

**Membership as from May 25**

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 16<sup>th</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. 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 2<sup>nd</sup> June 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/25/0828/ADV** – Application for advertisement consent – replacement double-sided internally illuminated digital displays – Bus Shelter, High Street, Newmarket
- b) **DC/25/0867/TCA** – Trees in a conservation area notification – a. one Hawthorn (T1 on plan) fell b. one Willow (T2 on plan) overall crown reduction by up to 2.5 metres c. one Cherry (T3 on plan) reduce by up to two metres to previous pruning points d. one Cedar (T4 on plan) prune on house side by up to two metres e. one Beech (T5 on plan) prune on house side by up to 1.5 metres – Lincoln Lodge, Rayes Lane, Newmarket
- c) **DC/25/0841/HYB** – Hybrid planning application – a. outline application all matters except primary means of access from Exning Road reserved for up to 43 dwellings with associated landscaping and ancillary works (following demolition of existing structures); b. Full planning application – a. demolition of existing house and outbuildings, b. change of use of stable building A to create 11 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; c. change of use of stable building B to create 8 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; d. change of use of existing outbuildings E1 and E2 to create two dwellings with associated alterations to the elevations of the buildings and associated parking provision; d. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; e. construction of two storey building to provide 11 dwellings with associated parking; f. creation of new access from Exning Road (following demolition of existing dwelling); g. landscaping, open space and ancillary works – Brickfields Stud, Cemetery Hill, Newmarket

- d) **DC/25/0842/LB** – Application for listed building consent – a. part demolition of two existing stable buildings to support their conversion to residential use, including internal and external alterations and single storey extensions to both buildings, b. internal and external alterations to Etheldreda House, including a single storey extension, to support conversion to residential use, c. demolition of two outbuildings – Brickfields Stud, Cemetery Hill, Newmarket
  - e) **DC/25/0810/FUL** – Planning application – commercial building for storage and distribution (Class B8) – 5D Victoria Way, Newmarket
  - f) **DC/25/0685/TPO** – TPO/1990/01 tree preservation order – one Beech (T1 on plan and within A1 of order) lateral crown reduction by three metres and crown lift to five metres above ground level and one Beech (T2 on plan and within A1 on order) lateral crown reduction by three metres and crown lift to five metres above ground level – 76 and 78 Churchill Avenue, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
- a) **Deferred - DC/25/0779/FUL** – Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket
  - b) **Deferred – DC/25/0509/FUL** – Planning application – one industrial unit – Land at Newmarket Business Park, Studlands Park Avenue, Newmarket
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 26/05/25, 02/06/25
- 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. Planning applications** – to discuss the quality of the information we are receiving in consultations
- 15. Street Naming – Hatchfield** – To receive suggestions from the naming working group
- 16. Street Naming – Fordham Road** – To agree 2 additional proposed names for submission
- 17. Correspondence**
- 18. Date of next meeting – 7<sup>th</sup> July 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 10<sup>th</sup> June 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 2<sup>nd</sup> June 2025 at 6.15pm

#### Attendance:

Councillor A Drummond  
Councillor J Harvey  
Councillor P Hulbert

Councillor J Jarvis  
Councillor J McHugh  
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager (as an observer), Cllr Winter (as an observer) from 6.50pm and 1 Member of the Press.

| Minute                                                                                                                                                                                                                                                                                                                                                                     | Action by |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p><b>D/25/06/1    <u>To Elect a Chairman</u></b><br/>Cllr Drummond nominated Cllr Hood, seconded by Cllr Hulbert. There were no other nominations, a vote was taken, and the following was agreed:</p> <p><b><u>D/25/06/1.01 Resolved</u></b><br/><b>That Cllr Hood be elected as the Chairman of the D&amp;P Committee for 2025/2026 Municipal Year.</b></p>             |           |
| <p><b>D/25/06/2    <u>To Elect a Vice Chairman</u></b><br/>Cllr Nobbs nominated Cllr Harvey, seconded by Cllr Drummond. There were no other nominations, a vote was taken, and the following was agreed:</p> <p><b><u>D/25/06/2.01 Resolved</u></b><br/><b>That Cllr Harvey be elected as the Vice Chairman of the D&amp;P Committee for 2025/2026 Municipal Year.</b></p> |           |
| <p><b>D/25/06/3    <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 read out the Fire Safety Notice and confirmed that no-one intended to record the meeting.</p>                                                                                          |           |
| <p><b>D/25/06/4    <u>Apologies</u></b><br/>Apologies were received from Cllrs Berry, Hood, Jones, Perry and Yarrow.</p>                                                                                                                                                                                                                                                   |           |
| <p><b>D/25/06/5    <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 8b – DC/25/0736/FUL - Cllr McHugh<br/>Item 9b – DC/25/0689/FUL - Cllr Nobbs</p> <p>There were no requests for dispensation.</p>    |           |

**D/25/06/6 To Confirm the Minutes of the Meeting Held on 19<sup>th</sup> May 2025 and any Matters Arising**

The Chair presented the minutes of the Development & Planning Committee held on 19<sup>th</sup> May 2025 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/06/4.01 Resolved**

**That the minutes of the Development & Planning Committee held on 19<sup>th</sup> May 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.**

There were no matters arising.

**D/25/06/7 Public Open Session**

No members of the public wished to speak.

**D/25/06/8 Planning Applications**

**D/25/06/8/1 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. Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.01 Resolved**

**The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.**

*Cllr McHugh left the meeting at 6.22pm*

**D/25/06/8/2 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. Cllr Nobbs made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.02 Resolved**

**The Committee object to the application with respect to the following:**

- **Overdevelopment**
- **Lack of parking**
- **Noise**

*Cllr McHugh rejoined the meeting at 6.25pm.*

**D/25/06/8/3 DC/25/0616/HH** – Householder planning application – a. single storey rear infill extension b. external insulation finished with white render – 14 Freshfields, Newmarket. Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.03 Resolved**

**The Committee voiced no objections.**

**D/25/06/8/4 DC/25/0779/FUL** – Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.04 Resolved**

**The Committee deferred this item and requested an impact study on light pollution to all of the neighbouring properties.**

**D/25/06/8/5 DC/25/0509/FUL** – Planning application – one Industrial unit – Land at Newmarket Business Park, Studlands Park Avenue, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.05 Resolved**

**The Committee requested clarification over the appearance, materials and access.**

**D/25/06/8/6 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. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.06 Resolved**

**The Committee actively encourages responsible tree management, however objects to this application subject to the Tree Officer's approval.**

**D/25/06/8/7 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. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/06/8.07 Resolved**

**The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.**

**D/25/06/9 Amended and Deferred Plans**

**D/25/06/9/1 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. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/06/9.01 Resolved**

**The Committee voiced no objections.**

*Cllr Nobbs left the meeting at 6.38pm.*

**D/25/06/9/2 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 Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/06/9.02 Resolved**

**The Committee object to the application with respect to the following:**

- **Lack of parking**
- **Noise potential**
- **Waste provision**
- **Residential amenity as raised by the neighbour**

*Cllr Nobbs rejoined the meeting at 6.42pm.*

**D/25/06/10 Planning Appeals**

None noted. Cllr Jarvis informed the Committee that the planning application for Newmarket Nexus is still with West Suffolk Council and the applicant needs to provide evidence.

**D/25/06/11 East Cambs Planning Applications**

The East Cambs Weekly Lists were noted.

It was also noted that application **24/00160/ESF** - Battery energy storage facility and associated works. Site At Anchor Lane Farm Newnham Drove Burwell had been approved by the Planning Committee on 6<sup>th</sup> November 2024.

**D/25/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

There were no West Suffolk Planning Determinations received during weeks commencing 12/05/2025 & 19/05/2025.

| <b>Applications</b> | <b>Description</b>                                                                                                                                                                                                                                  | <b>Address</b>                            | <b>WS Decision</b> | <b>NTC Decision</b> |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------|---------------------|
| DC/25/0629/TCA      | 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 metre. | The Gables 20 Bury Road Newmarket Suffolk | Approved           | No objections       |

|                |                                                                                                                                                                                |                                                             |          |               |  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------|---------------|--|
| DC/24/1096/HH  | Householder planning application - a. amendment to access b. alterations to hardstanding and landscaping.                                                                      | Boyarin Lodge 30 Bury Road Newmarket Suffolk                | Approved | Objected      |  |
| DC/25/0590/TPO | TPO/1956/012 and TPO/1977/04 tree preservation orders - as listed on tree schedule                                                                                             | Amenity Land At Norfolk Avenue Durham Way Newmarket Suffolk | Approved | No objections |  |
| DC/25/0094/ADV | Application for advertisement consent - one non-illuminated fascia                                                                                                             | 1 Exeter Road 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 Newmarket Suffolk                               | Approved | Objected      |  |

**D/25/06/13    Delegation Panel Decisions**

None noted.

**D/25/06/14    Licensing**

None noted.

**D/25/06/15    Enforcement**

The Working Group are producing a table of issues which will be presented to the Committee once finalised.

*Cllr Winter joined the meeting as an observer at 6.50pm.*

**D/25/06/16    Street Naming - Hatchfield**

The proposed street names for the Hatchfield development were considered and Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/06/16.01 Resolved**

**That this item be deferred until the next meeting and delegation be given to the naming working group to review.**

**D/25/06/17    Correspondence**

None noted.

**D/25/06/18    Date of Next Meeting**

Monday 16<sup>th</sup> June 2025 at the Memorial Hall.

Meeting closed at pm.

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

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>     | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                         |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/06/1.01 Resolved</u></b>  | That Cllr Hood be elected as the Chairman of the D&P Committee for 2025/2026 Municipal Year.                                                                                                                                                     |
| <b><u>D/25/06/2.01 Resolved</u></b>  | That Cllr Harvey be elected as the Vice Chairman of the D&P Committee for 2025/2026 Municipal Year.                                                                                                                                              |
| <b><u>D/25/06/4.01 Resolved</u></b>  | That the minutes of the Development & Planning Committee held on 19 <sup>th</sup> May 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.                                                     |
| <b><u>D/25/06/8.01 Resolved</u></b>  | The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.                                                                                                    |
| <b><u>D/25/06/8.02 Resolved</u></b>  | The Committee object to the application with respect to the following: <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• Lack of parking</li> <li>• Noise</li> </ul>                                                           |
| <b><u>D/25/06/8.03 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                              |
| <b><u>D/25/06/8.04 Resolved</u></b>  | The Committee deferred this item subject to an impact study on pollution to the neighbouring properties being received.                                                                                                                          |
| <b><u>D/25/06/8.05 Resolved</u></b>  | The Committee requested clarification over the appearance, materials and access.                                                                                                                                                                 |
| <b><u>D/25/06/8.06 Resolved</u></b>  | The Committee actively encourages responsible tree management, however objects to this application subject to the Tree Officer's approval.                                                                                                       |
| <b><u>D/25/06/8.07 Resolved</u></b>  | The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.                                                                                                    |
| <b><u>D/25/06/9.01 Resolved</u></b>  | The Committee voiced no objections.                                                                                                                                                                                                              |
| <b><u>D/25/06/9.02 Resolved</u></b>  | The Committee object to the application with respect to the following: <ul style="list-style-type: none"> <li>• Lack of parking</li> <li>• Noise</li> <li>• Waste provision</li> <li>• Residential amenity as raised by the neighbour</li> </ul> |
| <b><u>D/25/06/16.01 Resolved</u></b> | That this item be deferred until the next meeting and delegation be given to the naming working group to review.                                                                                                                                 |

## Items 6 & 7

### Development and Planning Committee Planning Applications – West Suffolk Council

| Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Constraints/ Neighbourhood Plan Policies           | Case Officer     | Applicant name         | Consultation expiry date  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------|------------------------|---------------------------|
| <a href="#">DC/25/0828/ADV</a><br>Application for advertisement consent - replacement double-sided internally illuminated digital displays<br><br>Bus Shelter, High Street, Newmarket, Suffolk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    | Gregory McGarr   | Alexandra Nichitean    | Fri 20 <sup>th</sup> June |
| <a href="#">DC/25/0867/TCA</a><br>Trees in a conservation area notification - a. one Hawthorn (T1 on plan) fell b. one Willow (T2 on plan) overall crown reduction by up to 2.5 metres c. one Cherry (T3 on plan) reduce by up to two metres to previous pruning points d. one Cedar (T4 on plan) prune on house side by up to two metres e. one Beech (T5 on plan) prune on house side by up to 1.5 metres<br><br>Lincoln Lodge Rayes Lane Newmarket Suffolk CB8 7AB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Conservation Area<br><br>NKT2<br>NKT14             | Nathan McGeachie | Mrs Bailey             | Mon 23 <sup>rd</sup> June |
| <a href="#">DC/25/0841/HYB</a><br>Hybrid planning application - a. outline application all matters except primary means of access from Exning Road reserved for up to 43 dwellings with associated landscaping and ancillary works (following demolition of existing structures); b. Full planning application - a. demolition of existing house and outbuildings, b. change of use of stable building A to create 11 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; c. change of use of stable building B to create 8 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; d. change of use of existing outbuildings E1 and E2 to create two dwellings with associated alterations to the elevations of the buildings and associated parking provision; d. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; e. construction of two storey building to provide 11 dwellings with associated parking; f. creation of new access from Exning Road (following demolition of existing dwelling); g. landscaping, open space and ancillary works<br><br>Brickfields Stud Cemetery Hill Newmarket Suffolk CB8 7JH | NKT18<br>NKT19<br>NKT20<br>NKT21<br>NKT22<br>NKT32 | Dave Beighton    | Colecar Strategic Land | Wed 25 <sup>th</sup> June |
| <a href="#">DC/25/0842/LB</a><br>Application for listed building consent - a. part demolition of two existing stable buildings to support their conversion to residential use, including internal and external alterations and single storey extensions to both buildings, b. internal and external alterations to Etheldreda House,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | NKT18<br>NKT19<br>NKT20<br>NKT21<br>NKT22          | Dave Beighton    | Colecar Strategic Ltd  | Wed 2 <sup>nd</sup> July  |

## Items 6 & 7

### Development and Planning Committee Planning Applications – West Suffolk Council

|                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                  |                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|---------------------|-------------------------------------|
| including a single storey extension, to support conversion to residential use, c. demolition of two outbuildings<br><br>Brickfields Stud Cemetery Hill Newmarket Suffolk CB8 7JH                                                                                                                                                                                                                                      | NKT32                                |                  |                     |                                     |
| <a href="#">DC/25/0810/FUL</a><br>Planning application - Commercial building for storage and distribution (Class B8)<br><br>5d Victoria Way, Newmarket, Suffolk, CB8 7SH                                                                                                                                                                                                                                              |                                      | Ed Fosker        | Mr James McCullough | Mon 30 <sup>th</sup> June           |
| <a href="#">DC/25/0685/TPO</a><br>TPO/1990/01 tree preservation order - one Beech (T1 on plan and within A1 of order) lateral crown reduction by three metres and crown lift to five metres above ground level and one Beech (T2 on plan and within A1 on order) lateral crown reduction by three metres and crown lift to five metres above ground level<br><br>76 And 78 Churchill Avenue Newmarket Suffolk CB8 0BY | Tree Preservation Order<br><br>NKT14 | Philip Crutchlow | Cuan Els            | Mon 30 <sup>th</sup> June           |
| DEFERRED                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                  |                     |                                     |
| <a href="#">DC/25/0779/FUL</a><br>Planning application - additional floodlighting to court 4<br><br>Newmarket Lawn Tennis Club Hamilton Road Newmarket Suffolk CB8 0NQ                                                                                                                                                                                                                                                | NKT11                                |                  |                     | EOT until Mon 16 <sup>th</sup> June |
| <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      | EOT until Fri 20 <sup>th</sup> June |

NKT2 – Key Views

NKT5 – Provision for New and Growing Businesses

NKT11 – Community Sports and Recreation Areas

NKT14 – Trees

NKT18 – Sustainable Design Features to Courier Newmarket – Specific Flood Risk

NKT19 – Meeting the Housing Needs of Newmarket

NKT20 – Affordable Housing

NKT21 – High Speed Communications Technology

NKT22 – Impact of Traffic from Development Proposals

NKT32 – Attractive Entrances to the Town

---

**EAST CAMBRIDGESHIRE DISTRICT COUNCIL**

**WEEKLY LIST OF PLANNING APPLICATIONS**

 (Alphabetically by Parish)
 

---

**List produced on 30th May 2025**

|                                                                             |                                |               |
|-----------------------------------------------------------------------------|--------------------------------|---------------|
| <b>Reference:</b> 25/00468/ARN                                              | <b>Date application valid:</b> | 20th May 2025 |
| <b>Officer:</b> Olivia Akroyd                                               | <b>Parish:</b>                 | Burwell       |
| <b>Location:</b> Gravel Pit Farm Heath Road Burwell Cambridgeshire CB25 0AP |                                |               |

**Proposal:** Change of use from agricultural to 3 no. residential dwellings

**Applicant:**

 TOF Corporate Trustee Ltd  
 C/o Bidwells  
 Trumpington Road  
 Cambridge  
 CB1 9LD

**Agent:**

 Bidwells  
 FAO Mr Samuel Nobbs  
 Trumpington Road  
 Cambridge  
 CB2 2LD

**Grid Reference:** 560049 264433

|                                                                            |                                |               |
|----------------------------------------------------------------------------|--------------------------------|---------------|
| <b>Reference:</b> 25/00160/FUL                                             | <b>Date application valid:</b> | 26th May 2025 |
| <b>Officer:</b> Olivia Akroyd                                              | <b>Parish:</b>                 | Chippenham    |
| <b>Location:</b> Manor Farm Stud Freckenham Road Chippenham Cambridgeshire |                                |               |

**Proposal:** Extension of stable yard to form hay store and extension of American barn to form implement store

**Applicant:**

 IRT Manor Farm Limited  
 C/O Agent

**Agent:**

 Andrew Fleet MCIAT  
 6 Regent Place  
 Soham  
 Ely  
 Cambridgeshire  
 CB7 5RL

**Grid Reference:** 566181 270503

|                                                                   |                                |               |
|-------------------------------------------------------------------|--------------------------------|---------------|
| <b>Reference:</b> 25/00528/FUL                                    | <b>Date application valid:</b> | 23rd May 2025 |
| <b>Officer:</b> Olivia Akroyd                                     | <b>Parish:</b>                 | Soham         |
| <b>Location:</b> 31A East Fen Common Soham Cambridgeshire CB7 5JH |                                |               |

**Proposal:** Proposed demolition of existing bungalow and construction of 2No dwellings and associated works

**Applicant:**

 Mr Darren Murfitt  
 65 Hall Street  
 Soham  
 Ely  
 Cambridgeshire  
 CB7 5BN

**Agent:**

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

**Grid Reference:** 559912 273444

---

# EAST CAMBRIDGESHIRE DISTRICT COUNCIL



## WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

---

List produced on 6th June 2025

**Reference:** 25/00546/FUL                      **Date application valid:** 28th May 2025  
**Officer:** Rachael Forbes                      **Parish:** Burwell  
**Location:** White Lodge 2C High Street Burwell Cambridge CB25 0HB

**Proposal:** Single storey rear extension and internal alterations

**Applicant:**

Mr & Mrs P Jones  
C/o Agent

**Agent:**

Andrew Fleet MCIAT  
6 Regent Place  
Soham  
Ely  
Cambridgeshire  
CB7 5RL

**Grid Reference:** 559033 265822

**Reference:** 25/00503/CLP                      **Date application valid:** 1st June 2025  
**Officer:** Lisa Moden                      **Parish:** Cheveley  
**Location:** 3 Church Lane Cheveley Newmarket Suffolk CB8 9DJ

**Proposal:** Rear single storey 28sqm extension

**Applicant:**

Mr Larry Walker  
3 Church Lane  
Cheveley  
Newmarket  
Suffolk  
CB8 9DJ

**Agent:**

Khl Construction Ltd  
FAO Mr Kristopher Locke  
32 The Street  
Dalham  
Newmarket  
Suffolk  
CB8 8TF

**Grid Reference:** 568499 260868

**Reference:** 25/00161/FUL                      **Date application valid:** 3rd June 2025  
**Officer:** Lisa Moden                      **Parish:** Dullingham  
**Location:** 32 Brinkley Road Dullingham Newmarket Suffolk CB8 9UW

**Proposal:** Single storey rear extension to create garden room

**Applicant:**

Mr John Sharp  
32 Brinkley Road  
Dullingham  
Newmarket  
Suffolk  
CB8 9UW

**Agent:**

Project Support Services  
FAO Mr Trevor Smith  
12 Ashley Road  
Cheveley  
Newmarket  
Suffolk  
CB8 9DP

**Grid Reference:** 563015 257554

**Reference:** 25/00544/FUL

**Officer:** Charlotte Sage

**Date application valid:**

2nd June 2025

**Parish:**

Soham

**Location:** Land South East Of 47 Fordham Road Soham Cambridgeshire

**Proposal:** Construction of 1No private detached dwelling, altered access and associated works

**Applicant:**

Patrick B Doyle (Construction) Limited  
Unit 6 Lynx Business Park  
Fordham Road  
Snailwell  
Newmarket  
Suffolk  
CB8 7NY

**Agent:**

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

**Grid Reference:** 560034 272446

**Reference:** 25/00555/FUL

**Officer:** Jasmine Moffat

**Date application valid:**

29th May 2025

**Parish:**

Soham

**Location:** 18 Townsend Soham Ely Cambridgeshire CB7 5DB

**Proposal:** First floor rear extension, internal and facade alterations, floor plan redesign and all associated works

**Applicant:**

Emma Thornton  
18 Townsend  
Soham  
Ely  
Cambridgeshire  
CB7 5DB

**Agent:**

Resi Design Ltd  
FAO Mr Jordan Macann  
Unit 118  
Workspace Kennington Park  
Canterbury Court  
London  
SW9 6DE

**Grid Reference:** 559159 274190

**Reference:** 25/00182/FUL

**Officer:** Lisa Moden

**Date application valid:**

3rd June 2025

**Parish:**

Soham

**Location:** Grange Court 3 Ten Bell Lane Soham Ely Cambridgeshire

**Proposal:** Single storey rear extension

**Applicant:**

Mr J Carson  
3 Ten Bell Lane  
Soham  
Ely  
Cambridgeshire  
CB7 5BJ

**Agent:**

Michael Bullivant Associates  
2A Golding Road  
Cambridge  
CB1 3RP

**Grid Reference:** 559275 273622

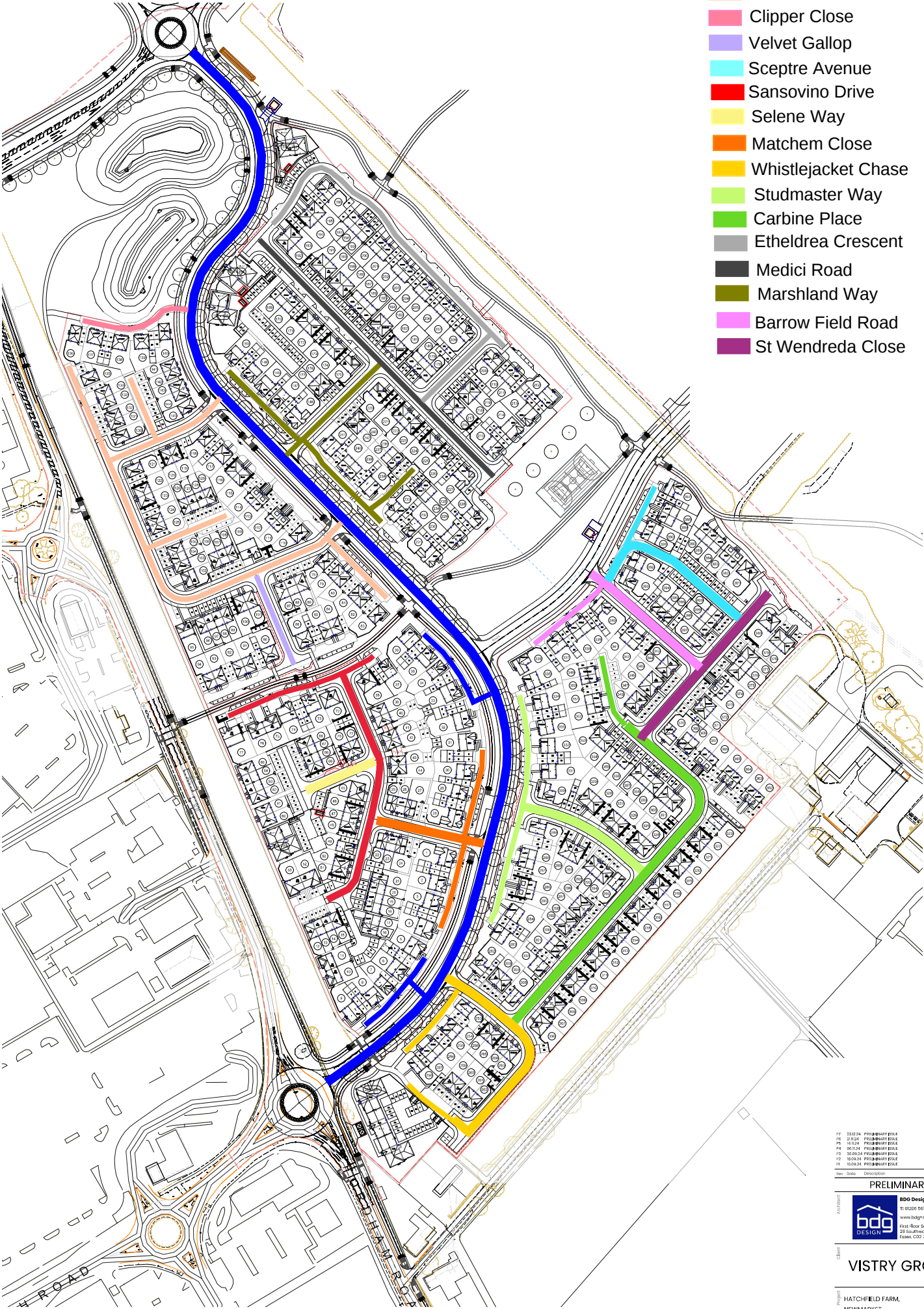
THIS PAGE IS LEFT BLANK INTENTIONALLY

# Item 13

| Category / Location                    | Issue                                                       | Action taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Status                                             |
|----------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b><u>Shop Front Policy</u></b>        |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| WSC Shop front Guidance Document       | Not enforceable                                             | WSC plan to review late 2025 but do not plan to adopt this document as a policy and it will remain as technical advice. NTC will draft their own policy and link to NNP.                                                                                                                                                                                                                                                                                                         | Draft in progress                                  |
| Carlos, High Street                    | Signage                                                     | WSC contacted as no application received for signage. Application was then submitted and planning application refused. Enforcement contacted and sign has been removed.                                                                                                                                                                                                                                                                                                          | Resolved                                           |
| Vape Shop - Market Square              | Signage, etc                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pending                                            |
| Vape Shop - Crown Walk                 | Signage, etc                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pending                                            |
| Vape Shop - High Street                | Signage, etc                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pending                                            |
| Moons                                  | Signage                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pending                                            |
| <b><u>Conservation Area</u></b>        |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| 40 Bury Road                           | UPVC Windows                                                | WSC Planning Enforcement have confirmed the works do not constitute development as per s55 of the Act, on account of them not materially affecting the external appearance of the building. As the works do not require planning permission, there is no breach in planning control and the file has been closed.                                                                                                                                                                | To query                                           |
| <b><u>Listed Buildings</u></b>         |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| 21 St Mary's Square ex McColls         | Building work without planning application                  | WSC Building Control contacted 14/05/25 - no application submitted. Planning and Listed Building application pending decision.                                                                                                                                                                                                                                                                                                                                                   | Pending                                            |
| <b><u>Parking</u></b>                  |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| Sun Lane                               | Pavement parking                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | T&P Working Group                                  |
| Turkamon, High Street                  | Pavement parking                                            | Parking enforcement monitoring                                                                                                                                                                                                                                                                                                                                                                                                                                                   | T&P Working Group                                  |
| Turkamon's neighbouring fast food unit | Pavement parking                                            | Parking enforcement monitoring                                                                                                                                                                                                                                                                                                                                                                                                                                                   | T&P Working Group                                  |
| <b><u>General</u></b>                  |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| Foresters, Park Lane                   | Planning application                                        | Awaiting response to NTC planning consultation submission                                                                                                                                                                                                                                                                                                                                                                                                                        | Pending                                            |
| Lisburn Road                           | Planning Application                                        | Multiple retrospective applications have been refused (overdevelopment, etc). WS to enforce demolition?                                                                                                                                                                                                                                                                                                                                                                          | Pending                                            |
| MD Market, 128 High Street             | Non-compliance                                              | Retrospective application for air con units approved with condition that they are lowered to ground floor level; this has not been done in given time. Planning contravention notice served by WSC and not been complied with. WSC served an enforcement notice in relation to the above coming into effect on the 7th of July (unless an appeal is made before that time) and requires cessation of the use of, and removal of, the compressor units within a month thereafter. | Pending                                            |
| Mill Hill - Air B&B                    | Operating as business with parking and anti-social nuisance | Confirmed that business rates are being paid and advertising on AirBnB so WS to respond                                                                                                                                                                                                                                                                                                                                                                                          | Pending                                            |
| St Marys Square                        | Extension built 3/4 years ago without planning permission   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pending                                            |
| Telecommunication applications         | Application for Rowley Drive refused.                       | Contacting WS to -establish on what grounds refused to support any future case                                                                                                                                                                                                                                                                                                                                                                                                   | Pending                                            |
| <b><u>Watch List</u></b>               |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| Pavement licenses                      | Watch out for                                               | Ensure applications are made and complied with                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ongoing                                            |
| The Silks, Exning Road                 | Change of application                                       | Concern regarding the proposed level of rent and services charges being discussed with WS                                                                                                                                                                                                                                                                                                                                                                                        | Pending                                            |
| Sunnica Solar Farm                     | Objection                                                   | Supported objection to loss of 2,500 agricultural land (arguing need food security) and safety of battery storage.                                                                                                                                                                                                                                                                                                                                                               | Secretary of State approved but appeals being made |
| Kingsway Solar Farm                    | Provisional application                                     | Another 4,000 acres proposed - likely to object                                                                                                                                                                                                                                                                                                                                                                                                                                  | For future                                         |
| Other Solar Farms                      | Watch out for                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | For future                                         |
| Laureate PROW                          | Blocked PROW                                                | PROW cleared. Pursue adding this to the Suffolk definitive PROW map.                                                                                                                                                                                                                                                                                                                                                                                                             | Pending                                            |
| <b><u>Follow up</u></b>                |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| Tesco Express, High Street             | Signage                                                     | Heritage signage was requested by NTC. Planning application approved as per original submission.                                                                                                                                                                                                                                                                                                                                                                                 | Pending                                            |

THIS PAGE IS LEFT BLANK INTENTIONALLY

- 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 | 06.12.24 | 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.bdogroup.co.uk  
First Floor Southway House,  
10 Southway, Chalfont St Giles,  
Herts, CP8 7BA

**VISTRY GROUP**

**HATCHFIELD FARM,  
NEWMARKET**

Scale: 1:500  
Date: 23.02.24  
Drawing: 05  
Version: 01  
Sheet: 01 of 01

MASTER SITE PLAN

### Hatchfield – St James Park

The Naming Group considered the name suggestions (put forward by Vistry Homes) and as a result is putting forward its own list which has been carefully researched and follows West Suffolk Council's street naming protocol in that it promotes names with local or historical significance and provides names with a common theme with a local and historical connection which is encouraged on large developments.

| <b>Name on map</b>  | <b>(map colour)</b> | <b>now to be</b>               | <b>NTC preferred name</b> |
|---------------------|---------------------|--------------------------------|---------------------------|
| Beacon Rise         | dark blue           |                                | <b>Sansovino Drive</b>    |
| Rubicon Street      | peach               |                                | <b>Watling Street</b>     |
| Clipper Close       | coral pink          |                                | <b>Canyon Close</b>       |
| Velvet Gallop       | light blue          |                                | <b>Lime Kilns Gallop</b>  |
| Sceptre Avenue      | turquoise blue      |                                | <b>Enable Avenue</b>      |
| Sansovino Drive     | red                 | <i><b>both roads to be</b></i> | <b>Beacon Rise</b>        |
| Selene Way          | yellow              | <i><b>part of same **</b></i>  | <b>Beacon Rise</b>        |
| Matchem Close       | salmon pink         |                                | <b>Swynford Close</b>     |
| Whistlejacket Chase | mustard yellow      |                                | <b>Bridget Chase</b>      |
| Studmaster Way      | lime green          |                                | <b>St Simon Way</b>       |
| Carbine Place       | dark green          |                                | <b>Fairway Place</b>      |
| Etheldreda Crescent | grey                |                                | <b>Selene Crescent</b>    |
| Medici Road         | black               |                                | <b>Braganza Road</b>      |
| Marshland Way       | olive/khaki         |                                | <b>Waterhall Way</b>      |
| Barrow Field Road   | bright pink         |                                | <b>Herringbone Way</b>    |
| St Wendreda Close   | maroon              |                                | <b>Pretty Polly Close</b> |

\*\* group felt that the yellow road is so small with so few houses, it should be part of the red road as a spur

SANSOVINO DRIVE is the suggested name for the main road through the estate. Sansovino won the Derby in 1924 ending a 137 year wait for an Epsom victory for the family who gave the great race its name. He was trained in Newmarket. Dressing for the race his 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.

WATLING STREET - Watling Street was trained in Newmarket and was the last of the 17th Lord Derby's three Derby winners.

CANYON CLOSE - Canyon won the 1916 1,000 Guineas and her sons included Derby winner Colorado.

LIME KILNS GALLOP - Named for one of the most famous training gallops in the world (in Newmarket) where countless Classic winners have been prepared.

ENABLE AVENUE - Named for the Newmarket-trained filly who won 15 of her 19 races including 11 Group 1 races. Her greatest came in the Oaks, the Prix de l'Arc de Triomphe, the Breeders' Cup and the Eclipse Stakes.

BEACON RISE – Newmarket's old Beacon Course.

SWYNFORD CLOSE - Swynford was one of Lord Derby's best horses and was the sire of Sansovino and Blandford who himself became a champion sire.

BRIDGET CHASE - Bridget was the very first winner of the Oaks back in 1776 and was owned by Lord Derby.

ST SIMON WAY - St Simon was trained in Newmarket by the great trainer Mathew Dawson in the late 19th century. He won nine races and was never once extended. Dawson who trained the winners of 28 Classics, who said of him: "I have trained only one good horse in my life - St Simon."

FAIRWAY PLACE - Carbine was an Australian horse no links to Newmarket. Fairway was one of the best horses bred and owned by Lord Derby winning the Eclipse and Champion Stakes (twice). His Classic winning sons included wartime Derby winner Blue Peter.

SELENE CRESCENT - Selene owned by Lord Derby and trained in Newmarket became one of the family's most celebrated broodmares. Her most famous son was 1933 Derby winner Hyperion who went on to become leading sire six times and whose statue stands outside the Jockey Club.

BRAGANZA ROAD - After Catherine of Braganza wife of Charles II who founded racing in Newmarket.

WATERHALL WAY - Waterhall is a landmark of the town's training gallops.

HERRINGBONE WAY - Herringbone trained in Newmarket For Lord Derby won the 1943 1,000 Guineas and St Leger.

PRETTY POLLY CLOSE - Pretty Polly was trained in Newmarket and was one of the greatest fillies in the history of English racing. Her victories included the 1904 1,000 Guineas, Oaks and St Leger, the fillies' Triple Crown.

THIS PAGE IS LEFT BLANK INTENTIONALLY

## Item 16

### Fordham Road

Good Afternoon

I have received the below response to the proposed street names from West Suffolk, would you be able to propose 2 no. more names to put forward to them please?

Frankel Avenue, St Felix Close and Blue Peter Road have all been accepted

*Unfortunately Henry Cecil Drive and Griffin Way are unavailable as there is already a Cecil Lodge Close and a Griffin Gardens in Newmarket.*

Kind Regards