

**TO: Members and Substitutes of the
Development Control Committee**

**(Copy to recipients of Development
Control Committee Papers)**

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Date 22 March 2019

Dear Councillor

**FOREST HEATH DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY 27
MARCH 2019**

I am now able to enclose, for consideration at the Forest Heath Development Control Committee on Wednesday 27 March 2019, an update report relating to the following item:

**Agenda
No**

5. **Planning Application DC/18/0492/FUL - Brickfields Cottages,
Cemetery Hill, Newmarket (Pages 1 - 2)**

Report No: **DEV/FH/19/006**

Planning Application - (i) Change of use from Stud to Thoroughbred Race Horse Services and Stud (ii) Pony show jumping & training (iii) extension to existing menage, (iv) 6no lighting columns and (v) new access and track (Part Retrospective)

Helen Hardinge
Democratic Services Officer

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Development Control Committee

27 March 2019

Late Paper

Item 5 – DC/18/0492/FUL: Brickfields Cottages, Cemetery Hill, Newmarket, CB8 7JH

1. Following a review of the proposed conditions, it has been noted that in their current form, there is no requirement for the new access onto the B1103 to be installed within a definitive time period.
2. Given that the current access arrangements are not supported by the LPA or the Highway Authority, the following conditions have been reworded as follows:
3. **Condition 6:**
4. *Before the new access onto Exning Road (the B1103) is first used and within one month from the date of this planning permission, details shall be submitted to and approved in writing by the Local Planning Authority showing that the access is to be properly surfaced with a bound material for a minimum distance of 20 metres from the edge of the metalled carriageway. The access shall be carried out in complete accordance with the approved details.*

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

5. **Condition 8**
6. *Before the new access onto Exning Road (the B1103) is first used, within one month from the date of this planning permission, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.*

Reason: To prevent hazards caused by flowing water or ice on the highway

7. In addition to the above amendments, a **new** condition as articulated below is also proposed:
8. Within six months from the date of this planning permission, the new access onto Exning Road (the B1103) shall be installed as per the

approved drawings referred to in condition 1 of this permission and the details that shall have been previously approved pursuant to conditions 6 and 8 of this planning permission.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.