should allow Fitzroy Street (and Fitzroy Yard) to both be 20mph zones. But there does not seem to be any formal research process into the area. All that seems to have occurred is the periodic use of a SID (Speed monitor) to capture data. However that process is seriously flawed as it measures all traffic in the street, including that which slows down to turn into Fitzroy Yard. Since that traffic will be slowing to a virtual halt to turn the corner, the average speed for the whole street will not represent the cars that accelerate to go only up or down Fitzroy Street.

6. Finally, heavy goods traffic should not use Fitzroy Street. Lorries and even double decker buses frequently travel up/down the street at speeds approaching 30mph, far too fast for any evasive emergency action if required.

All these factors need serious consideration for the benefit of the residents in the immediate community and also the safety of the many visitors using the local facilities. It is no longer acceptable for the Council and Suffolk Highways to cite that there is no money, and it is certainly not acceptable to wait for someone to be killed.

Yours

Mr & Mrs D B Hughes, 7 Fitzroy Street.



Virus-free www.avast.com



Report to	Development & Planning Committee
Subject	On Street Advertising Working Group
Purpose	Information/Decision
Classification	Unrestricted
Meeting date	21st October 2024
Item number	16 a and b
Written By	Cathy Whitaker CLERK

Summary: This report outlines

1.	Introduction/Context
a.	To consider further membership of the working group: Current membership is Cllrs Hood, Hulbert, Nobbs and the Town Clerk. We are looking for minimum one councillor, following the death of the late Cllr Kavanagh.
b.	To receive information regarding recent signage issues: The recent circus visit to the town has brought inappropriate poster posting once again. Despite discussions between the Council and the BID with the posting company in advance of the event, there have been multiple instances of relevant permissions not being acquired.
2.	Next Steps/Recommendations
a.	To approve new member(s) to the On-Street Advertising Working Group.
b.	To meet with the relevant WSC officer for further discussions.

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ITEM 17 Fly-tipping.

Area is Green Road, Newmarket – much fly-tipping takes place. Weekly occurrences of mattress tipping.

These have been reported and removed by WSC.

The resident is concerned about vermin (anecdotally seen) and what can be done to deter further fly-tipping.



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Item 18

		2022/2023	2022/2023	2023/2024	2023/2024	2024/2025	2024/2025	2024/2025	2025/2026	% change	Notes
		Budget	Actual	Budget	Actual	Budget	Year to Date as at 30/9/24	Projected Actual at 31/3/2025	Proposed Budget		
209	Neighbourhood Plan										
4089	Costs - N.Plan	£ 10,500.00	£ -	£ 5,000.00	£ 599.00	£ 5,000.00	£ 2,020.00	£ 3,500.00	£ 5,000.00	0%	NNP reviewing
4094	Costs - Speed Surveys			£ 500.00	£ 263.00	£ 1,000.00	£ -	£ 1,000.00	£ 1,000.00	0%	match-funding SCC LB
	Costs - Highway works								£ 4,000.00	NEW	contrib. to projects
	Net Expenditure	£ 10,500.00	£ -	£ 5,500.00	£ 862.00	£ 6,000.00	£ 2,020.00	£ 4,500.00	£ 10,000.00		
1100	Grants Received	£ -	£ -	£ -	£ 1,860.00	£ -	£ -	£ -	£ -		
	Net Income	£ -	£ -	£ -	£ 1,860.00	£ -	£ -	£ -	£ -		
	Net Expenditure	£ 10,500.00	£ -	£ 5,500.00	-£ 998.00	£ 6,000.00	£ 2,020.00	£ 4,500.00	£ 10,000.00	67%	£4,000.00 increase from previous year

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20MPH SPEED LIMIT POLICY CRITERIA

1.0 Introduction

- 1.1 Suffolk County Council (the Council) supports in principle the introduction of 20mph speed limits and zones where appropriate to do so.
- 1.2 This policy sets out the background to such limits and the criteria that the Council will use to consider whether to introduce such limits and how potential schemes would be prioritised across the county.
- 1.3 The number of schemes which will be introduced will depend on what funding is made available which may vary over time and is not the subject of consideration in this policy.

2.0 Background

- 2.1 The Department for Transport has asked local Highway Authorities to consider introducing more 20mph limits and zones over time in urban areas and built up village streets that are primarily residential.
- 2.2 20mph zones and limits are now relatively wide-spread with more than 2,000 schemes in operation in England. The majority of these are 20mph zones. 20mph zones require traffic calming measures (which can be a range of road features, including but not restricted to, road narrowing or humps) or repeater speed limit signing and/or roundel road markings at regular intervals, so that no point within a zone is more than 50m from such a feature. In addition, the beginning and end of a zone is indicated by a terminal sign. Zones usually cover a number of roads. 20mph limits are signed with terminal and repeater signs (minimum of one repeater but dependent on the length of the limit), and do not require traffic calming. 20mph limits are similar to other local speed limits and normally apply to individual or small numbers of roads but are increasingly being applied to larger areas.
- 2.3 There is clear evidence of the effect of reducing traffic speeds on the reduction of collisions and casualties, as collision frequency is lower at lower speeds; and where collisions do occur, there is a lower risk of fatal injury at lower speeds. Research shows that on urban roads with low average traffic speeds any 1 mph reduction in average speed can reduce the collision frequency by around 6%. There is also clear evidence confirming the greater chance of survival of pedestrians in collisions at lower speeds.

- 2.4 Important benefits of 20 mph schemes include quality of life and community benefits, and encouragement of healthier and more sustainable transport modes such as walking and cycling. There may also be environmental benefits as, generally, driving more slowly at a steady pace will save fuel and reduce pollution, unless an unnecessarily low gear is used. Walking and cycling can make a very positive contribution to improving health and tackling obesity, improving accessibility and tackling congestion, and reducing carbon emissions and improving local environment.

3.0 Threshold Criteria for Initial Consideration of Potential Schemes

- 3.1 The Council will evaluate schemes against this methodology on a location by location basis.

- 3.2 Unless in exceptional circumstances, locations will not be considered for 20mph schemes where any of the following apply:

1. they are on A or B class roads;
2. they have existing mean speeds above 30 mph;
3. there is no significant community support as assessed by the local County Councillor.

In assessing community support, Councillors should review the views of District, Town and Parish Councils and give weight to petitions and local residents' views.

- 3.3 Locations will then only be considered for 20 mph limits or zones if two out of three of the following criteria are met:

1. current mean speeds are at or below 24 mph;
2. there is a depth of residential development and evidence of pedestrian and cyclist movements within the area;
3. there is a record of injury accidents (based on police accident data) within the area within the last five years.

- 3.4 Locations within conservation areas and other areas of high visual amenity will not normally be considered suitable for sign only 20mph limits unless there will be minimal adverse visual impact. In these areas any 20mph restrictions will normally be through 20mph zones.

4.0 Criteria for Prioritisation of Schemes

- 4.1 Assuming a potential scheme meets the requirements at Section 3 there is a need for a mechanism to prioritise these for consideration to be funded from budgets that may be available from the Council.
- 4.2 If opportunities exist to fully fund 20mph schemes from external sources, councillor locality budgets or as part of a wider project that has already been funded then any 20 mph scheme need only to meet the requirements of Section 3. If such funding is available only to part fund a 20mph scheme then this will not affect the prioritisation for any other available county council funding for 20mph schemes.
- 4.3 The Council aims to ensure that any 20mph schemes have the maximum benefit for the affected communities. The promotion of healthier lifestyles, sustainability benefits, improvements to the social interaction and economic wellbeing of an area are important considerations alongside reduction of accidents or traffic speeds. With these factors in mind a Priority Criteria Matrix incorporating these factors will be used to prioritise schemes using a scoring and weighting mechanism. A copy of the matrix is shown in Annex A.
- 4.4 It is recognised that the matrix scoring relies on both objective and subjective judgements. In order to introduce fairness and importantly consistency in judgement, evaluations will be undertaken by a standing group of officers in consultation with a councillor panel.
- 4.5 For each priority criterion, the score allocated will be multiplied by the weighting against that criterion to give a weighted score. The total priority score for the proposal will be the total of the weighted scores. The higher the total score, the higher the priority. For example:

Criterion	Score Given	Weighting	Weighted Score
Injury accident Record	9	5	45
Conservation Area	5	2	10
Cycling and pedestrian levels which encourage healthy life styles	9	5	45
Deprived areas.	2	3	6
Police support	10	2	20
TOTAL			126

ANNEX A

PRIORITY CRITERIA MATRIX FOR 20 MPH LIMIT

Criterion	Definition	Low Score (0-3)	Mid Score (4-7)	High Score (8-10)	Weighting (1-5)
Injury accident record	Relevant fatal or Injury accidents recorded by the Police within the area	No accident records over 5 years	1-3 accidents recorded over 5 years	4+ accidents recorded over 5 years	5
Conservation Area	Designated Conservation Area by the Local Planning Authority	No designated area with little architectural or historic interest	Not designated but with some architectural and historic interest	Designated Conservation Area	2
Cycling and pedestrian levels which encourage healthy life styles	Estimate of current and potential levels of cycling and pedestrian levels particularly crossing roads	Little evidence of cycling and pedestrian use or the potential for increased levels. No opportunities to promote cycling and walking for leisure or tourism use or to schools or local amenities.	Some evidence of cycling and pedestrian use and potential for increased levels. Some opportunities to promote because of proximity of tourist offering, schools and local amenities.	High levels of cycling and pedestrian use and good potential for increasing. Likely to be centres of population or tourist areas with amenities, schools or employment centres accessible by walking and cycling.	5

Criterion	Definition	Low Score (0-3)	Mid Score (4-7)	High Score (8-10)	Weighting (1-5)
Deprived areas.	Index of Multiple Deprivation (IMD). National Ranking (2010) by Lower Super Output Area (LSOA) (from Suffolk Observatory Website). IMD includes a range of economic, social and housing indicators into a single score for one area.	25,000+	10,000-25,000	0 to 10,000	3
Police support	The formal view on the Police on any scheme.	Objection or little support.	Some support but possibly with reservations.	Strong unreserved support.	2

Clarification for scoring matrix

- (1) When considering the conservation criterion the Conservation Area should be a significant part of the overall area under review. For this criterion, widths of footways should be a consideration in the scoring within the relevant band.
- (2) Officers will provide available factual evidence of the levels of pedestrian and cyclist use where available. This will include data on local school travel plans and implementation, local cycling strategies and Sustrans routes.
- (3) The Deprived Areas criterion is based on Lower Super Output Areas (LSOAs) which are used for the collection and publication of small area statistics and are more uniform in size and nature than electoral wards or divisions.

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Outlook

Fw: WSC - Examination additional documents

From Townclerk <Townclerk@newmarket.gov.uk>

Date Thu 2024-10-10 12:15

To ALL COUNCILLORS <ALLCOUNCILLORS@newmarket.gov.uk>

📎 1 attachments (125 KB)

IN6 WSLP SQs Oct 2024 FINAL.pdf;

Please see the link below and the attached file.

From: Feeney, Annette <Annette.Feeney@westsuffolk.gov.uk>

Sent: Tuesday, October 1, 2024 14:09

Subject: WSC - Examination additional documents

The Council have uploaded additional documents in response to the Inspectors questions.

- The update Habitat Regulation Assessment in response to question PQ6 and SPQ6.
- The Employment Land Review Update in response to PQ21 and SPQ34.
- Statement of Common Ground with Suffolk County Council
- Statement of Common Ground with National Highways and technical note

All can be found on the Latest News section here: [West Suffolk Local Plan \(Regulation 24\) 2024 - Examination in public - West Suffolk Planning Policy Consultations \(inconsult.uk\)](#)

Kind regards

Annette

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Examination of West Suffolk Local Plan

Inspectors:

Rosalyn Kirby BA (Hons) DipTP MRTPI and William Fieldhouse BA (Hons) MA MRTPI

Programme Officer: Mrs Annette Feeney

Tel: 07775 771026

Email: annette.feeney@westsuffolk.gov.uk

Examination webpage:

<https://westsuffolk.inconsult.uk/WSLPexamination/consultationHome>

IN6: Supplementary questions: Habitat regulations assessment, strategic and local road network, and employment land.

Introduction

We published our matters, issues and questions on 20 September 2024¹. At that time, we were awaiting some further information from the Council relating to the habitat regulations assessment; housing land supply; employment land requirements; and the impact of the development proposed in the Plan on the local and strategic road networks. We therefore advised that we would publish supplementary questions relating to those issues when we had considered the further information from the Council.

We published supplementary questions relating to housing land supply on 26 September 2024².

The following documents were published on 1 October 2024:

- D12 Habitat Regulations Assessment update
- D13 Employment land review update
- D14 Statement of Common Ground update Suffolk County Council and West Suffolk Council
- D15 Statement of Common Ground update National Highways and West Suffolk
- D16 Appendix A – National Highways Technical Note

Any representor who made relevant representations under regulation 20 may submit a written statement in response to the following supplementary questions by **midday**

¹ IN4.

² IN5.

on Thursday 17 October 2024. The statements should be no longer than 500 words in response to each question, and follow the advice set out in Annex 1 of our previous note IN4.

M1. Habitats Regulations Assessment

A habitat regulations assessment was carried out to inform the Plan. The assessment finds that the Plan, either alone or in combination with other relevant projects and plans, would be likely to result in a significant effect upon a number of protected habitat sites in and close to the District. The assessment concludes that with the mitigation included within the Plan and the commitment to produce and implement a Recreational Disturbance Avoidance and Mitigation Supplementary Planning Document or equivalent there will be no adverse effect on the integrity of any Habitats sites, either alone or in combination with other plans or projects.

Policies SP6, SP7, SP8, LP15 and LP16 relate to biodiversity and geodiversity and include reference to various mitigation measures relating to Special Protection Areas and Special Areas of Conservation. A number of allocation policies include specific requirements relating to biodiversity, including with reference to specific protected sites.

The HRA has been updated [D12] in response to PQ6 and SPQ6 with updates provided in respect of air quality, water quality and recreational pressure. The updated HRA also updates information on certain allocations in the Plan, notably AP6 and AP20.

SQ1.5. (a) Do the updates to the habitat regulations assessment [D12] ensure that it complies with relevant legal requirements? (b) Does the Plan contain effective policies to ensure that the site allocations AP20 (Pinewood Stud) and AP6 (South-east Bury St Edmunds) can be developed without causing an adverse effect on the integrity of protected sites?

M1. Strategic and local road networks

National policy advises that development should only be prevented if it would have an unacceptable impact on highway safety or the residual cumulative impacts on the strategic road network would be severe. Local plans should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to any acceptable degree³.

The West Suffolk Local Plan Transport Mitigation Report and Addendum⁴ indicate that the development proposed in the Plan can be accommodated in the highway network subject to either physical mitigation measures detailed in the report or a suite of sustainable mitigation measures where a list of solutions and options are identified.

³ NPPF 110 and 111.

⁴ B82 December 2023 and B83 January 2024.

The Council's response to PQ2⁵ in August advised that it considers no further work to be necessary. However, the response summarised unresolved strategic matters relating to impacts on the road network and outstanding concerns of National Highways and Suffolk County Council. It went on to say that the Council would continue to work closely with those two highway authorities.

The Council's response to SPQ2⁶ advised that further meetings were being held in September and that an updated statement of common ground between the parties would be provided by the end of September 2024.

The Council's response to SPQ2 also proposes a main modification to policy SP15 (infrastructure) to clarify that the direct and cumulative impacts of development on infrastructure will need to be mitigated. The modification also proposes two additional paragraphs in SP15 relating specifically to transport infrastructure. The updated SOCG with Suffolk County Council [D14] includes an amendment to that proposed modification to policy SP15 to take into account guidance to be adopted in respect of mitigating the cumulative traffic impacts arising from the Plan.

The updated statements of common ground with National Highway [D15] continues to identify outstanding matters relating to potential impacts on the strategic road network. The Council is continuing to work with National Highways to address the unresolved matters as set out in Technical Note 04 dated 8 March 2024 [D16].

SQ1.11. Is the Plan based on proportionate and adequate evidence about the impacts that the development proposed will have on the strategic and local road networks?

SQ1.12. Would the development proposed in the Plan, in combination with other committed and planned development, have an unacceptable impact on highway safety or would the residual cumulative impacts on the road network be severe? In particular:

(a) Could any significant impacts on the transport network (in terms of capacity and congestion), or on highway safety, be cost effectively mitigated to an acceptable degree?

(b) Does the submitted Plan contain effective policies to secure the necessary mitigations? If not, would the modification to policy SP15 proposed in the SOCG with Suffolk County Council [D14] ensure that it would?

M2. Employment land requirements

Paragraphs 4.5.9 and 4.5.10 in the Plan refer to the West Suffolk Employment Land Review Study (November 2021) and Addendum (May 2022) forecasting demand for 63 hectares of employment land over the plan period to 2040⁷. However, the Employment Land Review update (September 2024) published on 1 October 2024 [D13] indicates demand for a total of 85.9ha of employment land⁸ over the plan

⁵ D7 22 August 2024.

⁶ D8 9 September 2024.

⁷ B71a and B71b.

⁸ Table 13 of ELR Review September 2024 [D13].

period to 2041 comprising local demand of 50.8 ha and 35.1 ha due to large scale distribution from sub-regional demand identified in the past take-up scenario.

SQ2.3 How does the Plan need to be modified to set out an employment land requirement for a modified plan period 2024 to 2041 based on adequate, proportionate and up to date evidence?

M8. Employment land supply

Policy SP12 refers to 86 hectares of employment land being provided in the district to 2040. The Council's response to PQ35 advises that this is the amount of land proposed for employment uses on the sites allocated in the Plan, and that there was also a total of 5.1 ha of land available for development on existing employment areas designated in the Plan (listed in policy SP12X).

It seems, therefore, that the Plan identifies a total of 91 ha of employment land available for development on 1 April 2023.

SQ8.26 Does the Plan identify a sufficient supply of employment land to ensure that the need identified in the Council's updated Employment Land Review 2024 to 2041 [D13] can be met?

Rosalyn Kirby William Fieldhouse

2 October 2024

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