

**Membership as from May 25 (TBA)**

Councillor Berry  
Councillor Drummond  
Councillor Harvey (Vice)  
Councillor Hood (Chair)  
Councillor Hulbert  
Councillor Jarvis  
Councillor Jones  
Councillor McHugh  
Councillor Nobbs  
Councillor Perry  
Councillor Yarrow  
Members = 11  
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 2<sup>nd</sup> June 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. Election of Chair for the Development and Planning Committee Meeting for the Municipal Year 2025/2026**
- 2. Election of Vice Chair for the Development and Planning Committee Meeting for the Municipal Year 2025/2026**
- 3. 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.
- 4. Apologies** - To receive and accept apologies for absence
- 5. 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
- 6. Minutes of previous meeting held 19<sup>th</sup> May 2025**
  - a) To consider and adopt the minutes, as a true record of the proceedings
  - b) To consider any matters arising
- 7. 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*
- 8. Planning applications** – West Suffolk Council
  - a) **DC/25/0806/TCA** – Trees in conservation area notification – One Willow (marked T40) crown reduction by three metres, One Thuja/Lawson Cypress (within area marked Group 4) remove dead top, One Alder (marked T179) reduce subsiding limb back by 50% to suitable unions to alleviate end weight, One Alder (marked T202) crown lift to five metres over drive, One Crimson King Maple (marked T220) fell, One Beech (marked T251) reduce over extended limbs over lunge ring, One Sycamore (marked T281) reduce long over-extended limb over building by three metres, One Yew (marked T284) crown touching building, reduce by 1.5 metres, One Purple Plum (marked T290) remove stem decay by roots, One Beech (marked T306) canopy touching house roof reduce by 1.5 metres, One Horse Chestnut (marked T374) fell, One Oak (marked T375) crown lift to five metres over road and four metres over drive, One Beech (marked T380) prune by one metre to clear phone line and crown lift to 4.5 metres over drive – Terrace House, Queensberry Road, Newmarket
  - b) **DC/25/0736/FUL** – Planning application – a. two storey side and rear extension (following demolition of existing side extension), b. continual use of existing HMO – 23 Park Lane, Newmarket
  - c) **DC/25/0616/HH** – Householder planning application – a. single storey rear infill extension b. external insulation finished with white render – 14 Freshfields, Newmarket
  - d) **DC/25/0779/FUL** – Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket
  - e) **DC/25/0509/FUL** – Planning application – one Industrial unit – Land at Newmarket Business Park, Studlands Park Avenue, Newmarket

- f) **DC/25/0821/TPO** – TPO 02(1980) tree preservation order – one yew (T61 on plan and order) lateral crown reduction by one metre, one yew (T66 on plan and order) lateral crown reduction by two metres – 4 Cecil Lodge Close, Falmouth Avenue, Newmarket
- g) **DC/25/0859/TPO** – TPO 008 (2019) tree preservation order – one horse chestnut (T1 on plan and T2 order) overall crown reduction by 3.5 metres b. one horse chestnut (T3 on plan and order) crown lift to six metres above ground level – 17 Abernant Drive, Newmarket
- 9. **Planning applications** – Amended and Deferred Plans
  - a) **DC/25/0776/HH** – Re-consultation - Householder planning application – a. porch b. part single storey part two storey side extension c. replacement window to rear elevation ground floor d. replace existing cladding with render to front and rear elevations e. enlarged first floor window on front elevation f. demolition of existing porch and conservatory – 16 Paddocks Drive, Newmarket
  - b) **DC/25/0689/FUL** – Planning application – a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E) – Social Club, Kingston Passage, Newmarket
- 10. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 11. **Planning applications** – East Cambs
- 12. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 12/05/25, 19/05/25
- 13. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 14. **Licensing** - To discuss any Licensing applications, including pavement licence applications
- 15. **Enforcement** – to discuss any enforcement issues
- 16. **Street Naming – Hatchfield** – To confirm acceptance of proposal
- 17. **Correspondence**
- 18. **Date of next meeting – 16<sup>th</sup> June 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 27<sup>th</sup> May 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 19<sup>th</sup> May 2025 at 6.15pm

#### **Attendance:**

Councillor R Hood (Chairman)  
Councillor J Harvey  
Councillor P Hulbert

Councillor J McHugh  
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, Cllr Winter (as an observer from 6.35pm) and Member of the Press.

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action<br>by |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p><b>D/25/05/16 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br/>The Chair welcomed everyone, opened the meeting, and stated that the Fire Safety Notice was not required and confirmed that no-one intended to record the meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |
| <p><b>D/25/05/17 <u>Apologies</u></b><br/>Apologies were received from Cllrs Berry, Drummond, Jarvis, Jones, Perry and Yarrow.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <p><b>D/25/05/18 <u>Declaration of Members Interests &amp; 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></b><br/>Item 6c and 6j – Cllr Nobbs<br/>Items 6f and 6g – Cllr Hood<br/><br/>There were no requests for dispensation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <p><b>D/25/05/19 <u>To Confirm the Minutes of the Meeting Held on 6<sup>th</sup> May 2025 and any Matters Arising</u></b><br/>The Chair presented the minutes of the Development &amp; Planning Committee held on 6<sup>th</sup> May 2025 and Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:<br/><br/><b><u>D/25/05/19.01 Resolved</u></b><br/><b>That the minutes of the Development &amp; Planning Committee held on 6<sup>th</sup> May 2025 be adopted with an amendment to D/25/05/11 on page 3 and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b><br/><br/>Amendment: 'Delegation Panel' was amended to read 'WSC Development Control Committee'.</p> |              |

There were no matters arising.

**D/25/05/20 Public Open Session**

The Member of the Press informed the Committee that the unauthorised extension on 11 St Marys Square has now been demolished. The Chair requested that a letter of gratitude be sent to West Suffolk Council for enforcing this.

**D/25/05/21 Planning Applications**

*Week Commencing 31/03/2025 & 07/04/2025.*

**D/25/05/21/1 DC/25/0664/FUL** – Planning application – one multi-use games area/ playzone with associated lighting, landscaping and hardstanding link to path – Studlands Park Sports Club, Hyperion Way, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.01 Resolved**

**The Committee welcomed the application and voiced no objections.**

**D/25/05/21/2 DC/25/0665/ADV** – Application for advertisement consent – seven non-illuminated vinyl banners fixed to perimeter fence – Studlands Park Sports Club, Hyperion Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.02 Resolved**

**The Committee voiced no objections.**

*Cllr Nobbs left the meeting.*

**D/25/05/21/3 DC/25/0689/FUL** – Planning application – a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E) – Social Club, Kingston Passage, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.03 Resolved**

**The Committee deferred the item for a site visit.**

*Cllr Nobbs returned to the meeting.*

**D/25/05/21/4 DC/25/0705/FUL** – Planning application – a. replace 10 windows with timber casement windows b. create three additional window openings at first floor on south elevation c. replace existing asbestos pitched roof with natural slate roof tiles – 36A High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.04 Resolved**

**The Committee supports the renovation of a dilapidated building for the purposes of retail and business use.**

**D/25/05/21/5 DC/25/0696/HH** – Householder planning application – a. single storey side

extension b. demolition of existing rear extension – Kensington Cottage, 9 Doris Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.05 Resolved**

**The Committee support the application subject to approval of the Conservation Officer.**

*Cllr Hood left the meeting.*

*Cllr Harvey took the Chair.*

**D/25/05/21/6 DC/25/0672/FUL** – Planning application – new driveway with dropped kerb – 106 Freshfields, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.06 Resolved**

**The Committee voiced no objections.**

**D/25/05/21/7 DC/25/0731/HH** – Householder planning application – a. single storey side extension b. raising first floor roof c. removal of garage link – Boyarin Lodge, 30 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.07 Resolved**

**The Committee voiced no objections.**

*Cllr Hood returned to the meeting.*

**D/25/05/21/8 DC/25/0729/HH** – Householder planning application – single storey rear extension – 313 Exning Road, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.08 Resolved**

**The Committee voiced no objections.**

**D/25/05/21/9 DC/25/0782/TCA** – Trees in a conservation area notification – one Yew (marked on plan) fell – Berners House, 2 Mill Hill, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.09 Resolved**

**The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.**

*Cllr Nobbs left the meeting.*

**D/25/05/21/10 DC/25/0776/HH** – Householder planning application – a. porch b. part single storey part two storey side extension c. replacement window to rear elevation ground floor d. replace existing cladding with render to front and rear elevations – 16 Paddocks Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/05/21.10 Resolved**

**The Committee voiced no objections.**

*Cllr Nobbs returned to the meeting.*

*Cllr Winter arrived as an observer at 6.35pm.*

**D/25/05/22 Amended and Deferred Plans**

**D/25/05/22/1 Reconsultation – DC/25/0357/HH** – Householder planning application – single storey side and rear extensions – 20 Melrose Gardens, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/05/22.01 Resolved**

**The Committee voiced no objections.**

**D/25/05/23 Planning Appeals**

None noted.

**D/25/05/24 East Cambs Planning Applications**

The East Cambs Weekly Lists were noted.

**D/25/05/25 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

There were no West Suffolk Planning Determinations received during weeks commencing 28/04/2025 & 05/05/2025.

| <b>Applications</b> | <b>Description</b>                                                                                                                                                                                                                                           | <b>Address</b>                                                       | <b>WS Decision</b> | <b>NTC Decision</b> |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------|---------------------|
| DC/25/0491/TPO      | TPO 1990 03 - Tree preservation order - one Lime (T1 on plan, G1 on order) reduce in height by approx 3-4 metres to leave at approximately 12-13 metres above ground level, reduce lateral spread by approx 1-2 metres crown lift to 3 metres above carport. | 41 Derby Way<br>Newmarket Suffolk                                    | Approved           | No objections       |
| DC/25/0306/HH       | Householder planning application - front elevation window replaced with door                                                                                                                                                                                 | 15 Heasman Close<br>Newmarket Suffolk                                | Approved           | No objections       |
| DC/25/0590/TPO      | TPO/1956/012 and TPO/1977/04 tree preservation orders - as listed on tree schedule                                                                                                                                                                           | Amenity Land At<br>Norfolk Avenue<br>Durham Way<br>Newmarket Suffolk | Approved           | No objections       |
| DC/25/0094/ADV      | Application for advertisement consent - one non-illuminated fascia                                                                                                                                                                                           | 1 Exeter Road<br>Newmarket Suffolk                                   | Approved           | No objections       |
| DC/24/1518/FUL      | 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<br>Newmarket Suffolk                                     | Approved           | Objected            |

Disappointment was raised in the decision of DC/24/1518/FUL following an extensive objection from NTC. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**DC/25/05/25.01 Resolved**

**TC and DTC to request Ian Gallin, Alex Wilson, Penny Mills, Julie Baird from WSC to meet with TC, DTC and Cllrs Hood and Harvey.**

**D/25/05/26    Delegation Panel Decisions**

None noted.

**D/25/05/27    Licensing**

**Hair Artistry** – Unit G1 Fred Archer Way Newmarket – Premises Licence Application. Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**DC/25/05/27.01 Resolved**

**The Committee voiced no objections.**

**Graze Kitchen** – 100 / 102 High Street Newmarket – Pavement Licence application. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**DC/25/05/27.02 Resolved**

**The Committee voiced no objections.**

*2 members of the public arrived at 7.04pm.*

**D/25/05/28    Enforcement**

More concerns and complaints have been received in relation to the air conditioning and refrigeration units to the rear of 128 High Street.. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**DC/25/05/28.01**

**Delegation was given to the TC, DTC and Cllrs Hood and Harvey to draft a letter to WSC in response**

Concern was raised over the number of A boards that are appearing in the High Street. It was agreed to revisit SCC's response received by the Clerk previously.

**D/25/05/29    Shopfront Policy**

Drafting a NTC Shopfront Policy was discussed. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/25/05/29.01 Resolved**

The Committee delegated an action to draft a Shopfront Policy to Cllrs Hood and Harvey in accordance with the Neighbourhood Plan Working Group.

**D/25/05/30 Correspondence**

None noted.

**D/25/05/31 Date of Next Meeting**

Monday 2<sup>nd</sup> June 2025 at the Memorial Hall.

Meeting closed at 7.06pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>      | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/05/19.01 Resolved</u></b>  | That the minutes of the Development & Planning Committee held on 6 <sup>th</sup> May 2025 be adopted with an amendment to D/25/05/11 on page 3 and were signed as a true record by the Chair of the Development & Planning Committee.                                                                                                                                                                              |
| <b><u>D/25/05/21.01 Resolved</u></b>  | The Committee welcomed the application and voiced no objections.                                                                                                                                                                                                                                                                                                                                                   |
| <b><u>D/25/05/21.02 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/25/05/21.03 Resolved</u></b>  | The Committee deferred the item for a site visit.                                                                                                                                                                                                                                                                                                                                                                  |
| <b><u>D/25/05/21.04 Resolved</u></b>  | The Committee supports the renovation of a dilapidated building for the purposes of retail and business use.                                                                                                                                                                                                                                                                                                       |
| <b><u>D/25/05/21.05 Resolved</u></b>  | The Committee support the application subject to approval of the Conservation Officer.                                                                                                                                                                                                                                                                                                                             |
| <b><u>D/25/05/21.06 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/25/05/21.07 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/25/05/21.08 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/25/05/21.09 Resolved</u></b>  | The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted. |
| <b><u>D/25/05/21.10 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/25/05/22.01 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>DC/25/05/25.01 Resolved</u></b> | TC and DTC to request Ian Gallin, Alex Wilson, Penny Mills, Julie Baird from WSC to meet with TC, DTC and Cllrs Hood and Harvey.                                                                                                                                                                                                                                                                                   |

|                                       |                                                                                                                                                        |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>DC/25/05/27.01 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                                                             |
| <b><u>DC/25/05/27.02 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                                                             |
| <b><u>DC/25/05/28.01 Resolved</u></b> | <b>Delegation was given to the TC, DTC and Cllrs Hood and Harvey to draft a letter to WSC in response</b>                                              |
| <b><u>D/25/05/29.01 Resolved</u></b>  | <b>The Committee delegated an action to draft a Shopfront Policy to Cllrs Hood and Harvey in accordance with the Neighbourhood Plan Working Group.</b> |

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Items 8 & 9

Development and Planning Committee  
Planning Applications – West Suffolk Council

| Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Constraints/ Neighbourhood Plan Policies       | Case Officer    | Applicant name   | Consultation expiry date   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------|------------------|----------------------------|
| <p><a href="#">DC/25/0806/TCA</a></p> <p>Trees in conservation area notification - One Willow (marked T40) crown reduction by three metres, One Thuja/Lawson Cypress (within area marked Group 4) fell, One Thuja/Lawson Cypress (within area marked Group 4) remove dead top, One Alder (marked T179) reduce subsiding limb back by 50% to suitable unions to alleviate end weight, One Alder (marked T202) crown lift to five metres over drive, One Crimson King Maple (marked T220) fell, One Beech (marked T251) reduce over extended limbs over lunge ring, One Sycamore (marked T281) reduce long over-extended limb over building by three metres, One Yew (marked T284) crown touching building, reduce by 1.5 metres, One Purple Plum (marked T290) remove stem decay by roots, One Beech (marked T306) canopy touching house roof reduce by 1.5 metres, One Horse Chestnut (marked T374) fell, One Oak (marked T375) crown lift to five metres over road and four metres over drive, One Beech (marked T380) prune by one metre to clear phone line and crown lift to 4.5 metres over drive</p> <p>Terrace House, Queensberry Road, Newmarket, Suffolk, CB8 9BT</p> | <p>Conservation area</p> <p>NKT2<br/>NKT14</p> | Cara Fieldhouse | Mr M Avison      | Fri 6 <sup>th</sup> June   |
| <p><a href="#">DC/25/0736/FUL</a></p> <p>Planning application - a. two storey side and rear extension (following demolition of existing side extension), b. continual use of existing HMO</p> <p>23 Park Lane Newmarket Suffolk CB8 8AZ</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                | Ed Fosker       | Mr Craig Johnson | Fri 13 <sup>th</sup> Jun   |
| <p><a href="#">DC/25/0616/HH</a></p> <p>Householder planning application - a. single storey rear infill extension b. external insulation finished with white render</p> <p>14 Freshfields Newmarket Suffolk CB8 0EH</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                | Cara Fieldhouse | Mr Roman Belas   | Sat 7 <sup>th</sup> June   |
| <p><a href="#">DC/25/0779/FUL</a></p> <p>Planning application - additional floodlighting to court 4</p> <p>Newmarket Lawn Tennis Club Hamilton Road Newmarket Suffolk CB8 0NQ</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NKT11                                          | Ed Fosker       | Mr Keith Ruttle  | Tues 10 <sup>th</sup> June |

Items 8 & 9

Development and Planning Committee  
Planning Applications – West Suffolk Council

|                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |                  |                      |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------|----------------------|----------------------------------------|
| <a href="#">DC/25/0509/FUL</a><br>Planning application - one Industrial unit<br><br>Land At Newmarket Business Park Studlands Park Avenue Newmarket Suffolk                                                                                                                                                                                                                                                                         | NKT5                                  | Connor Vince     | Mr R Mannchett       | Wed 11 <sup>th</sup> June              |
| <a href="#">DC/25/0821/TPO</a><br>TPO 02(1980) tree preservation order - one yew (T61 on plan and order) lateral crown reduction by one metre, one yew (T66 on plan and order) lateral crown reduction by two metres<br><br>4 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND                                                                                                                                           | Tree preservation order<br><br>NKT14  | Cara Fieldhouse  | Mrs D Suttle         | Thurs 12 <sup>th</sup> June            |
| <a href="#">DC/25/0859/TPO</a><br>TPO 008 (2019) tree preservation order - one horse chestnut (T1 on plan and T2 order) overall crown reduction by 3.5 meters b. one horse chestnut (T3 on plan and order) crown lift to six meters above ground level<br><br>17 Abernant Drive Newmarket Suffolk CB8 0FH                                                                                                                           | Conservation area<br><br>NKT14        | Philip Crutchlow | Rachel McGowan       | Tues 17 <sup>th</sup> June             |
| Reconsultation - <a href="#">DC/25/0776/HH</a><br>Householder planning application - a. porch b. part single storey part two storey side extension c. replacement window to rear elevation ground floor d. replace existing cladding with render to front and rear elevations e. enlarged first floor window on front elevation f. demolition of existing porch and conservatory<br><br>16 Paddocks Drive Newmarket Suffolk CB8 9BE |                                       | Philip Crutchlow | Mr Dennie Brocklesby | Fri 6 <sup>th</sup> June               |
| Deferred - <a href="#">DC/25/0689/FUL</a><br>Planning application - a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E)<br><br>Social Club Kingston Passage Newmarket Suffolk CB8 8EN                                                                                                                     | Conservation Area<br><br>NKT1<br>NKT2 | Savannah Cobbold | Mr Besnik Berisha    | Wed 28 <sup>th</sup> May<br>EOT agreed |

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

NKT2 – Key Views

NKT5 – Provision for New and Growing Businesses

NKT14 – Trees

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# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

## WEEKLY LIST OF PLANNING APPLICATIONS

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List produced on 16th May 2025

**Reference:** 25/00480/FUL

**Officer:** Lisa Moden

**Location:** 9 Westhorpe Burwell Cambridge CB25 0DJ

**Date application valid:**

12th May 2025

**Parish:**

Burwell

**Proposal:** Single storey rear extension to existing bungalow

**Applicant:**

Mr & Mrs Guy Lowe  
9 Westhorpe  
Burwell  
Cambridge  
CB25 0DJ

**Agent:**

Northmores  
FAO Mr Guy Robertson  
170 Rampton Road  
Willingham  
Cambridgeshire  
CB24 5JF

**Grid Reference:** 559002 267547

**Reference:** 25/00497/ARN

**Officer:** Harmeet Minhas

**Location:** Nerries Farm Norwich Road Kennett Suffolk

**Date application valid:**

13th May 2025

**Parish:**

Chippenham

**Proposal:** Conversion of one building into two dwellings

**Applicant:**

Mr B Rutterford  
C/o Agent

**Agent:**

Acorus Rural Property Services  
FAO Mr Angus Bridges  
Old Market Office  
Risbygate Street  
Bury St Edmunds  
Suffolk  
IP33 3AA

**Grid Reference:** 568153 266967

**Reference:** 25/00383/OUT

**Officer:** Holly Durrant

**Location:** Land At Dace Drive Soham Cambridgeshire

**Date application valid:** 24th April 2025

**Parish:** Soham

**Proposal:** Outline planning application for 8 custom build dwellings with all matters for approval except for the appearance and landscaping of individual custom build plots

**Applicant:**

Orbit Homes  
C/o Agent

**Agent:**

Armstrong Rigg Planning  
FAO Mr Geoff Armstrong  
The Exchange  
Colworth Science Park  
Sharnbrook  
Bedford  
MK44 1LZ

**Grid Reference:** 560600 272407

**Reference:** 25/00495/FUL

**Officer:** Lisa Moden

**Location:** 42 Paddock Street Soham Ely Cambridgeshire CB7 5JB

**Date application valid:** 9th May 2025

**Parish:** Soham

**Proposal:** Replacement windows

**Applicant:**

Mr Matthew Wilson  
42 Paddock Street  
Soham  
Ely  
Cambridgeshire  
CB7 5JB

**Agent:**

**Grid Reference:** 559469 273240

**Reference:** 25/00496/ARN

**Officer:** Rachael Forbes

**Location:** Land North West Of 29A Hasse Road Soham Cambridgeshire

**Date application valid:** 13th May 2025

**Parish:** Soham

**Proposal:** Proposed conversion of 2 no. agricultural barns

**Applicant:**

Mr Jason Gaskin  
Rosewood House  
Hasse Road  
Soham  
Cambridgeshire  
CB7 5UW

**Agent:**

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

**Grid Reference:** 560771 276030

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# EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

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List produced on 23rd May 2025

**Reference:** 25/00065/FUL

**Officer:** Rachael Forbes

**Date application valid:** 20th May 2025

**Parish:** Burwell

**Location:** The Anchor 63 North Street Burwell Cambridge CB25 0BA

**Proposal:** 3 cabins to be used as 6 short term holiday lets, storage shed, associated landscaping and parking arrangements

**Applicant:**

Mr John Rowell  
The Anchor  
63 North Street  
Burwell  
Cambridge  
CB25 0BA

**Agent:**

Space Architectural  
FAO Mr Owen Hart  
Kenyons Lane South  
Haydock  
St. Helens  
WA11 0LH

**Grid Reference:** 558657 267691

**Reference:** 25/00523/ARN

**Officer:** Olivia Akroyd

**Date application valid:** 20th May 2025

**Parish:** Burwell

**Location:** Gravel Pit Farm Heath Road Burwell Cambridgeshire CB25 0AP

**Proposal:** Proposed change of use of buildings at Gravel Pit Farm to 3no. dwellings

**Applicant:**

TOF Corporate Trustee Ltd  
C/o Agent

**Agent:**

Bidwells  
FAO Mr Samuel Nobbs  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

**Grid Reference:** 560049 264433

**Reference:** 25/00524/DEM

**Officer:** Olivia Akroyd

**Date application valid:** 20th May 2025

**Parish:** Burwell

**Location:** Gravel Pit Farm Heath Road Burwell Cambridgeshire CB25 0AP

**Proposal:** Demolition of two existing buildings

**Applicant:**

TOF Corporate Trustees Limited  
c/o Bidwells  
Bidwell House  
Trumpington Road  
Cambridge  
Cambridgeshire  
CB2 9LD

**Agent:**

Bidwells  
FAO Mr Samuel Nobbs  
Trumpington Road  
CAMBRIDGE  
CB2 2LD

**Grid Reference:** 560049 264433

**Reference:** 25/00504/FUL

**Officer:** Jasmine Moffat

**Date application valid:** 21st May 2025

**Parish:** Fordham

**Location:** 12 Carter Street Fordham Ely Cambridgeshire CB7 5NG

**Proposal:** Demolition of existing extension, construction of new single storey rear extension

**Applicant:**

Mr & Mrs B Roberts  
12 Carter Street  
Fordham  
Ely  
Cambridgeshire  
CB7 5NG

**Agent:**

Mr Daniel Aguilar-Agon  
Acre Cottage  
Acre Road  
Carlton  
Newmarket  
CB8 9LF

**Grid Reference:** 562986 270941

**Reference:** 25/00532/CCA

**Officer:** Harmeet Minhas

**Date application valid:** 20th May 2025

**Parish:** Soham

**Location:** Middlemere Farm Middlemere Drove Soham Ely Cambridgeshire

**Proposal:** Change of use from dwelling (C3) to a specialised childcare facility (C2)

**Applicant:**

Cambridgeshire County Council  
FAO Lorna Gilbert  
New Shire Hall  
Box No ALC2633  
Emery Crescent  
Enterprise Campus  
Alconbury Weald  
PE28 4YE

**Agent:**

**Grid Reference:** 558319 273962



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,  
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

[www.eastcambs.gov.uk](http://www.eastcambs.gov.uk)

Cathy Whitaker  
Newmarket Town Council  
King Edward VII Memorial Hall  
High Street  
Newmarket  
Suffolk  
CB8 8JP

*This matter is being dealt with by:*

Holly Durrant

Telephone: 01353 665555  
E-mail: [plservices@eastcambs.gov.uk](mailto:plservices@eastcambs.gov.uk)  
My Ref: 24/00160/ESF  
Your ref

20th May 2025

Dear Sir/Madam

**Proposal:** Battery energy storage facility and associated works  
**Location:** Site At Anchor Lane Farm Newnham Drove Burwell  
**Reference:** 24/00160/ESF

I am writing to inform you that the above proposal has been considered at Planning Committee on 6th November 2024 and it was resolved to approve the application.

In considering this application your comments were taken into consideration. You are able to view the officer/committee report using public access <https://pa.eastcambs.gov.uk/online-applications/>.

If you wish to discuss this matter further please contact the case officer Holly Durrant on 01353 665555.

Yours faithfully

**Holly Durrant**  
Major Projects Planning Officer

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## **Decision List**

| Weeks commencing 12 <sup>th</sup> & 19 <sup>th</sup> May                                                                                                                                                                                                                                                                                                                                                                                      | NTC Comments                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b><u>DC/25/0629/TCA</u></b></p> <p>Trees in a conservation area notification - one Prunus (T1 on plan) overall crown reduction by three metres, one Beech (T2 on plan) overall crown reduction by three metres, three Laurel (within G3 on plan) overall crown reduction by 0.5 metres</p> <p>The Gables 20 Bury Road Newmarket Suffolk CB8 7BT</p> <p style="text-align: center;">Decided- No objections</p> | <p>The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.</p> <p style="text-align: center;"></p>    |
| <p style="text-align: center;"><b><u>DC/24/1096/HH</u></b></p> <p>Householder planning application - a. amendment to access b. alterations to hardstanding and landscaping</p> <p>Boyarin Lodge 30 Bury Road Newmarket Suffolk CB8 7BT</p> <p style="text-align: center;">Decided- Approve application</p>                                                                                                                                    | <p>The Committee supports the objection from the Arboricultural Officer and continues to do so until the officer is satisfied with the application.</p> <p style="text-align: center;"></p> |

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**Matchem Close**

“named after ‘Matchem’ one of the three foundation sires on the modern thoroughbred, alongside Godolphin and Eclipse.”

**Studmaster Way**

“Refers to those managing breeding studs – a prestigious and historical role in Newmarket’s bloodstock world.”

**Whistlejacket Chase**

“after ‘Whistlejacket’ the famous 18<sup>th</sup> Century racehorse painted by George Stubbs. Elegant, historic and artful.”

**Carbine Place**

“after ‘Carbine’, a legendary 19<sup>th</sup> Century racehorse and sire, whose bloodline influenced many British racehorses.”

**Rubicon Street**

“after Rubicon, a famous 19<sup>th</sup> Century racehorse that raced at Newmarket.”

**Beacon Rise**

“referencing Newmarket’s Beacon Course, a historic racecourse.”

**St Wendreda Close**

“local to the Fordham/Ely area, St Wendreda is a historic East Anglian saint associated with nearby villages.”

**Marshland Way**

“Refers to the historic Fenland landscape around Newmarket and Fordham.”

**Barrow Field Way**

“Barrow refers to ancient burial mounds found around Newmarket Heath – strong historic tie.”

**Velvet Gallop**

“refers to the famously smooth gallops of Newmarket Heath (velvet was an old nickname for the turf).”

**Clipper Close**

“after ‘Clipping’ an old term for trimming and preparing racehorses before races (very local trade-related)”

**Sceptre Avenue**

“after ‘Sceptre’, a legendary filly who raced at Newmarket in the early 1900’s.”

**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 the black jacket. Lord Derby regarded this as a lucky omen and thereafter his black colours always had a white button"

#### **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 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"

#### **Medici Road**

"Marie de Medici - mother of wife of Charles I who became Queen in 1625."

#### **Etheldreda Crescent**

"Queen (Saint) Etheldreda, daughter of King Onna was born in Exning where her father had his palace, ruling over the Anglo-Saxon kingdom of East Anglia in the mid-600's AD - it is felt appropriate due to the proximity to Exning"

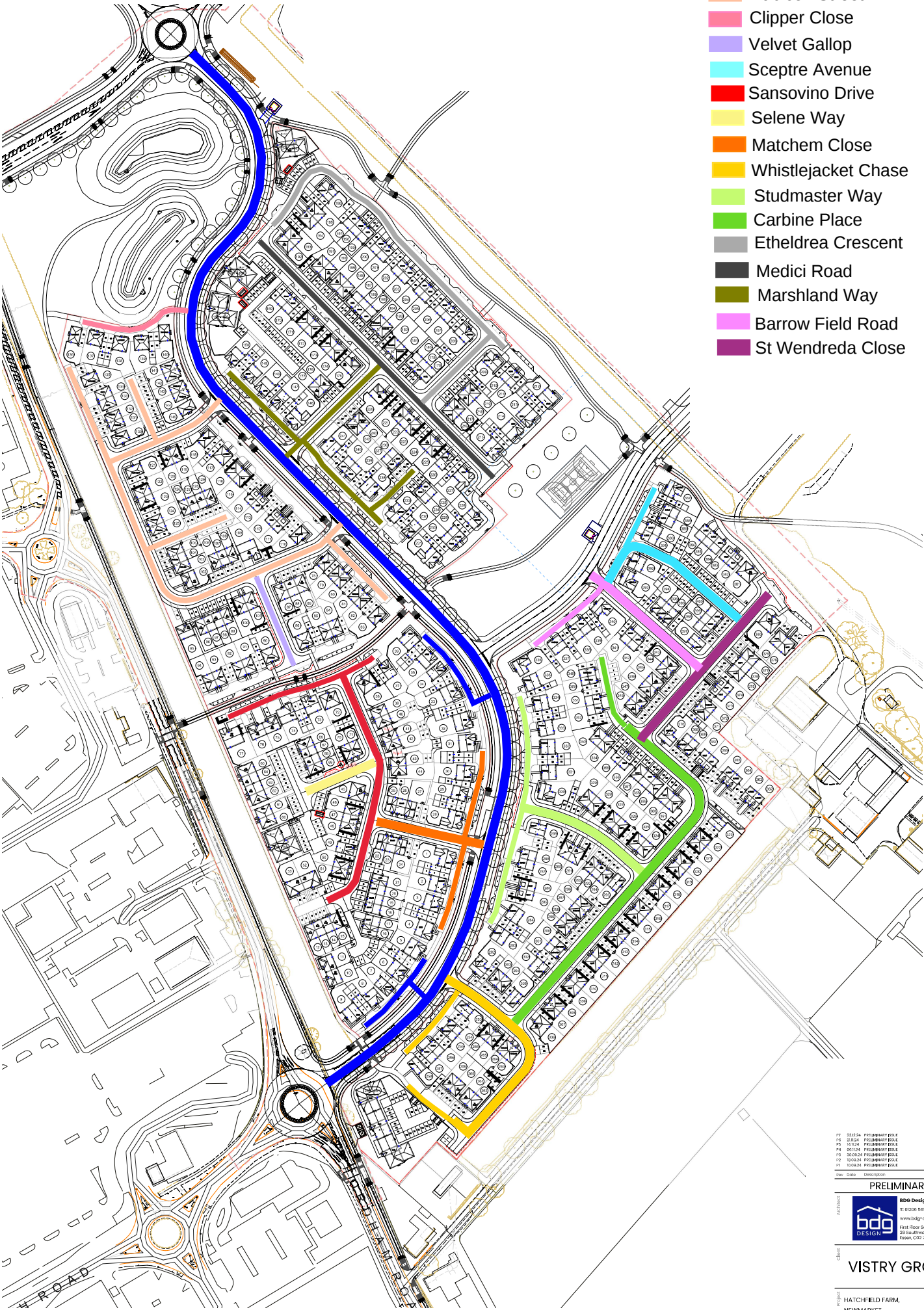
#### **Cambremer Lane**

"Cambremer was a notable British racehorse in the mid-20<sup>th</sup> Century, winner of the 1956 Prix du Cadran."

#### **Ormonde Close**

"Ormonde was an unbeaten 19<sup>th</sup> Century racehorse and Triple Crown winner."

- Beacon Rise
- Rubicon Street
- Clipper Close
- Velvet Gallop
- Sceptre Avenue
- Sansovino Drive
- Selene Way
- Matchem Close
- Whistlejacket Chase
- Studmaster Way
- Carbine Place
- Etheldrea Crescent
- Medici Road
- Marshland Way
- Barrow Field Road
- St Wendreda Close



|                                                |          |                  |        |        |
|------------------------------------------------|----------|------------------|--------|--------|
| 17                                             | 23.02.24 | PRELIMINARY EDSL | AW     | AW     |
| 18                                             | 23.02.24 | PRELIMINARY EDSL | AW     | AW     |
| 19                                             | 16.12.24 | PRELIMINARY EDSL | AW     | AW     |
| 20                                             | 02.12.24 | PRELIMINARY EDSL | AW     | AW     |
| 21                                             | 30.09.24 | PRELIMINARY EDSL | GS     | AW     |
| 22                                             | 10.09.24 | PRELIMINARY EDSL | GS     | AW     |
| 23                                             | 10.09.24 | PRELIMINARY EDSL | GS     | AW     |
| Rev. Date Description By CDR                   |          |                  |        |        |
| PRELIMINARY                                    |          |                  |        |        |
| BDO Design (South) Ltd                         |          |                  |        |        |
| T: 01205 505430                                |          |                  |        |        |
| www.bdgdesign.co.uk                            |          |                  |        |        |
| First Floor Southway House,                    |          |                  |        |        |
| 10 Southway, Chalfont St Giles, Bucks, CP8 7BA |          |                  |        |        |
| VISTRY GROUP                                   |          |                  |        |        |
| HATCHFIELD FARM, NEWMARKET                     |          |                  |        |        |
| Scale                                          | 1:500    | 1:1000           | 1:2000 | 1:4000 |
| Drawn by                                       | GS       | GS               | GS     | GS     |
| Checked by                                     | AW       | AW               | AW     | AW     |
| 100% rev                                       | 24.08    |                  |        |        |
| MASTER SITE PLAN                               |          |                  |        |        |
| E:\002-BDO-GF-KX-08-A-001                      |          |                  |        |        |
| P7                                             |          |                  |        |        |