

Membership as from May 2024

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

Members = 10

Quorum = 3



Newmarket
TOWN COUNCIL

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

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning
Committee**

to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 20th 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 6th January 2025**
 - 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/24/1858/TCA** – Trees in a Conservation Area Notification – Group of mixed Maple, Horse Chestnut, Elm and Sycamore trees (G1 on plan) lift canopies to give 6 metre ground clearance, six Sycamore (G2 on plan) remove Ivy and crown reduce largest Sycamores by up to 4 metres in height and approximately 2 metre from sides where required to neaten appearance of trees. Cherry Trees (Clump 1, 2 & 3 on plan) reduce height by 3 metres and reduce sides by approximately 3 metres to neaten appearance, Cherry (T1 on plan) reduce all round by approximately 3 metres, Prunus (T2, T3 on plan) multiple fruiting bodies present – fell – Freemason Lodge, 35 Bury Road, Newmarket
 - DC/24/1834/ADV** – Application for advertisement consent – a. one replacement internally illuminated fascia sign b. one internally illuminated post mounted projecting sign - Manchetts, Victoria Way, Newmarket
 - DC/24/1801/FUL** – Planning application – a. joining of units to extend existing MOT test and repair centre (class B2) b. associated external alterations – Studlands Park Industrial Estate, Unit 4 Studlands Park Avenue, Newmarket
 - DC/25/0001/HH** – Householder planning application – first floor extension over existing garage – 4 Hallwyck Gardens, Newmarket
 - DC/24/1518/FUL** – Reconsultation – Planning application – construction of building to accommodate five apartments and one commercial unit (Class E) at ground floor following demolition of existing motor garage – 8 Park Lane, Newmarket
 - DC/25/0031/TPO** – TPO 13 (1998) tree preservation order – four limes (within area G1 on plan) pollard to ten meters above ground level – The Gallops, Old Station Road, Newmarket

7. **Planning applications** – Amended and Deferred Plans
8. **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
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 30/12/24, 06/01/25
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
13. **Enforcement** – to discuss any enforcement issues
14. **Tesco/Hatchfield Roundabout Signage** – to receive an update
15. **Transport & Parking Working Group update**
 - a) **East West Railway consultation**
 - b) **BSIP schemes**
 - c) **Any other matters**
16. **Correspondence**
17. **Date of next meeting – 3rd February 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 14th January 2025

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 6th January 2025 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry
Councillor A Drummond

Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, N Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer (from 6:28pm), 1 Member of the Press and 2 Members of the Public.

	Minute	Action by
D/25/01/1	<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 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/25/01/2	<u>Apologies</u> Apologies were received from Cllrs Hood, Jarvis, Jones, and McHugh.	
D/25/01/3	<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/25/01/4	<u>To Confirm the Minutes of the Meeting Held on 16th December 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16th December 2024 and the following was agreed: <u>D/25/01/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th December 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 4 – D/24/12/33.01 Resolved – The Enforcement Working Group is currently being set up and will meet soon.	
D/25/01/5	<u>Public Open Session</u> A member of the press will speak to item 15.	

Two members of the public would like to speak to item 16 and the Chair proposed that item 16 be brought forward and the following was agreed:

D/24/01/5.01 Resolved

That item 16 Jack Jarvis Close be brought forward.

D/25/01/6 Jack Jarvis Close

A letter from a resident regarding a parking issue was discussed and the following was agreed:

D/25/01/6.01 Resolved

That SCC Highways be asked to see what measures can be implemented to address the parking issue with details of any associated costs and funding sources.

2 members of the public left the meeting.

D/25/01/7 Planning Applications

D/25/01/7/1 DC/24/1814/HH – Householder planning application – single storey extension to both side elevations – 5 Princess Way, Newmarket.

D/25/01/7.01 Resolved

The Committee voiced no objection.

Cllr Winter joined the meeting at 6:28 as an observer.

D/25/01/7/2 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.

D/25/01/7.02 Resolved

The Committee objected due to overdevelopment of the site and a lack of parking provision, supporting the issues raised in the objection by the resident at 4 New Cut and adding the NTC standard wording for parking issues. Additionally the plans are unclear.

So clarification will be sought on the allocated parking provision and whether the property is currently occupied.

D/25/01/7/3 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.

D/25/01/7.03 Resolved

The Committee voiced to support if the trees are replanted with root protection as specified in the application.

D/25/01/7/4 DC/24/1833/HH – Householder planning application – construction of pool and detached pool house at rear of garden – Boyarin Lodge, 30 Bury Road, Newmarket.

D/25/01/7.04 Resolved

The Committee voiced support of this as it was considered to be a quality

development.

D/25/01/7/5 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.

D/25/01/7.05 Resolved

The Committee voiced no objection subject to no adverse impact on neighbouring properties.

D/25/01/7/6 DC/24/1693/FUL – Planning application – a. replacement shopfront b. internal frosting to first and second floor windows on front elevation – 84 High Street, Newmarket.

D/25/01/7.06 Resolved

The Committee objected to the proposed replacement shopfront. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and we would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area. The Committee does not object to b. internal frosting of the windows.

D/25/01/7/7 DC/24/1694/FUL – Planning application – installation of plant – 84 High Street, Newmarket.

D/25/01/7.07 Resolved

The Committee voiced no objection subject to the approval of the WSC Environmental Officer regarding noise levels and the approval of the Conservation Officer regarding the visual impact.

A member of the public joined the meeting at 6:45pm

D/25/01/7/8 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.

D/25/01/7.08 Resolved

The Committee strongly objected to the vinyls and signs. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and would welcome a heritage appearance suitable for Newmarket High Street in a Conservation Area.

D/25/01/8 Amended and Deferred Plans

D/25/01/8/1 DC/24/1518/FUL – 8 Park Lane – an objection response was composed and submitted by the Delegation Group and is pending consideration by WSC. This application will be added to the enforcement issue list.

D/25/01/9 Planning Appeals

D/25/01/9/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress. It was agreed to ask the West Suffolk Councillors to establish the position

on this.

D/25/01/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/01/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing
09/12/2024, 16/12/2024 & 23/12/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1606/TCA	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	Reydon Lodge, 38 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/1599/TCA	Trees in a conservation area notification-one London plane (T1 on plan) overall crown reduction of 5 metres	Terrace House, Queensbury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0695/FUL	Planning application- external wall insulation system to	number 3, 7 and 10 3, 7 and 10 Holdsworth Terrace, Newmarket, Suffolk	Approved	No objection
DC/24/0698/FUL	Planning application- installation of external wall insulation	20,22, and 26 Stamford Street, Newmarket, Suffolk	Approved	No objection
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	Approved	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	Approved	No objection
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	Approved	Objected

D/25/01/12 Delegation Panel Decisions

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.

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.

It was noted that the Delegation Panel were minded to grant permission to both applications.

D/25/01/13 Licensing

Club Premises Certificate – NSDA Sports Club – Sports Pavilion Elizabeth Avenue Newmarket. An update was given and WSC are arranging a hearing with the applicant. It was agreed that the Committee does not need to submit any representation as this will duplicate that already submitted.

D/25/01/14 Enforcement

As mentioned in Matters arising: Page 4 – D/24/12/33.01 Resolved – The Enforcement Working Group is currently being set up and will meet soon.

A working group has been set up and a list of enforcement issues. will be formulated

D/25/01/15 Consultation

Kingsway Solar Farm – the solar farm consultation was received and noted. The following was agreed:

D/25/01/15.01 Resolved

That Delegated Powers be given to Cllrs Harvey and Drummond to draft a response to the consultation. That Town Clerk sends a follow up letter to Sir Kier Starmer copying in our local MP.

The Town Clerk left the meeting.

D/25/01/16 Street Naming Consultation

Former St Felix Site – the street naming consultation was received and noted.

A member of the press put forward the suggestions below for the naming of streets:

Street 1 – Sir Henry Cecil Drive
Street 2 – Frankel Avenue
Street 3 – St Felix Drive
Street 4 – Sir John Astley Road
Street 5 – Shergar Close

together with background information in support. The following was agreed:

D/25/01/16.01 Resolved

That the proposed street names for the former St Felix site be approved and submitted to the developer for consideration.

The Town Clerk returned to the meeting.

D/25/01/17 Five Bells

An update was given on the original planning consent which approved the property to be used for worship and/or community services. WSC do not consider the current use a breach of the planning consent as there is no condition requiring the provision of community services.

This property will be added to the enforcement issue list.

D/25/01/18 Lisburn Road

It was noted that this is now with the WSC Enforcement Team and they will be looking into setting timelines for the applicant.

This property will be added to the enforcement issue list.

D/25/01/19 Correspondence

An email was received from a resident regarding the lanes and road signage at the Tesco/Hatchfield roundabout which has caused much confusion and consternation. This issue has already been raised with SCC Highways and enquiries will be made for an update on progress. An item will be added to the next agenda.

Cllr Drummond left the meeting 7:11pm

D/25/01/20 Date of Next Meeting

Monday 20th January 2025 at the Memorial Hall.

Meeting closed at 7:12pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/01/6.01 Resolved</u>	That SCC Highways be asked to see what measures can be implemented to address the parking issue with details of any associated costs and funding sources.
<u>D/25/01/7.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/01/7.02 Resolved</u>	The Committee objected due to overdevelopment of the site and a lack of parking provision, supporting the issues raised in the objection by the resident at 4 New Cut and adding the NTC standard wording for parking issues. Additionally the plans are unclear.
<u>D/25/01/7.03 Resolved</u>	The Committee voiced to support if the trees are replanted with root protection as specified in the application.
<u>D/25/01/7.04 Resolved</u>	The Committee voiced support of this as it was considered to be a quality development.
<u>D/25/01/7.05 Resolved</u>	The Committee voiced no objection subject to no adverse

	impact on neighbouring properties.
<u>D/25/01/7.06 Resolved</u>	The Committee objected to the proposed replacement shopfront. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and we would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area. The Committee does not object to b. internal frosting of the windows.
<u>D/25/01/7.07 Resolved</u>	The Committee voiced no objection subject to the approval of the WSC Environmental Officer regarding noise levels and the approval of the Conservation Officer regarding the visual impact.
<u>D/25/01/7.08 Resolved</u>	The Committee strongly objected to the vinyls and signs. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30 and would welcome a heritage appearance suitable for Newmarket High Street in a Conservation Area.
<u>D/25/01/15.01 Resolved</u>	That Delegated Powers be given to Cllrs Harvey and Drummond to draft a response to the consultation. That the Town Clerk sends a follow up letter to Sir Kier Starmer copying in our local MP.
<u>D/25/01/16.01 Resolved</u>	That the proposed street names for the former St Felix site be approved and submitted to the developer for consideration.

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Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 30th December and 6th January

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/24/1858/TCA</u> Trees in a Conservation Area Notification – Group of mixed Maple, Horse Chestnut, Elm and Sycamore trees (G1 on plan) lift canopies to give 6 metre ground clearance, six Sycamore (G2 on plan) remove Ivy and crown reduce largest Sycamores by up to 4 metres in height and approximately 2 metre from sides where required to neaten appearance of trees. Cherry Trees (Clump 1, 2 & 3 on plan) reduce height by 3 metres and reduce sides by approximately 3 metres to neaten appearance, Cherry (T1 on plan) reduce all round by approximately 3 metres, Prunus (T2, T3 on plan) multiple fruiting bodies present – fell Freemason Lodge, 35 Bury Road, Newmarket	Conservation Area NKT2 NKT14	Daniel Gospel	A Drummond	Fri 17 th Jan- Emailed CO for extension on 15.1.25
<u>DC/24/1834/ADV</u> Application for advertisement consent – a. one replacement internally illuminated fascia sign b. one internally illuminated post mounted projecting sign Manchetts, Victoria Way, Newmarket	NKT30	Adam Yancey	Mr Chris Ginn	Thurs 23 rd Jan
<u>DC/24/1801/FUL</u> Planning application – a. joining of units to extend existing MOT test and repair centre (class B2) b. associated external alterations Studlands Park Industrial Estate, Unit 4 Studlands Park Avenue, Newmarket		Savannah Cobbold	Mr Matthew Tursley	Tues 28 th Jan
<u>DC/25/0001/HH</u> Householder planning application – first floor extension over existing garage – 4 Hallwyck Gardens, Newmarket	Tree Preservation Order	Cara Fieldhouse	Miss C Taylor and Mr W Woodgate	Thurs 30 th Jan

Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/24/1518/FUL</u> Reconsultation – Planning application – construction of building to accommodate five apartments and one commercial unit (Class E) at ground floor following demolition of existing motor garage 8 Park Lane, Newmarket	Conservation Area NKT1 NKT2	Savannah Cobbold	Mr Dennis Brocklesby	Fri 31st Jan
<u>DC/25/0031/TPO</u> TPO 13 (1998) tree preservation order – four limes (within area G1 on plan) pollard to ten meters above ground level The Gallops, Old Station Road, Newmarket	Conservation Area NKT2 NKT14	Philip Crutchlow	Ms K Cowen	Fri 31st Jan

NKT1 – Traditional Features and Materials for Developments within the Conservation Area

NKT2 – Key Views

NKT14 – Trees

NKT30 – Shop Fronts

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 27th December 2024

Reference: 24/00821/FUL

Officer: Olivia Roberts

Location: 177 High Street Cheveley Newmarket Suffolk CB8 9DG

Date application valid:

18th December 2024

Parish:

Cheveley

Proposal: Replacement dwelling following demolition of existing dwelling, construction of 2 no ancillary buildings and associated work

Applicant:

Mr & Mrs Dosanjh
C/o Agent

Agent:

Dean Jay Pearce Architectural Design & Planning Ltd
Milestone House
2/3 Hall Street
Sudbury
Suffolk
CO10 9HZ

Grid Reference: 568480 260592

Reference: 24/01319/FUL

Officer: Rachael Forbes

Location: The Orchards 2C Moor Road Fordham Ely Cambridgeshire

Date application valid:

18th December 2024

Parish:

Fordham

Proposal: Single storey extension, pool and landscaping

Applicant:

Mr Alan Nash
The Orchards
2C Moor Road
Fordham
Ely
Cambridgeshire
CB7 5LX

Agent:

Andrew Fleet Limited
FAO Miss Demi-Mai Wiles
6 Regent Place
Soham
Cambridgeshire
CB7 5RL

Grid Reference: 562413 271333

Reference: 24/01282/FUL

Officer: Jasmine Moffat

Location: 25 The Oaks Soham Ely Cambridgeshire CB7 5FF

Date application valid: 20th December 2024

Parish: Soham

Proposal: Detached timber frame garden room

Applicant:

Robyn Price
25 The Oaks
Soham
Ely
Cambridgeshire
CB7 5FF

Agent:

Ely Planning Company
Fao: Wayne Chrzanowski
Studio 5
Penn Farm
Harston Road
Haslingfield
Cambs
CB23 1JZ

Grid Reference: 559568 272596

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 3rd January 2025

Reference: 24/01306/FUL

Officer: Harmeet Minhas

Date application valid: 23rd December 2024

Parish: Soham

Location: Cumberland House 48 Regal Drive Soham Cambridgeshire CB7 5BE

Proposal: Extensions to existing commercial premises

Applicant:

Funky Furniture Hire (Properties) Ltd
FAO Mr Gary Mansfeild
7 West Road
Harlow
Essex
CM20 2AL

Agent:

BRD Tech Ltd
FAO Mr Thomas Coombs
F15 Allen House
Station Road
Sawbridgeworth
CM21 9AB

Grid Reference: 560285 272472

Reference: 24/01326/FUL

Officer: Lisa Moden

Date application valid: 30th December 2024

Parish: Soham

Location: 12 Speed Lane Soham Cambridgeshire CB7 5BT

Proposal: Single storey rear extension and external insulation to front elevation

Applicant:

Mr & Mrs Ray & Pauline Missen
12 Speed Lane
Soham
Cambridgeshire
CB7 5BT
United Kingdom

Agent:

Andrew Fleet Architectural Technologists
FAO Mr Crawford
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 559319 273706

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 10th January 2025

Reference: 24/00958/FUL

Officer: Charlotte Sage

Location: Site East Of 48 The Causeway Burwell Cambridgeshire

Date application valid: 6th January 2025

Parish: Burwell

Proposal: 3 no outbuildings demolished and construction of a single dwelling, garage, access and associated site preparation works

Applicant:

Mr Richard Smith
c/o 31 Spring Close
Burwell
Cambridgeshire
CB25 0HF

Agent:

Andrew Fleet MCIAT
FAO Miss Ines Larwood-Smith
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Reference: 25/00010/FUL

Officer: Rachael Forbes

Location: 1 Holmes Lane Soham Ely Cambridgeshire CB7 5JP

Date application valid: 3rd January 2025

Parish: Soham

Proposal: Single storey and first floor rear extensions, porch, solar panels, internal alterations and associated works

Applicant:

Mr J Schumann
1 Holmes Lane
Soham
Ely
Cambridgeshire
CB7 5JP

Agent:

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

Grid Reference: 559106 274288

Decision List

Weeks commencing 30 th December and 6 th January	NTC Comments
<u>DC/24/1772/TCA</u> Trees in Conservation Area Notification- one Thuja (circled orange on plan) fell Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT Decided- No objections	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. APPROVED
<u>DC/24/1653/FUL</u> Planning application- Change of use from shop (class E) to tattoo studio (sui generis) 16 High Street, Newmarket, Suffolk, CB8 8LB Decided- Approve application	The Committee voiced no objection to the change of use and look forward to receiving the Licence application for the Committee to scrutinise. APPROVED
<u>DC/24/1524/FUL</u> Planning application- internal alterations to existing three flats to create an additional flat 5A, 5B, 5C and Flat 1 Wellington Street, Newmarket, Suffolk, CB8 0HT Decided- Approve application	The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer and fully supported the recommendations of the Fire Officer. APPROVED
<u>DC/24/1525/LB</u> Application for listed building consent- internal alterations to existing three flats to create an additional flat 5A, 5B, 5C and Flat 1 Wellington Street, Newmarket, Suffolk, CB8 0HT Decided- Approve application	The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer and fully supported the recommendations of the Fire Officer. APPROVED
<u>DC/24/1467/HH</u> Householder planning application- a. entrance canopy b. single storey side rear extension (following demolition of existing utility) c. render to all elevations 28 Rowley Drive, Newmarket, Suffolk, CB8 0NH Decided- Approve application	The Committee voiced no objection subject to no objections from neighbours and would be extra supportive if the rendering were to add insulation to the property. APPROVED

Decision List

<u>DC/24/1379/TPO</u> TPO 012 (1956) tree preservation order- one Ash (T1 on plan, within area A3 on order) and one Lime 9T2 on plan, within area A3 on order) reduce crown back to boundary fence by up to two metres 33 Norfolk Avenue, Newmarket, Suffolk, CB8 0DE Decided- Approve application	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>DC/23/1182/FUL</u> Planning application-a. Installation of compressor units to rear external wall 128 High Street, Newmarket, Suffolk, CB8 8JP Decided- Approve application	4th October 23 The Committee were minded to object subject to an extension being approved and that clarification on the materials to be used on the shopfront be sought and that WSC are content with the noise attenuation provision for the compressor unit. 18th October 23 The Committee maintained their previous object on as follows: The Committee were minded to object subject to an extension being approved and that clarification on the materials to be used on the shopfront be sought and that WSC are content with the noise a attenuation on provision for the compressor unit. 10th May 24 The Committee continue to strongly object to this application based on the lack of clarity of the structural integrity of the location of these units and their compliance with health and safety regulations. Confirmation was requested on the findings of the noise assessment report from WSC officers regarding their validation of the report and that this will reduce the noise to an acceptable level for local residents. 27th October 24 The Committee supported the measures proposed to be put in place, but requested a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect, which is to mitigate those noise levels for adjacent residents. Until such a time, the Committee maintained its objection. 

Item 14

Good morning Naomi.

The issues with the road signage and road lane markings on the Tesco Roundabout have been escalated to our Transport Strategy Team following multiple contacts from residents/MOP and Cllrs etc. There is a stage four road safety audit being carried out on this location.

I'm afraid there is no update beyond this at the moment – but as soon as the audit is completed, we will be updating all those who have reported concerns here with our findings and the next steps etc.

Kind regards.

Matthew Fox,

Community Liaison Engineer.

Customer Experience and Community Works.

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From: Deputy Town Clerk <DTC@newmarket.gov.uk>

Sent: 08 January 2025 14:54

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

Subject: Tesco/Hatchfield Roundabout

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Good Afternoon,

We have received some correspondence regarding concerns over the road signage at the Tesco/Hatchfield roundabout on the A142. It is felt that it would be more beneficial for the left lane to be used for Hatchfield and the towns traffic and the right lane for Tesco traffic.