

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 6th January 2025 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 16th December 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. Planning applications** – West Suffolk Council
 - DC/24/1814/HH** – Householder planning application – single storey extension to both side elevations – 5 Princess Way, Newmarket
 - DC/24/1774/FUL** – Planning application – a. change of use for first floor from shop store (use class E) to residential dwelling (use class C3) b. first floor rear extension – 13A Wellington Street, Newmarket
 - DC/24/1840/TCA** – Trees in a conservation area notification – one Pine (T1 on plan) fell and one Horse Chestnut (T2 on plan) fell – 5 The Several, Newmarket
 - DC/24/1833/HH** – Householder planning application – construction of pool and detached pool house at rear of garden – Boyarin Lodge, 30 Bury Road, Newmarket
 - DC/24/1782/HH** – a. two storey side extension b. infill door to rear elevation c. replacement pitched roof to garage – 10 Falmouth Gardens, Newmarket
 - DC/24/1693/FUL** – Planning application – a. replacement shop front b. internal frosting to first and second floor windows on front elevation – 84 High Street, Newmarket
 - DC/24/1694/FUL** – Planning application – installation of plant – 84 High Street, Newmarket
 - DC/24/1695/ADV** – Application for advertisement consent – a. one non-illuminated panel b. one non-illuminated box fascia with vinyl lettering c. one non-illuminated projecting sign with acrylic lettering d. one internally applied full height vinyl sign applied on glazing e. one internally applied double sided vinyl sign – 84 High Street, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - DC/24/1518/FUL – 8 Park Lane** – to receive further information regarding NTC planning response
- 8. 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

9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 09/12/24, 16/12/24, 23/12/24
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
 - a) **NSDA Sports Club** – premises licence application – to receive an update
13. **Enforcement** – to discuss any enforcement issues
14. **Consultation - Kingsway Solar Farm** – to receive the solar farm consultation
15. **Street Naming Consultation** – former St Felix Site
16. **Jack Jarvis Close** – to discuss a parking issue
17. **Five Bells** – to discuss the original planning consent
18. **Lisburn Road** – to receive an update on the approval
19. **Correspondence**
20. **Date of next meeting – 20th January 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 30th December 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 (e.g. public drainage or water systems) • car parking • deficiencies in community/social facilities (e.g. 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 e.g. 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 (e.g. 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 degraded 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 16th December 2024 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor R Jones

Also Present: N Alecock - Deputy Town Clerk, C O'Reilly – Events Manager, J Ashton – Minute Assistant, Cllr Crissall as an observer, 1 Member of the Press (from 6:17) and 1 Member of the Public.

Minute	Action by
D/24/12/20 <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 Safety Notice and announced that the meeting was being recorded by the Minute Assistant and confirmed that no-one else intended to record the meeting.	
D/24/12/21 <u>Apologies</u> Apologies were received from Cllrs, Berry, Jarvis, McHugh, Nobbs and Perry. <i>A member of the press joined the meeting from 6:17.</i>	
D/24/12/22 <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/24/12/23 <u>To Confirm the Minutes of the Meeting Held on 2nd December 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2nd December 2024 and the following was agreed: <u>D/24/12/23.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd December 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 3 – DC/24/0983/HH 18A Lisburn Rd - It was confirmed that a letter had been sent to WSC to establish how they intend to deal with this application for an extension that has already been built without planning permission and should likely be demolished and a response is awaited. So this will be added to the next agenda.	

D/24/12/24 Public Open Session

No members of the public wished to speak.

D/24/12/25 Planning Applications

Week Commencing 25/11/2024 & 02/12/2024.

D/24/12/26/1 DC/24/1745/HH - Householder planning application- single storey extension to the rear of dwelling - 17 Abernant Drive, Newmarket, Suffolk.

D/24/12/26.01 Resolved

The Committee voiced no objection.

1 Member of the Public left the meeting.

Cllr Jones declared an “other” interest in the following application and left the meeting.

D/24/12/26/2 DC/24/1683/LB - Application for listed building consent- a. replacement shop front b. internal frosting to the first and second floor windows on front elevation c. installation of plant d. one Panel e. one box fascia sign f. one projecting sign g. two vinyl signs - 84 High Street, Newmarket, Suffolk.

D/24/12/26.02 Resolved

The Committee objected on the grounds that it does not comply with the WSC Shopfront Policy or NNP. In particular a. As the style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30. The Committee welcomed the business in principle and would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area and does not object to b. the frosting of the windows and c. installation of plant, but does object to d. Panel, e. box fascia sign, f. projecting sign and g. two vinyl signs.

Cllr Jones returned to the meeting. Cllr Hood declared an “other” interest in the following application and left the meeting. Cllr Harvey took the Chair.

D/24/12/26/3 DC/24/1772/TCA - Trees in Conservation Area Notification- one Thuja (circled orange on plan) fell - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/12/26.03 Resolved

The Committee object to the felling of healthy trees, however on this occasion, does not object subject to the tree being replaced with another suitable species and that it be felled outside of the bird nesting season.

Cllr Hood returned to the meeting and took the Chair.

D/24/12/26/4 DC/24/1653/FUL (not on the original agenda but requiring NTC response) –
Planning application - Change of use from shop (class E) to tattoo studio (sui generis)
- 16 High Street Newmarket

D/24/12/26.04 Resolved

The Committee voiced no objection to the change of use and look forward to

receiving the Licence application for the Committee to scrutinise.

D/24/12/26 Amended and Deferred Plans

D/24/12/27/1 DC/24/1218/FUL – 8 Park Lane – a response objecting on various grounds was composed and submitted by the Delegation Group and will be circulated to Members.

D/24/12/27 Planning Appeals

D/24/12/28/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/12/28 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/12/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 25/11/2024 & 02/12/2024.

Applications	Description	Address	WS Decision	NTC Comment
DC/24/1441/HH	Householder planning application- a. conversion of existing garage into garden room b. single storey rear garage extension following demolition of existing summer house	10 Duchess Drive, Newmarket, Suffolk.	Approved	No objection
DC/21/0461/P3OPA	Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- Change of use from Office (Class B1 (A)) to Dwellinghouse(s) (Class C3) to create 3 flats Landing Suite	Rutland Chambers, 19 High Street, Newmarket, Suffolk	Withdrawn	No objection
DC/24/1576/TCA	Trees in a conservation area notification- one Horse Chestnut and one Yew (T1,T2 on plan) fell	16 The Severals, Newmarket, Suffolk	Approved	Objected
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	Approved	No objection
DC/24/0945/FUL	Planning application- change of use from betting shop and office (sui generis) to restaurant (class E commercial, business and service)	107 High Street, Newmarket, Suffolk	Approved	No objection
DC/24/1474/P3CM A	Prior approval application under Part3 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	Approved	Objected

DC/24/1474/P3CMA - 1 Rous Road, Newmarket, Suffolk – the approval was noted, and the following was agreed:

D/24/12/30.01 Resolved

That a letter/email be sent to West Suffolk Council to ask why the application was approved despite the extensive NTC objection.

D/24/12/30 Delegation Panel Decisions

None noted.

D/24/12/31 Licensing

Club Premises Certificate – NSDA Sports Club – Sports Pavilion Elizabeth Avenue Newmarket.

Cllr. Crissall left the meeting.

D/24/12/32.01 Resolved

The Committee objected on the grounds of the issues raised in the Rugby Club letter dated 13th December 2024. The name of the applicant needs to be clarified as to whether it is NSDA or NSDA Sports Club, the letter from the Newmarket Rugby Club states that the representations in the licence are not factually correct and they have not added a lady's playing section. There are concerns regarding the current club premises licence held by the applicant that only allows alcohol to be sold to club members when club activities are taking place. The Committee requests that the issues raised by Rugby Club are addressed and the situation clarified so that this application can be properly considered.

Cllr. Crissall joined the meeting.

D/24/12/32 Enforcement

A proposal was made to form a Task & Finish Working Group and the following was agreed:

D/24/12/33.01 Resolved

That a Task & Finish Working Group be set up comprising of the Town Clerk and Cllrs Hood, Harvey, Drummond, and invite at least Cllr Perry, with a remit of monitoring enforcement issues and to take appropriate action.

D/24/12/33 Five Bells

A response from WSC stated that they have no concerns regarding the use of the building which was approved for worship and community use. Councillors are not totally convinced so the Decision Notice will be circulated to Members and an item will be added to the next agenda.

1 member of the public joined the meeting.

D/24/12/34 WSC Shopfront Policy

The WSC Shopfront Policy was noted and Councillors expressed frustration that there appears to be very limited enforcement regarding this policy. Cllr Hood will raise this at the District Full Town Council meeting tomorrow evening.

D/24/12/35 Correspondence

None noted.

D/24/12/36 Date of Next Meeting

Monday 6th January 2025 at the Memorial Hall.

Meeting closed at 7:12pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/12/26.01 Resolved</u>	The Committee voiced no objection.
<u>D/24/12/26.02 Resolved</u>	The Committee objected on the grounds that it does not comply with the WSC Shopfront Policy or NNP. In particular a. As the style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30. The Committee welcomed the business in principle and would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area and does not object to b. the frosting of the windows and c. installation of plant, but does object to d. Panel, e. box fascia sign, f. projecting sign and g. two vinyl signs.
<u>D/24/12/26.03 Resolved</u>	The Committee object to the felling of healthy trees, however on this occasion, does not object subject to the tree being replaced with another suitable species and that it be felled outside of the bird nesting season.
<u>D/24/12/26.04 Resolved</u>	The Committee voiced no objection to the change of use and look forward to receiving the Licence application for the Committee to scrutinise.
<u>D/24/12/30.01 Resolved</u>	That a letter be sent to ask why the application was approved despite the extensive NTC objection.
<u>D/24/12/32.01 Resolved</u>	The Committee objected on the grounds of the issues raised in the Rugby Club letter dated 13th December 2024. The name of the applicant needs to be clarified as to whether it is NSDA or NSDA Sports Club, the letter from the Newmarket Rugby Club states that the representations in the licence are not factually correct and they have not added a lady's playing section. There are concerns regarding the current club premises licence held by the applicant that only allows alcohol to be sold to club members when club activities are taking place. The Committee requests that the issues raised by Rugby Club are addressed and the situation clarified so that this application can be properly considered.
<u>D/24/12/33.01 Resolved</u>	That a Task & Finish Working Group be set up comprising of the Town Clerk and Cllrs Hood, Harvey, Drummond, and invite at least Cllr Perry, with a remit of monitoring enforcement issues and to take appropriate action.

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Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 9th, 16th, 23rd December

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/1814/HH</u> Householder planning application-single storey extension to both side elevations 5 Princess Way, Newmarket, Suffolk, CB8 0NX		Cara Fieldhouse	Mr Simon Barnes	Sun 12 th Jan 2025
<u>DC/24/1774/FUL</u> Planning application-a.change of use for first floor from shop store (use class E) to residential dwelling (use class C3) b. first floor rear extension 13A Wellington Street, Newmarket, Suffolk, CB8 0HT	Conservation Order NKT1 NKT2	Adam Yancy	Mr Irfan Arif	Sun 5 th Jan 2025 (EOT agreed)
<u>DC/24/1840/TCA</u> Trees in a conservation area notification- one Pine (T1 on plan) fell and one Horse Chestnut (T2 on plan) fell 5 The Severals, Newmarket, Suffolk, CB8 7YN	Conservation Area NKT2 NKT14	Daniel Gospel	Jane Perry	Mon 13 th Jan 2025
<u>DC/24/1833/HH</u> Householder planning application- construction of pool and detached pool house at rear of garden Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT	Conservation Area NKT1 NKT2	Adam Yancy	Mrs Katherine Stewart	Mon 13 th Jan 2025
<u>DC/24/1782/HH</u> Householder planning application- a.two storey side extension b. infill door to rear elevation c. replacement pitched roof to garage 10 Falmouth Gardens, Newmarket, Suffolk, CB8 7DL		Oliver Bingham	Mr N Burrows	Fri 10 th Jan 2025

Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/1693/FUL</u> Planning application- a. replacement shop front b. internal frosting and second floor windows on front elevation 84 High Street, Newmarket, Suffolk, CB8 8JX	Conservation area NKT1 NKT2 NKT5 NKT30	Gregory McGarr	Mr Daniel Botten	Thu 16th Jan 2024
<u>DC/24/1694/FUL</u> Planning application- installation of plant 84 High Street, Newmarket, Suffolk, CB8 8JX	Conservation area NKT2 NKT5	Gregory McGarr	Mr Daniel Botten	Thurs 16th Jan 2025
<u>DC/24/1695/ADV</u> Application for advertisement consent- a. one non-illuminated panel b. one non-illuminated box fascia with vinyl lettering c. one non-illuminated projecting sign with acrylic lettering d. one internally applied full height vinyl sign applied on glazing e. one internally applied double sided vinyl sign 84 High Street, Newmarket, Suffolk, CB8 8JX	Conservation area NKT1 NKT2 NKT5 NKT30	Gregory McGarr	Mr Daniel Botten	Thu 16th Jan 2025



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 13th December 2024

Reference: 24/01242/FUL

Officer: Charlotte Sage

Location: 12 Swaffham Road Burwell Cambridge CB25 0AN

Date application valid:

9th December 2024

Parish:

Burwell

Proposal: Erection of a 3 bedroom detached bungalow and associated works

Applicant:

Mr & Mrs M L Smith
12 Swaffham Road
Burwell
Cambridge
CB25 0AN

Agent:

Mike Smith Architecture
FAO Mr Mike Smith
16 Mill Lane
Burwell
Cambridgeshire
CB25 0HJ

Grid Reference: 558779 265630

Reference: 24/01244/FUL

Officer: Lisa Moden

Location: Beech Lodge 117 Duchess Drive Newmarket Suffolk CB8 9HB

Date application valid:

3rd December 2024

Parish:

Cheveley

Proposal: Proposed outbuilding

Applicant:

Mr & Mrs Casey
Beech Lodge
117 Duchess Drive
Newmarket
Suffolk
CB8 9HB

Agent:

Ely Design Group
FAO Mr Allen Norman
3 Short Road
Stretham
Cambridgeshire
CB6 3LS

Grid Reference: 565988 262089

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 20th December 2024

Reference: 24/01296/FUL

Officer: Cassy Paterson

Location: 3 Appletree Grove Burwell Cambridgeshire CB25 0BF

Date application valid:

12th December 2024

Parish:

Burwell

Proposal: Demolition of existing conservatory and construction of two storey rear extension

Applicant:

Mr and Mrs McGarr
3 Appletree Grove
Burwell
Cambridgeshire
CB25 0BF

Agent:

Holmes Architecture & Planning Ltd.
FAO Mr Dean Holmes
69 Guntons Close
Soham
Ely
CB7 5DJ

Grid Reference: 558970 267871

Reference: 24/01311/FUL

Officer: Harmeet Minhas

Location: Fordham House 46 Newmarket Road Fordham Ely Cambridgeshire

Date application valid:

17th December 2024

Parish:

Fordham

Proposal: Change of use of two E(g) units and agricultural land to F1(a) educational use and proposed associated works (part retrospective)

Applicant:

In Toto Ed Limited
C/o Agent

Agent:

Cheffins
FAO Mrs Ruth Gunton
Clifton House
1-2 Clifton Road
Cambridge
CB1 7EA

Grid Reference: 562836 269219

Reference: 24/01278/FUL

Officer: Harmeet Minhas

Date application valid: 16th December 2024

Parish: Snailwell

Location: Church Farmhouse 1 Church Lane Snailwell Cambridgeshire CB8 7LZ

Proposal: Conversion of barn/outbuilding to dwelling

Applicant:

Mr And Mrs Nicko Kennedy Cadell
Church Farmhouse
1 Church Lane
Snailwell
Cambridgeshire
CB8 7LZ

Agent:

John Guest Architectural
1 Water Lane
Melbourn
SG8 6AX

Grid Reference: 564255 267546

Reference: 24/01313/FUL

Officer: Cassy Paterson

Date application valid: 17th December 2024

Parish: Soham

Location: Crow Hall Farm Northfield Road Soham Ely Cambridgeshire

Proposal: Change of use to residential, extension, porch, fenestration details, solar panels, and associated works

Applicant:

Mr A White
Crow Hall Farm
Northfield Road
Soham
Ely
Cambridgeshire
CB7 5UF

Agent:

AJS Architecture Ltd
Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
CB8 8QE

Grid Reference: 559085 276280

Decision List

Weeks commencing 9 th , 16 th & 23 rd December	NTC Comments
DC/24/1606/TCA <u>Trees in a conservation area notification- one Cherry 9T1 on plan) lateral crown reduction on eastern side (over lawn) by up to one metre, one Cherry (T2 on plan) lateral crown reduction to eastern side (over lawn) by 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</u> Reydon Lodge, 38 Bury Road, Newmarket, Suffolk CB8 7BT Decided- No objections	The Committee supported the application and the responsible tree management. 
DC/24/1599/TCA <u>Trees in a conservation area notification- one London plane (T1 on plan) overall crown reduction of 5 metres</u> Terrace House, Queensbury Road, Newmarket, Suffolk, CB8 9BT Decided- No objections	The Committee supported the application and the responsible tree management. 
DC/24/0695/FUL <u>Planning application- external wall insulation system to number 3, 7 and 10</u> 3, 7 and 10 Holdsworth Terrace, Newmarket, Suffolk, CB8 0JX Decided Approve application	

Decision List

DC/24/0698/FUL Planning application- installation of external wall insulation 20,22, and 26 Stamford Street, Newmarket, Suffolk, CB8 8JB Decided- Approve application	
DC/23/1984/HH Householder planning application- a. front porch b. single storey rear link extension c. infill of garage to form window 108 Churchill Avenue, Newmarket, Suffolk, CB8 OBY Decided- Approve application	The Committee voiced no objection. 
DC/24/1400/TPO TPO 001 (2015) tree preservation order- one Horse Chestnut (T1 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, CB8 8EQ Decided- Approve application	The Committee actively encourages responsible tree management and supports this application, subject to the Tree Officer's approval. 
DC/24/1389/TPO TPO 003 (1990) trees preservation order- one Lime (T1 on plan, within group G3 on order) fell 36 Leader Way, Newmarket, Suffolk, CB8 0DP Decided- Approve application	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 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. 

To: **Recipients of Delegation Panel papers**

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

18 December 2024

Dear all

Delegation Panel - Tuesday 17 December 2024

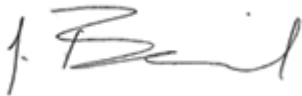
Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

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

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

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

Yours sincerely



Julie Baird
Director – Planning & Growth

[illegible]



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: KingswaySolar@planninginspectorate.gov.uk

Our Ref: EN010165

Date: 17 December 2024

Dear Sir/Madam

**Planning Act 2008 (as amended) and The Infrastructure Planning
(Environmental Impact Assessment) Regulations 2017 (the EIA Regulations)
– Regulations 10 and 11**

**Application by Kingsway Solar Farm Limited (the Applicant) for an Order
granting Development Consent for Kingsway Solar Farm (the Proposed
Development)**

**Scoping consultation and notification of the Applicant's contact details and
duty to make available information to the Applicant if requested**

The Proposed Development is a Nationally Significant Infrastructure Project (NSIP), as defined in the Planning Act 2008 (as amended). A summary of the NSIP planning process can be found at the following link:

<https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-eight-overview-of-the-nationally-significant-infrastructure-planning-process-for-members-of-the-public-and-others/>

The Proposed Development is currently in the pre-application stage.

Environmental Statement (ES) and the scoping process

To meet the requirements of the EIA Regulations, Applicants are required to submit an ES with an application for an order granting development consent for any NSIP likely to have a significant effect on the environment. An ES will set out the potential impacts and likely significant effects of the Proposed Development on the environment. Schedule 4 of the EIA Regulations sets out the general information for inclusion within an ES.

The Applicant has asked the Planning Inspectorate on behalf of the Secretary of State for its written opinion (a Scoping Opinion) as to the scope, and level of detail, of the information to be provided in the ES relating to the Proposed Development. The

Applicant has set out its proposed scope of the ES in its Scoping Report which is published on the 'Find a National Infrastructure Project' website:

[Documents | Kingsway Solar Farm](#)

Before adopting a Scoping Opinion, the Planning Inspectorate must consult the relevant 'consultation bodies' defined in the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

The Planning Inspectorate has identified you as a consultation body which must be consulted before adopting its Scoping Opinion. The Planning Inspectorate would be grateful if you would:

- inform the Planning Inspectorate of the information you consider should be provided in the ES; or
- confirm that you do not have any comments.

If you consider that you are not a consultation body as defined in the EIA Regulations please let us know.

The deadline for consultation responses is **14 January 2025**. The deadline is a statutory requirement and cannot be extended. Any consultation response received after this date will not be included within the Scoping Opinion but will be forwarded to the Applicant for information and published on our website as a late response.

The Planning Inspectorate on behalf of the SoS is entitled to assume under Regulation 10(11) of the EIA Regulations that you do not have any comments to make on the information to be provided in the ES, if you have not responded to this letter by the deadline above.

To support the smooth facilitation of our service, we strongly advise that any responses are issued via the email identified below rather than by post. Responses to the Planning Inspectorate should be sent by email to:

KingswaySolar@planninginspectorate.gov.uk.

Please note that your response will be appended to the Scoping Opinion and published on our website consistent with our openness policy.

Please also note that this consultation relates solely to the ES scoping process. Further opportunities for you to engage with and provide views on the project more generally, will arise through the Applicant's own consultation. Applicants have a duty to undertake statutory consultation and are required to have regard to all responses to their statutory consultation.

Scoping Opinion

The Planning Inspectorate (on behalf of the Secretary of State) must adopt a Scoping Opinion within 42 days of receiving a scoping request. The Scoping Opinion will be published on the relevant project page of the 'Find a National Infrastructure Project' website at the end of the statutory period, or before if applicable.

The Applicant must have regard to comments made within the Scoping Opinion and the ES submitted with the future application must be based on the most recently adopted Scoping Opinion.

Applicant's name and address

As the Planning Inspectorate has been notified by the Applicant that it intends to prepare an ES, we are also informing you of the Applicant's name and address:

Kingsway Solar Farm Limited
10 Lower Thames Street
London,
EC3R 6AF

enquiries@kingswaysolar.co.uk

Regulation 11(3) duty

You should also be aware of your duty under Regulation 11(3) of the EIA Regulations, if so requested by the Applicant, to make available information in your possession which is considered relevant to the preparation of the ES.

Spatial data

The Applicant has provided the Planning Inspectorate with spatial data for the purpose of facilitating the identification of consultation bodies to inform a Scoping Opinion (as set out in our Advice Note 7, available on our website). Requests by consultation bodies to obtain and/or use the spatial data to inform its consultation response should be made directly to the Applicant using the contact details above.

If you have any queries, please do not hesitate to contact us.

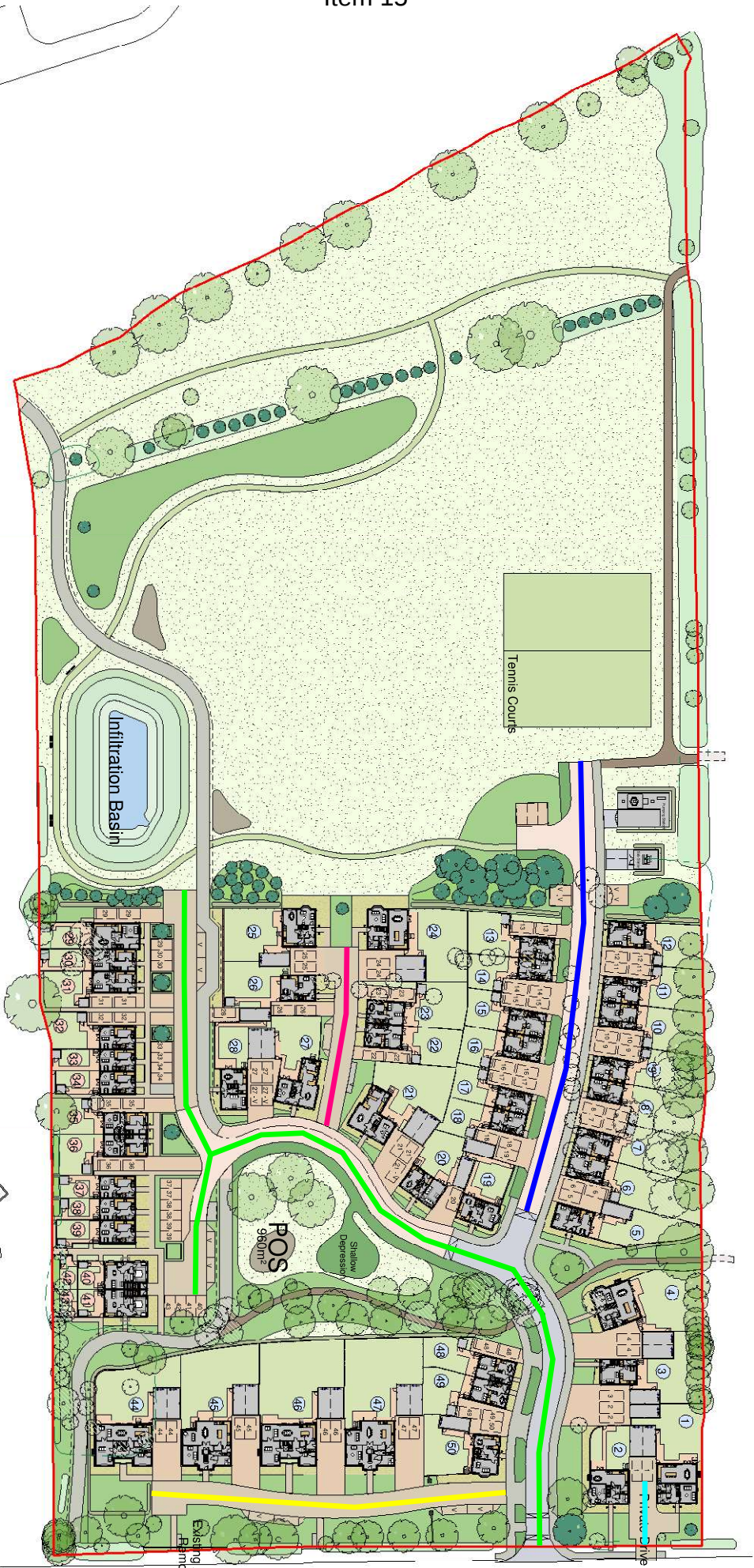
Yours faithfully

Deb Glassop

Deb Glassop
EIA Advisor
on behalf of the Secretary of State

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

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- Notes:
1. All dimensions to be worked on site by GENERAL CONTRACTOR prior to any work commencing.
 2. Drawings not to be scaled. Work to figure dimensions only.
 3. To comply with the requirements of the Planning and Building Act 2015, all proposed works shall be in accordance with the relevant provisions of the Act.
 4. This drawing and related specifications are for use only in the stated location.
 5. This drawing is to be used in conjunction with all other Council's drawings and specifications.
 6. Drawings have not been surveyed and may have been prepared from aerial photography and other sources.
 7. It is assumed that all works will be carried out by a competent contractor who will be working in accordance with the relevant standards and specifications.

Proposed Hard & Soft Landscaping Plan

1 : 500

Street Name

- Street 1
- Street 2
- Street 3
- Street 4
- Street 5

Hard Landscaping

- Shared Surface
- Private Drive
- Driveway
- Unadopted Gravel Path
- Patio Paving
- Tarmac Road
- Shared Surface Service
- Strip / Cycle path
- Tarmac Footpath

Soft Landscaping

- Existing Trees
- Proposed Trees
- Existing Bush
- Filter Margin
- Proposed Hedges
- Private Rear Garden
- Private Front Garden
- Public Green
- Public Open Space



Scale 1:500 @ A1
0 5 10 15 25m

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Saunders
Boston
Architects

Proposed Soft & Hard Landscaping Plan

PRELIMINARY

Scale	1 : 500 @ A1	Revision	J
Drawn	KK	Date	04/19/23
Checked	BR	Submitted	1965
Project Code	1965	Drawn	KK
Checked	BR	Submitted	1965
Project Code	1965	Drawn	KK
Checked	BR	Submitted	1965

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Dear Cathy Whitaker,

I have been speaking with Zoe at Suffolk Highways and explaining the issues that myself and my neighbour have been having with another neighbour, who insists on parking across the access to the archway next to my home.

Her opinion was, the access should be kept clear and enforced by double yellow lines, but this could only be done if it is considered and recommended by the Newmarket Town Council. She advised me to write to you requesting double yellow lines across the entrance to the archway.

The following are the reasons for making this request:

1. Through the archway in the shared garden there is a metal container with electricity and housing for two electric wheelchairs, access to the street is through the archway and if going into town, across the road via the dropped kerb and onto the pavement via the dropped kerb on the opposite side. If access is blocked by a parked car they would have to go down to the bottom of the road on the pavement and cross the road where there is no dropped kerb. At present there is only one electric wheelchair being used by my neighbour who is having problems when a car is parked across the access to the road. (redacted), and is happy for me to inform you of the issue she is having.

Additionally she has twice put a note on the car windscreen asking for the access to be kept clear, this request has been totally ignored. I would also mention with her permission, (redacted).

2. There are about twenty five bins stored under the archway, and access is needed for the bins to be emptied. This is twice one week and once the next week.

3. I have a disabled parking bay outside my home, (redacted). If a car is parked across the access to the archway, they come too close to the rear of my car, and also make it difficult for me to get into my parking bay. I will follow this email with another showing photos of this.

I would be grateful if you would give my request your consideration, thank you.

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