

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 17th February 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:

- 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 3rd February 2025**
 - 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. **Planning applications** – West Suffolk Council
 - a) **DC/25/0124/HH** – Householder planning application – a. porch b. garage conversion into habitable rooms c. single storey front, side and rear extensions d. exterior fenestration alterations, internal alterations and associated works – Sidehill House, Heath Road, Newmarket
 - b) **DC/25/0061/FUL** – Planning application – a. Subdivision of one flat to create two flats b. single storey rear extension – 20-21 St Marys Square, Newmarket
 - c) **DC/25/0062/LB** – Reconsultation – Application for listed building consent – a. Internal alterations, repair works and subdivision of one flat to create two flats b. single storey rear extension – 20-21 St Marys Square, Newmarket
 - d) **DC/25/0163/FUL** – Reconsultation – Planning application – a. change of use from storage building to four flats (class C3); b. section of flat roof between gable roofs; c. replacement of tin pitched roof to bin and cycle store with flat roof; d. additional and modified window and door openings; e. railings to front – Land at 34 and 36 Old Station Road, Newmarket
 - e) **DC/25/0190/TCA** – Trees in a conservation area notification – a. one Sycamore (T1 on plan) pollard at five metres b. one Sycamore (T2 on plan) overall crown reduction by two metres c. one Sycamore (T3 on plan) fell inferior stem on south-eastern side & pollard remaining stem at 3.5 metres just above fork – Bury Lodge, 56 Bury Road, Newmarket
7. **Planning applications** – Amended and Deferred Plans
 - a) **DC/24/1782/HH** – Reconsultation – Householder planning application – a. two storey side extension (following demolition of garage) b. infill door to rear elevation c. single storey side extension – 10 Falmouth Gardens, Newmarket
 - b) **DC/24/1693/FUL** – Reconsultation – Planning application – a. replacement shop front b. internal

frosting to first and second floor windows on front elevation – 84 High Street, Newmarket

- c) **DC/24/1695/ADV** – Reconsultation – 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 – 84 High Street, Newmarket
 - d) **DC/24/1683/LB** – Reconsultation – Application for listed building consent – a. replacement shop front b. internal frosting to first and second floor windows on front elevation c. installation of plant d. one Panel sign e. one box fascia sign f. one projecting sign g. two vinyl signs – 84 High Street, Newmarket
 - e) **DEFERRED - DC/25/0079/FUL** – Planning application – a. change of use of stable building to place of worship, used in conjunction with The Five Bells (class F1), b. single storey extension c. external alterations including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations d. bricking up of stable doors on southern elevation e. repair works to existing openings – Five Bells, 16 St Marys Square, Newmarket
 - f) **DEFERRED - DC/25/0080/LB** – Application for listed building consent – a. internal and external alterations to stable building, including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations b. bricking up of stable doors on southern elevation and insertion of timber door c. repair works to existing openings d. single storey extension – Five Bells, 16 St Marys Square, Newmarket
- 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 allowed
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 27/01/25, 03/02/25
- 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. Street Naming Consultation**
- a) Hatchfield Farm
 - b) Former St Felix site
- 15. Parking/ speeding issues**
- a) Hyperion Way
 - b) High Street - Tesco's
- 16. National Transport Strategy for England** – consultation (deadline 20th February)
- 17. 'A' board advertising**
- 18. Correspondence**
- 19. Date of next meeting – 3rd March 2025**

Signed:  Cathy Whitaker, Town Clerk

Date: 11th February 2025

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



Minutes of a Meeting of the Development & Planning Committee
Held on Monday 3rd February 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
 Councillor J Berry (from 6:18pm)
 Councillor A Drummond
 Councillor J Harvey
 Councillor Hulbert

Councillor J McHugh
 Councillor J Jarvis
 Councillor R Nobbs
 Councillor S Perry

Also Present: C Whitaker – Town Clerk, N Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, C O'Reilly – Events Manager as an observer, Claire Anderson – Project Director Anchor, Cllr Yarrow as a member of the public (from 6.18pm), 1 Member of the Press and 1 Member of the Public.

Minute	Action by
D/25/02/1 <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/25/02/2 <u>Apologies</u> Apologies were received from Cllr Jones.	
D/25/02/3 <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> Cllr Hood declared an "other" interest in item 6c – application DC/25/0103/TCA. There were no requests for dispensation.	
D/25/02/4 <u>To Confirm the Minutes of the Meeting Held on 20th January 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 20th January 2025 and the following was agreed: <u>D/25/02/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th January 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.	
<i>Cllr Yarrow joined the meeting at 6:18pm as a member of the public.</i> There were no matters arising.	
D/25/02/5 <u>Public Open Session</u>	

The Chair proposed that item 6b - application DC/24/1866/FUL - The Silks be brought forward and the following was agreed:

D/25/02/5.01 Resolved

That application DC/24/1866/FUL- The Silks be brought forward.

D/25/02/6

D/25/02/6/1 DC/24/1866/FUL – Re-consultation – Planning application – change of use from extra care accommodation (Class C2) to retirement accommodation for over 55s (Class C3) – The Silks, 69 Exning Road, Newmarket.

Clarie Anderson, Project Director for Anchor gave a short presentation of the work and services they provide. They are seeking support for the change of use from C2 to C3 to a social rent scheme. The property has three storeys with 69 units, 61 parking spaces and bike stalls.

Cllr Yarrow left the meeting at 6.23pm

Cllr Yarrow rejoined the meeting as a member of the public at 6.24pm

It will be an independent living scheme for the over 55s who meet a set criteria. Applications will be referred via WSC or can be made direct to Anchor and WSC fully support the scheme. There will be a Location/Estates Manager for the property, anticipated to be on site on a 9am to 5pm basis, who will be a first point of contact for residents

Cllr Winter joined the meeting as an observer from 6:47pm

A number of questions were asked, and the following was agreed:

D/25/02/6.01 Resolved

The Committee voiced no objection.

The Chair proposed that items 6d and e - applications DC/25/0080/LB and DC/25/0079/FUL – Five Bells be brought forward and the following was agreed:

D/25/02/6.02 Resolved

That applications DC/25/0080/LB and DC/25/0079/FUL be brought forward.

D/25/02/7

Claire Anderson left the meeting at 6:50pm

Cllr Yarrow spoke in favour of the applications and confirmed that the site is being used as a community hub. The following was agreed:

D/25/02/7/1 DC/25/0080/LB – Application for listed building consent – a. internal and external alterations to stable building, including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations b. bricking up of stable doors on southern elevation and insertion of timber door c. repair works to existing openings d. single storey extension – Five Bells, 16 St Marys Square, Newmarket.

D/25/02/7.01 Resolved

That the application be deferred to arrange a site visit.

D/25/02/7/2 DC/25/0079/FUL – Planning application – a. change of use of stable building to place of worship, used in conjunction with The Five Bells (class F1), b. single storey extension c. external alterations including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations d. bricking up of stable doors on southern elevation e. repair works to existing openings – Five Bells, 16 St Marys Square, Newmarket.

D/25/02/7.02 Resolved

That the application be deferred to arrange a site visit.

D/25/02/8 Planning Applications

Week Commencing 13/01/2025 & 20/01/2025.

D/25/02/8/1 DC/24/1814/HH – Re-consultation - Householder planning application – a. replacement garage b. ground floor window to dwelling – 5 Princess Way, Newmarket.

D/25/02/8.01 Resolved

The Committee voiced no objection.

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

D/25/02/8/3 DC/25/0103/TCA – Trees in a conservation area notification – a. six Sycamore (T1-T6) one Beech (T7) one Ash (T8) one Horse Chestnut (T9) fell b. one Lime (T10) pollard to fork at approximately 10 metres to bring down to height of adjacent Limes – 1 Godolphin Stables, Stanley Stud House, Snailwell Road, Newmarket.

A member of the public left the meeting 6:57pm

D/25/02/8.03 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the felling of these trees if deemed necessary by the Tree Officer. If the trees are to be felled, that they be felled outside of the bird nesting season. The Committee were disappointed by the lack of a satisfactory tree report by the applicant.

Cllr Hood returned to the meeting and took the Chair.

D/25/02/9 Amended and Deferred Plans

None noted.

D/25/02/10 Planning Appeals

D/25/01/29/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

Deputy Town Clerk was asked to make further enquiries.

D/25/02/11 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/02/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 03/01/2025 & 20/01/2025.

Applications	Description	Address	WS Decision	NTC Decision
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 Severals, Newmarket, Suffolk	Approved	No objection
DC/24/1745/HH	Householder planning application- single storey extension to the rear of dwelling	17 Abernant Drive, Newmarket, Suffolk	Approved	No objection
DC/24/1503/ADV	Application for advertisement consent- one non-illuminated fascia sign	34 Old Station Road, Newmarket, Suffolk	Approved	No objection
DC/24/0999/FUL	Planning application- a. up to ten flexible industrial and warehousing units within one singular building (use class E(g)(ii), E (G)(iii), B2 and B8) b. access, parking, landscaping and associated works	Mee House, 351 Exning Road, Newmarket, Suffolk	Approved	No objection
DC/24/0800/TPO	TPO 012 (1956) tree preservation order- one Lime (T180 on plan, within A3 on order) one Ash (T181 on plan, within A3 on order) re-pollard to nine metres above ground level and remove epicormic growth from main stem; one Horse Chestnut (T179 on plan, within A3 on order) crown lift to five metres above ground level	33 Norfolk Avenue, Newmarket, Suffolk	Approved	Objected
DC/24/1379/TPO	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	Approved	Objected
DC/23/1182/FUL	Planning application-a. Installation of compressor units to rear external wall	128 High Street, Newmarket, Suffolk	Approved	Objected

A member of the public re-joined the meeting at 7:00pm

Deputy Town Clerk was asked to follow up on applications DC/24/0999/FUL and DC/24/1503/ADV as the Committee queried why these hadn't been seen by D&P committee for

D/25/02/13 Delegation Panel Decisions

It was noted that the Hatchfield application had been delegated to an officer for determination; however after challenging this it will now be considered at the WSC Development Control Committee.

D/25/02/14 Licensing

None noted. The Deputy Town Clerk was asked to request an update on the Rugby Club's licensing application.

D/25/02/15 Enforcement

The minutes of the Enforcement Working Group meeting held on 16th January 2025 were noted. Next meeting will be held on 13th February 2025 at 11:00am with regular meetings set for the 2nd Thursday of each month for those who would like to attend.

D/25/02/16 Street Naming Consultation

The developers are consulting on street names for the Hatchfield Farm development and a member of the press put forward a list of suggestions. Rachel Wood will also be consulted, and this item will be discussed further at the next meeting.

D/25/02/17 Parking

Hyperion Way Studlands Park – a request for new traffic orders was considered and the following was agreed:

D25/02/17.01 Resolved

That this item be deferred to the next meeting.

Jack Jarvis Close - a request for new traffic orders to restrict parking was discussed. SCC advise that this is a civil enforcement issue and incidents should be reported to the Police. Matthew Fox and Sgt Button will be consulted. It was noted that Racing Welfare support these measures and they will be asked to take this forward.

Chevely Road - a request for speed bumps to be installed was considered and the following was agreed:

D25/02/17.02 Resolved

That this item be referred to the Transport and Parking Working Group.

Cllr Drummond left the meeting 7:21pm

D/25/02/18 'A' Board Advertising

'A' board advertising was considered, and the following was agreed:

25/02/18.01 Resolved

That this item be deferred to the next meeting.

D/25/02/19 Correspondence

None noted.

D/25/02/20 Date of Next Meeting

Monday 17th February 2025 at the Memorial Hall.

Meeting closed at 7:22pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/02/6.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/02/7.01 Resolved</u>	That the application be deferred to arrange a site visit.

<u>D/25/02/7.02 Resolved</u>	That the application be deferred to arrange a site visit.
<u>D/25/02/8.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/02/8.02 Resolved</u>	The Committee voiced no objection.
<u>D/25/02/8.03 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the felling of these trees if deemed necessary by the Tree Officer. If the trees are to be felled, that they be felled outside of the bird nesting season. The Committee were disappointed by the lack of a satisfactory tree report by the applicant.
<u>D25/02/17.01 Resolved</u>	That this item be deferred to the next meeting.
<u>D25/02/17.02 Resolved</u>	That this item be referred to the Transport and Parking Working Group.
<u>25/02/18.01 Resolved</u>	That this item be deferred to the next meeting.

Weeks commencing 27th January and 3rd February

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/25/0124/HH</u> Householder planning application- a. porch b. garage conversion into habitable rooms c. single storey front, side and rear extensions d. exterior fenestration alterations and associated works Sidehill House, Heath Road, Newmarket, Suffolk, CB8 8AB		Oliver Bingham	Mr Spark	Tues 18 th Feb
<u>DC/25/0061/FUL</u> Planning application- a. Subdivision of one flat to create two flats b. single storey rear extension 20-21 St Marys Square, Newmarket, Suffolk, CB8 0HZ	Conservation area NKT1 NKT2 NKT3	Amy Murray	Mr C Cherkez	Fri 21 st Feb
<u>DC/25/0062/LB</u> Application for listed building consent- a. internal alterations, repair works and subdivision of one flat to create two flats b. single storey rear extension 20-21 St Marys Square, Newmarket, Suffolk, CB8 0HZ	Conservation area NKT1 NKT2 NKT3	Amy Murray	Mr C Cherkez	Thurs 27 th Feb
<u>DC/25/0163/FUL</u> Planning application- a. change of use from storage building to four flats (class C3); b. section of flat roof between gable roofs; c. replacement of tin pitched roof to bin and cycle store with flat roof; d. additional and modified window and door openings; e. railings to front Land at 34 and 36 Old Station Road, Newmarket, Suffolk, CB8 8DN	Conservation area NKT1 NKT2	Amy Murray	N/A	Fri 28 th Feb

<u>DC/25/0190/TCA</u> Trees in a conservation area notification- a. one Sycamore (T1 on plan) pollard at five metres b. one Sycamore (T2 on plan) overall crown reduction by two metres c. one Sycamore (T3 on plan) fell inferior stem on south eastern side & pollard remaining stem at 3.5 metres just above fork Bury Lodge, 56 Bury Road, Newmarket, Suffolk, CB8 7BT	Conservation Area NKT2 NKT14	Daniel Gospel	Mrs Sarah Chatterton	Thurs 27 th Feb
<u>DC/24/1782/HH</u>- Reconsultation Householder planning application- a. two storey side extension (following demolition of garage) b. infill door to rear elevation c. single storey side extension 10 Falmouth Gardens, Newmarket, Suffolk, CB8 7DL	Conservation area NKT1 NKT2	Oliver Bingham	Mr N Burrows	Thurs 27 th Feb
<u>DC/24/1693/FUL</u>- Reconsultation Planning application- a. replacement shop front b. internal frosting to first and second floor windows on front elevation 84 High Street, Newmarket, Suffolk, CB8 8JX	Conservation area NKT1 NKT2 NKT5 NKT30	Gregory McGarr	Tescos Stores LTD	Thurs 27 th Feb
<u>DC/24/1695/ADV</u>- Reconsultation Application for advertisement consent- a. 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	Tesco Stores LTD	Thurs 27 th Feb
<u>DC/24/1683/LB</u> - Reconsultation	Conservation area NKT1	Gregory McGarr	Tesco Stores LTD	Thurs 27 th Feb

Application for listed building consent- a. replacement shop front b. internal frosting to first and second floor windows on front elevation c. installation of plant d. one Panel sign e. one box fascia sign f. one projecting sign g. two signs 84 High Street, Newmarket, Suffolk, CB8 8JX	NKT2 NKT5 NKT30			
<u>DC/25/0079/FUL</u> - Deferred Planning application- a. change of use of stable building to a place of worship, used in conjunction with The Five Bells (class F1), b. single storey extension c. external alterations including provision of roof lights on eastern, western and southern elevations, insertion and replacement of windows and doors on all elevations d. bricking up of stable doors on southern elevation e. repair work to existing openings Five Bells 16 St Marys Square, Newmarket, Suffolk, CB8 0HZ	Conservation area NKT1 NKT2 NKT3	Savannah Cobbold	Mr Zaheer Durrani	Mon 17th Feb (EOT granted)
<u>DC/25/0080/LB</u> - Deferred Application for listed building consent- a. internal and external alterations to stable building, including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations b. bricking up of stable doors on southern elevation and insertion of timber door c. repair works to existing openings d. single storey extension Five Bells 16 St Marys Square, Newmarket, Suffolk, CB8 0HZ	Conservation area NKT1 NKT2 NKT3	Savannah Cobbold	Newmarket Islamic Cultural Centre	Mon 17th Feb (EOT granted)

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

NKT2 – Key Views

NKT3 – St Mary’s Square

NKT5 – Provision of New and Growing Businesses

NKT14 – Trees

NKT30 – Shop Fronts

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Appeal Decision

Site visit made on 21 July 2024

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI
an Inspector appointed by the Secretary of State

Decision date: 3 February 2025

Appeal Ref: APP/F3545/W/24/3339311

Nowell Lodge Fordham Road Newmarket CB8 7AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Keith Hutchinson against the decision of West Suffolk Council
- The application Ref is DC/23/0773/FUL.
- The development proposed is Conversion of existing garage to dwelling.

Decision

1. The appeal is allowed and planning permission is granted for Conversion of existing garage to dwelling at Nowell Lodge Fordham Road Newmarket CB8 7AQ in accordance with the terms of the application, Ref DC/23/0773/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2021/010 (proposed plans).
 - 3) During construction of the development hereby permitted, the trees located within or adjacent to the application site shall not be lopped or felled without the prior written consent of the local planning authority.
 - 4) During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.
 - 5) Construction works and ancillary activities, including deliveries to / collections from the site in connection with the development shall only be carried out between the hours of: 08:00 to 18:00 Mondays to Fridays 08:00 to 13.00 Saturdays and at no times during Sundays or Bank / Public Holidays.
 - 6) No external lighting shall be fixed to or around the building which is the subject of the works hereby consented without the prior written approval of the Local Planning Authority.
 - 7) Notwithstanding the provisions of Schedule 2 Part 1 Class A, Class B, Class E and Class F of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), no additional fenestration or enlargement, improvement or external alteration of the dwelling hereby approved, including alterations to the roof or the introduction of any parking area, shall be carried out without prior written permission of the local planning authority.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The proposed dwelling would be converted from an existing domestic garage located at the southern corner of the grounds of Nowell Lodge which is a recent development of purpose-built apartments comprised in a three-storey building. The building which is proposed to be converted (the Building) is brick built with a steep clay-tiled roof and sits adjacent to the gated entrance to Nowell Lodge from Fordham Road. This is a long, straight main road into Newmarket flanked by mature trees, hedges and road verges which contribute a green, sylvan character generally characterised by large, detached dwellings, situated on generous plots which are set back from the highway. However, the apartment block which is the setting for the proposal and a large, modern care home nearby are dominant features within the immediate area and contrast with that previously prevailing character.
4. Although located close to the front site boundary which is uncharacteristic of the general pattern of development in this locality, the Building is well screened by existing vegetation including a protected tree between the tall hedged front boundary and the building itself. The Building is discretely located and not prominent in the street scene, consequently, although the works proposed will alter the appearance of the building by the introduction of doors and rooflights, these changes will not be widely visible.
5. The Council express concern that the change of use will introduce a materially more prominent arrangement than currently exists and conflict with the generally open environment in which the apartment block, Nowell Lodge, sits. Whilst residential use can be impactful in the sense that there may be domestic paraphernalia or incidental activities introduced, or reduction in screening, which draw attention to residential activity, these can be minimised by condition. Having regard to small size of the unit which is not unlike a one-bedroom apartment and its location and setting, despite its position close to the front boundary, the resulting change would neither be obtrusive or prominent in the street scene, being located within the enclosed setting to Nowell Lodge. It is also noted that the proposed dwelling will not be provided with a parking space in front of the building as was originally intended and this will also reduce the visual impact of the change of use.
6. The site lies outside, but close to, the boundary of the Newmarket Conservation Area (NCA); the proposal abuts Fordham Road and therefore would be arguably within the setting of the NCA. Noting the general duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as my reasons explain I do not consider that scope of change introduced would

measurably affect the overall character and appearance of the area, nor, therefore, would there be harm to the significance of the NCA.

7. I have concluded that the proposal would not harmfully detract from the character and appearance of the area due to its appearance, location and setting. I find little conflict with Policies DM2 or DM22 of the West Suffolk Joint Development Management Policies Document which seek to protect local distinctiveness and design based on local characteristics. The Council have, without prejudice to the outcome of this appeal, provided a set of suggested conditions which I have considered and adjusted accordingly to meet the tests set out in the NPPF in so far as they are necessary to protect the visual amenity of the area and ensure impacts from the new use are minimised and for that reason also I have included a condition to significantly limit the scope of permitted development. It is on that basis that subject also to the usual plans and timing conditions, I conclude that the proposal would accord with the development plan taken as a whole and that consequently, taking all matters raised into account, the appeal should succeed.

Andrew Boughton

INSPECTOR

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 7th February 2025

Reference: 25/00090/FUL

Officer: Harmeet Minhas

Location: Land North Of 154 High Street Cheveley Suffolk

POTENTIAL DEPARTURE

Proposal: Installation of 4 glamping pods and associated works including landscaping of the site

Applicant:

Emma Capon
152A High Street
Cheveley
Cambridgeshire
CB8 9DG

Date application valid: 28th January 2025

Parish: Cheveley

Agent:

Glampitect Ltd
30 Craiglockhart Dell Road
Edinburgh
EH14 1JP

Grid Reference: 568300 260743

Reference: 25/00112/HEN

Officer: Lisa Moden

Location: 2 Hobbs Warren Cheveley Newmarket Suffolk CB8 9FG

Proposal: Construction of single storey rear extension which extends beyond the rear wall by 4.8m, has a maximum height of 3.0m and eaves height of 2.5m

Applicant:

Mr Paul Taylor
2 Hobbs Warren
Cheveley
Newmarket
Suffolk
CB8 9FG

Date application valid: 5th February 2025

Parish: Cheveley

Agent:

Grid Reference: 568351 259903

Reference: 25/00074/FUL

Officer: Olivia Roberts

Date application valid: 31st January 2025

Parish: Fordham

Location: 82 Isleham Road Fordham Ely Cambridgeshire CB7 5NN

Proposal: Change of use from paddock land and erection of a building to a boxing gym (E(d)) and outbuilding - retrospective

Applicant:

Mr Guest
82 Isleham Road
Fordham
Ely
Cambridgeshire
CB7 5NN

Agent:

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

Grid Reference: 563921 272343

Reference: 25/00108/FUL

Officer: Lisa Moden

Date application valid: 5th February 2025

Parish: Soham

Location: 131 Brook Street Soham Cambridgeshire CB7 5AE

Proposal: Formation of first floor on existing bungalow with single storey side and rear extensions, new front porch, and internal additions and alterations

Applicant:

Palmbrook Properties Ltd
C/o Agent

Agent:

Jamie Palmer Architectural Design Services Ltd
FAO Mr Jamie Palmer
131A Brook Street
Soham
Cambridgeshire
CB7 5AE

Grid Reference: 560456 272472

Reference: 25/00106/TPO

Officer: Kevin Drane

Date application valid: 30th January 2025

Parish: Sutton

Location: Trinity Farm 39 The Row Sutton Ely Cambridgeshire

Proposal: T1 Silver Birch - Crown reduce by approximately 3-4metres back/close to previous pruning points. The tree is overhanging several properties and re growth is extensive from previous hard pruning. Carrying out this work will maintain the tree for the future

Applicant:

Emma Langley
Trinity Farm
39 The Row
Sutton
Ely
Cambridgeshire
CB6 2PD

Agent:

Sutton Tree Services
FAO Mr Paul Young
6A Sutton Road
Mepal
Cambridgeshire
CB6 2AQ

Grid Reference: 544070 278562

Reference: 25/00124/TRE

Officer: Kevin Drane

Date application valid: 4th February 2025

Parish: Sutton

Location: 1 Windmill Lane Sutton Ely Cambridgeshire CB6 2RD

Proposal: T1 Cedar - Crown reduce by approximately 2-3 metres.
T2 - Lime - Reduce height to previous cuts by approximately 3 metres. Both trees are in back garden. Cedar is in the middle of the garden.

Applicant:

Mr James Oliver
1 Windmill Lane
Sutton
Ely
Cambridgeshire
CB6 2RD

Agent:

Sutton Tree Services
FAO Mr Paul Young
6A Sutton Road
Mepal
Cambridgeshire
CB6 2AQ

Grid Reference: 544653 278827

Reference: 23/01162/DISB
Officer: Harmeet Minhas

Date application valid: 4th February 2025
Parish: Witchford

Location: Land Adjacent To 205 Main Street Witchford Ely Cambridgeshire CB6 2HT

Proposal: To discharge Condition 3 (contamination) of decision 23/01162/FUL dated 17 April 2024 for construction of 1no. detached dwelling, annex and associated works

Applicant:
Mr S Ripley
Land At West End House
Witchford
CB6 2HT

Agent:
Anglia Building Consultants
FAO Mr Nick Seaton
Villeneuve
Basin Road
Outwell
PE14 8TQ

Grid Reference: 549423 278777

Reference: 24/00656/FUL
Officer: Jasmine Moffat

Date application valid: 3rd February 2025
Parish: Wicken

Location: High Fen Farm House 38 Stretham Road Wicken Ely Cambridgeshire

Proposal: To install solar panels on garage roof

Applicant:
Mr Paul Reed
High Fen Farm House
38 Stretham Road
Wicken
Ely
Cambridgeshire
CB7 5XL

Agent:

Grid Reference: 554645 272960

Reference: 25/00077/FUL
Officer: Olivia Roberts

Date application valid: 31st January 2025
Parish: Wicken

Location: 54 North Street Wicken Ely Cambridgeshire CB7 5XW

Proposal: A self-build 4 bedroom detached single storey home at the rear of 54 North Street

Applicant:
Mr Mark Turner
54 North Street
Wicken
Ely
Cambridgeshire
CB7 5XW

Agent:

Grid Reference: 556539 270926

Reference: 21/01097/DISB

Officer: Cassy Paterson

Location: Mitchells Farm Millfield Lane Wilburton Cambridgeshire CB6 3SD

Date application valid: 5th February 2025

Parish: Wilburton

Proposal: To discharge Condition 10 (soft landscaping) 11 (boundary treatment) of decision 21/01097/FUL dated 11 October 2021 for demolition of barn and sheds, and erection of one self-build dwelling and associated works

Applicant:

Mr Benjamin Hughes
69A High Street
Wilburton
Ely
CB6 3RA

Agent:

Grid Reference: 548851 273907

Reference: 25/00105/TRE

Officer: Kevin Drane

Location: 4 Silver Street Witcham Ely Cambridgeshire CB6 2LF

Date application valid: 30th January 2025

Parish: Witcham

Proposal: T1 Prunus - Remove due to extensive colonization of Phellinus pomaceus, which has caused several limbs to fail, it is also in close proximity to footpath and roadway
T2 Silver Birch - Remove 2x mid crown lateral limbs, 2 meters, rubbing on neighbours roof

Applicant:

Bevan
4 Silver Street
Witcham
Ely
Cambridgeshire
CB6 2LF

Agent:

Oakes And Watson
FAO Mr Shane Watson
17 West End
Haddenham
Ely
Cambridgeshire
CB6 3TD

Grid Reference: 546274 279980

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Proposed road names for King James' Park

- **Griffin**
- **Bull**
- **Swan**
- **Greyhound**
- **Carlton**

and possibly

- **Maid's** [Road or Lane etc]
- **Sword** (or **Sword in Hand**)

Of these, **Griffin** and **Carlton** should be used for more important roads and the rest for smaller roads (see below).

Explanation

The development is called King James' Park, and so these are the names of the inns that became the royal palaces of James I, his son Charles I and his grandson Charles II, or which are related to those inns.

Inns were absolutely key to the medieval prosperity of Newmarket because they provided lodging for those visiting the town's market, as well as travellers along the routes from London and Cambridge to Norwich. By the early C17th the **Griffin** was the largest inn in the town - it had been extended in the C15th by combining it with the **Bull**, forming a site now occupied by the former Moons toy shop and Kings. This was enlarged further by adding land belonging to the **Swan** Inn. When James I started to visit Newmarket he regularly stayed in the Griffin; in 1609 he bought the inn for his own use and began to develop the site. This palace complex was largely destroyed in the Commonwealth.

When the Monarchy was restored in 1660, Charles II set about building a new palace in Newmarket – and like his grandfather, he started by acquiring a large inn – the **Greyhound** – where Starbucks and the Yorkshire Building Society are today. The inn became the palace guest apartments, alongside the new range the king had built for his own use.

As a result, the name 'the Greyhound' was eventually transferred to another Inn (the **Maid's Head**) on the opposite side of the High Street – and in time this became the much-loved **Carlton** Hotel, demolished in 1977 and still greatly missed by many residents. (This is now the site of Boots).

Another possible name is the **Sword in Hand** (or just the **Sword**); this was an inn that Charles II purchased, intending it to be a guard house, though this was never actually built.

It should also be mentioned both incarnations of the Greyhound have been the source of charitable donations in the town for many centuries:

- In 1550, John Archer set out in his will that whoever owned the Maid's Head "shall yearly and every year as long as this world remains ... give and deal to the poor people of the Township of Newmarket ... one good cade of red herrings and ... woods or quarters of the best wood."
- In 1636, in a codicil to his will, Richard Pickis gave "to the poor of Newmarket 10 stone of beef & 10 dozen of two penny bread ... every Christmas Eve ... [and] half a hundred of Salt fish ... every second Friday in lent ... [and] 40 shillings in money yearly ... All which ... should issue out of the rents of my house called the Greyhound in Newmarket".

These bequests still exist as funds administered by St Mary's Church (but supplying money rather than food or wood!).

Please note: the most important of the suggested names are **Griffin** (because this is what the site was called when King James bought it and where he actually lived) and **Carlton** (because this still means so much to residents who remember it). The other names should be for smaller roads.

If these names are used, please could you record thanks to Tony Pringle and David Rippington, whose research has taught me so much about the inns of Newmarket!

Please do ask me if you would like any more suggestions.

Rachel Wood
Feb 2025

Street name suggestions for Hatchfield Farm housing development.

The estate is being built on land belonging to Lord Derby. It would therefore seem appropriate to name roads/streets in it in keeping with the family's racing tradition, in particular the 17th Earl of Derby the most influential figure in 20th century racing.

Without the stallions and broodmares he bred the modern thoroughbred as we know it would not exist.

Main road through the estate (Red)

SANSOVINO DRIVE

When Sansovino won the Derby in 1924 he ended a 137-year wait for an Epsom victory for the family who gave the great race its name. Dressing for the race jockey Tommy Weston got his white neck scarf tangled with his silks so it appeared as a white button on his black jacket. Lord Derby regarded this as a lucky omen and thereafter his black colours always had one white button.

Green road (top left of plan)

PHALARIS WAY

Phalaris started the golden age of Lord Derby's Stanley Stud and turned out to be the most important sire of the 20th century.

His progeny numbered Pharos ~~who~~ whose sons included Nearco great, great, great grandsire of Frankel.

Blue road

 KNOWSLEY CRESCENT

Knowsley is Lord Derby's family estate in Lancashire.

Green road (Bottom of plan)

FRANK BUTTERS CLOSE

Frank Butters trained privately for Lord Derby at Stanley House in Bury Road winning the 1,000 Guineas (Fair Isle), the Oaks (Toboggan) and the St Leger (Fairway).

After moving to Fitzroy House, where he ran a public stable, he went on to train the winners of 12 more Classics including Triple Crown winner Bahram and Mahmoud who won the Derby in 1936 in a time that stood unbeaten for 60 years.

Orange road (top right of plan)

FAIRWAY AVENUE

A champion colt in each of his three racing seasons, Fairway's popularity with the racegoing public almost certainly cost him victory in the 1928 Derby. Mobbed by the crowd on the way to the start he had hair pulled from his tail by the handful and, after such an ordeal, the highly strung colt's race was over before it began. He went on to win the Eclipse by eight lengths and the St Leger. Back as a four year he took the Champion Stakes and Jockey Club Cup. As a stallion he sired six Classic winners including Newmarket-trained 1939 Derby winner Blue Peter.

Yellow road

SELENE WAY

Winner of seven races as a two year old and eight as a three year old Selene became one of the most celebrated of all broodmares. Her most famous son was Hyperion winner of the 1933 Derby who went on to be six times champion sire. Her first foal Sickle became an outstanding sire in the USA.

From him were descended the likes of Native Dancer and Sea Bird II winner of the 1965 Derby.

Pink road

WALTER EARL ROAD

Walter Earl became private trainer to Lord Derby in 1939 having previously trained for diamond magnate Solly Joel at Moulton Paddocks.

At Stanley House he was responsible for six wartime Classic winners including Watling Street winner of the 1942 Derby.

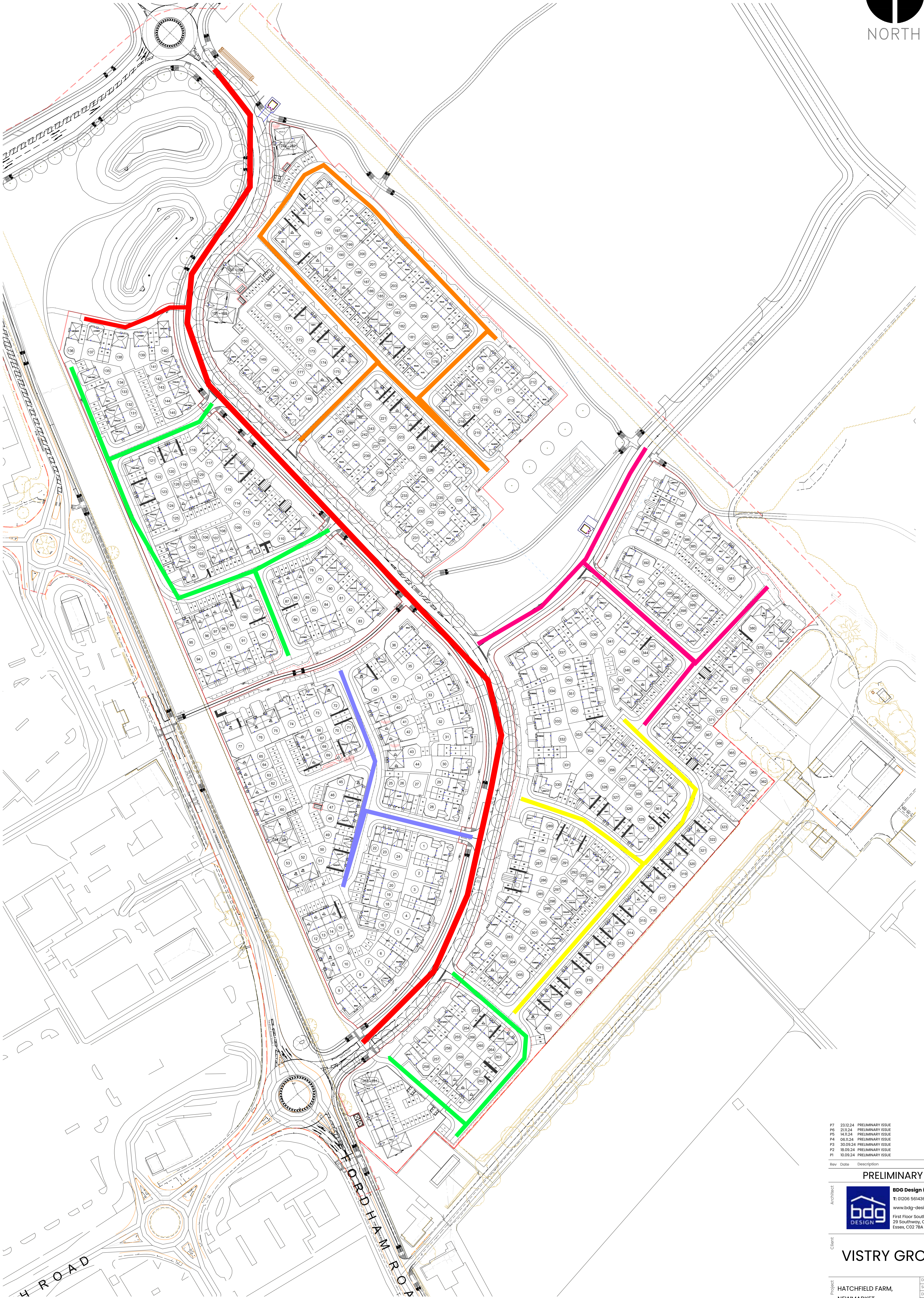
He also trained Ascot Gold Cup winner Alycidon.

Further to our call last week, I have submitted a postal application for 400 units at our Hatchfield Farm development located at Fordham Road, Newmarket, Suffolk, CB8 7XL.

As discussed, please see attached a site plan marked up with the roads. The road marked up in the bottom right parcels (marked in pink and yellow), is one road serving a large number of plots so I have split this into two. Please could I have your thoughts on this?

If you agree with the attached markup we'll require 7 street name suggestions to put forward to SCC to support the application please.

Just to follow up SCC have asked for 2 naming options per street in case one is unavailable if you could please request this.



P7	23.12.24	PRELIMINARY ISSUE	AW	AW
P6	21.11.24	PRELIMINARY ISSUE	AW	AW
P5	14.11.24	PRELIMINARY ISSUE	AW	AW
P4	06.11.24	PRELIMINARY ISSUE	AW	AW
P3	30.09.24	PRELIMINARY ISSUE	GB	AW
P2	18.09.24	PRELIMINARY ISSUE	GB	AW
P1	10.09.24	PRELIMINARY ISSUE	GB	AW

Rev	Date	Description	By	CHK
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PRELIMINARY

Architect

bdg DESIGN

BDG Design (South) Ltd
T: 01206 561436
www.bdg-design.co.uk
First Floor Southway House,
29 Southway, Colchester,
Essex, CO2 7BA

Client

VISTRY GROUP

Project	HATCHFIELD FARM, NEWMARKET	Date:	SEPT '24
		Scale @:	1:10000
		Drawn by:	GB
		Checked:	AW
		BDG ref:	24.016

MASTER SITE PLAN

Drawing Title	No.	EA002-BDG-GE-XX-DR-A-001	Rev	P7
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Item 14b

After reviewing the proposed street names and the topic concerning consent raised by West Suffolk Council street naming team, we would like to propose the following, so we can hope to avoid having to grant consent to use the street names.

Proposed street names:

1. *'Sir Henry Cecil Drive' - 'Cecil Drive'* would be used.
2. *'Frankel Avenue'* – we will propose this.
3. *'St Felix Drive'* – we will propose this.
4. *'Sir John Astley Road' - 'Astley Road'* would be used.
5. *'Shergar Close'* – we will propose this.

Please can you let me know your thoughts on the above?

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Hyperion Way

The thick white lines denote the speed humps that SPRA instigated some years ago. It is quite legal to park on them. There was also talk of 20MPH throughout Studlands, but this was never taken up. Maybe we should be the first village to instigate 10mph! There is similar parking along Brickfields Avenue but most drivers know the road etiquette along this route, and I don't think they have had anything on the scale of the Hyperion Way.

The fact is there are not enough parking spaces available on Studlands Park, I did ask for a comprehensive Parking Study to be made for Studlands, perhaps this could be followed up by whoever, I have cced this reply to the rest of our elected members, but would thank John Berry for taking up this case on our behalf. I don't think yellow lines is the answer holistically to the problem, but a Parking Study would ideally make recommendations for the whole of Studlands.



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Proposed changes to parking / loading restrictions - High Street, Newmarket

I have been working on an application to amend the parking restrictions for a lay-by on the High Street that is subject to double yellow line parking restrictions to a more formal loading bay. The reason for the proposal is that Tesco are taking over the unit at 84-86 High Street and they have identified that cars frequently ignore the double yellow line marking and park illegally. Tesco's experience is that a white lined loading bay, while having the same legal effect as the double yellow lines, tends to be subject to less abuse, hence they have asked me to apply for this change.

I have been in contact with Natalie and understand that the BID are supportive of this change but having contacted the County Council who would ultimately have to make the amendments to the legal Order, they have advised that I need to show that the proposal is supported by the Town Council.

Tesco will cover all costs associated with changing the legal order and amending the lining / signage.

The lay-by in question is shown below for ease of reference:



I would be most grateful if the Town Council could consider this proposal, and I hope that support can be provided (a simple email advising that the Town Council is supportive would suffice for the purpose of my application to the County Council).

The changes are considered to provide traffic and safety improvements on the High Street as they will reduce the instance of goods vehicles having to double park or circulate around local roads until such time as they can find a space to stop.

Should you require any further information or wish to discuss, please do not hesitate to contact me.

Kind regards

Nathan Hanks | Director
Transport Planning Associates