

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 Yarrow
Members = 10
Quorum = 3



Newmarket
TOWN COUNCIL

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

TEL: 01638 667227

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

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 7th July 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 16th 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/25/0958/TCA** – Trees in a conservation area notification – 10 lime (marked on plan) re pollard to four metres above ground level – Meridian Gardens, Newmarket
- b) **DC/25/0955/ADV** – Application for advertisement consent – two non-illuminated fascia signs – 80 High Street, Newmarket
- c) **DC/25/0944/LB** – Application for listed building consent – replacement of internal fire doors – Rupert Cottage, 123 High Street, Newmarket
- d) **DC/25/0624/HYB** – Hybrid application – a. Planning application – a. Private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/commercial use (class E) d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure, b. Outline application (all matters reserved) a. Private and affordable dwellings, b. commercial unit(s) (class E), c. primary school, d. up to 90 bed care home (class C2), e. cemetery/memorial garden, f. provision of open space, g. play space, h. equestrian, cycle and pedestrian routes, i. landscaping, j. car parking and k. associated infrastructure – Animal Health Trust, Lanwades Park, Kentford
- e) **DC/25/0623/FUL** – Planning application – a. private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/commercial use (class E), d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure – Former Animal Heath Trust, Lanwades Park, Kentford

- f) **DC/25/0978/FUL** – Planning application – removal of ATM’s and night safe bezel, existing signage and reinstate materials – 18 High Street, Newmarket
- g) **DC/25/0964/FUL** – Planning application – alterations to ground floor windows on front elevation – 53 High Street, Newmarket
- h) **DC/25/0775/FUL** – Planning application – installation of freestanding air source heat pump and distribution network operator switchgear within enclosure – All Saints CEVA Primary School, Vicarage Road, Newmarket
- i) **DC/25/1001/HH** – Householder planning application – replacement gate and lowering height of existing brick piers – Mesnil Warren, 40 Bury Road, Newmarket
- j) **DC/25/1028/HH** – Householder planning application – a. replacement door to side elevation b. removal of window and replacement door to side elevation c. Juliet balcony to side elevation d. single storey rear extension (following demolition of existing conservatory – 83 Edinburgh Road, Newmarket
- 7. Planning applications – Amended and Deferred Plans**
 - a) **Deferred - 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; e. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; f. construction of two storey building to provide 11 dwellings with associated parking; g. creation of new access from Exning Road (following demolition of existing dwelling); h. landscaping, open space and ancillary works – Brickfields Stud, Cemetery Hill, Newmarket
 - b) **Deferred - 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
 - c) **Amended – DC/25/0736/FUL** – Planning application – a. two storey side and rear extension (following demolition of existing side extension), b. change of use from class C4 (6 person HMO) to Sui generis larger HMO (13 person) – 23 Park Lane, Newmarket (*Change of description and amended plans received 20 June 2025*)
- 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 10/06/25, 16/06/25, 23/06/25
- 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. Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
- 15. Exning Road** – to discuss and reconsider the installation of bollards
- 16. Sunnica** – to discuss Forest Heath Parish Council Alliance
- 17. Correspondence**
- 18. Date of next meeting – 21st July 2025**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 1st July 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 16th June 2025 at 6.15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor P Hulbert
Councillor R Jones

Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 4 Members of the Public.

	Minute	Action by
D/25/06/19	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, opened the meeting, and read out the Fire Safety Notice and confirmed that the meeting was being recorded by the Minute Assistant.	
D/25/06/20	<u>Apologies</u> Apologies were received from Cllrs Drummond, Hood, Perry and Yarrow. Cllrs Berry and Jarvis were absent.	
D/25/06/21	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/25/06/22	<u>To Confirm the Minutes of the Meeting Held on 2nd June 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2nd June 2025 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/06/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd June 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/06/23	<u>Public Open Session</u> A member of the public reported that a letter had been received by residents of Exning Road on 25th May from Newmarket Town Council regarding the installation of bollards on the grass verge to prevent parking. They feel that this will not resolve the parking issues in the area, and it will be difficult to maintain the grass verge. He asked if this decision could be re-considered along with alternative options.	

An item will be placed on the next agenda for further discussion.

4 members of the public left the meeting at 6.37pm.

D/25/06/24 Planning Applications

D/25/06/24/1 DC/25/0828/ADV – Application for advertisement consent – replacement double-sided internally illuminated digital displays – Bus Shelter, High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Jones. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.01 Resolved

The Committee support the West Suffolk Officers decision subject to the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous.

D/25/06/24/2 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. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application as in this case, there is no evidence or reason given to support the tree that is proposed for felling; The committee requested that the Tree Officer conduct a site visit. 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.

D/25/06/24/3 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. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.03 Resolved

That an extension of time be requested to arrange a site visit.

D/25/06/24/4 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. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.04 Resolved

That an extension of time be requested to arrange a site visit.

Cllr Nobbs declared an “other” interest in the following application and left the meeting at 6.56pm.

D/25/06/24/5 DC/25/0810/FUL – Planning application – commercial building for storage and distribution (Class B8) – 5D Victoria Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.05 Resolved

The Committee voiced no objections.

Cllr Nobbs returned to the meeting at 6.58pm.

D/25/06/24/6 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. Cllr Harvey made a proposal, seconded by Cllr Jones. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.06 Resolved

The Committee actively encourages responsible tree management and objected to this application and requested that the Tree Officer considers the planned tree work and whether and how it could be carried out without the need for a tree surgeon.

D/25/06/25 Amended and Deferred Plans

D/25/06/25/1 DC/25/0779/FUL – Deferred Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/25.01 Resolved

The Committee objects and support the resident’s suggestion for an independent light assessment to be conducted and potential measures for

amelioration of existing/potential light spill.

D/25/06/25/2 DC/25/0509/FUL – Deferred Planning application – one industrial unit – Land at Newmarket Business Park, Studlands Park Avenue, Newmarket.

It was noted that this application had been withdrawn on Friday 13th June.

D/25/06/26 Planning Appeals

None noted.

D/25/06/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/06/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 26/05/2025 & 02/06/2025.

D/25/06/29 Delegation Panel Decisions

None noted.

D/25/06/30 Licensing

None noted.

D/25/06/31 Enforcement

The Working Group has compiled a table detailing enforcement and related issues and their status which will be updated and reported appropriately.

D/25/06/32 Planning Applications

The quality of information supplied regarding consultations was discussed and additional information will be requested, if required, for each application that the Town Council considers.

D/25/06/33 Street Naming

Hatchfield - The alternative proposed street names for the Hatchfield development from the Street Naming Group were considered and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/33.01 Resolved

That the alternative street names proposed for the Hatchfield development from the Street Naming Group be approved and submitted; and 3 extra names of Walter Earl, Frank Butters and Hatchfield (close, road, etc) to be held in reserve in case these are needed as replacements.

Fordham Road – Two additional proposed names were discussed and Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/33.02 Resolved

That the rejection of Henry Cecil Drive be challenged (as Cecil Lodge is not named after Henry Cecil and is the other end of Town) and Shergar Way be submitted to replace Griffin Way.

D/25/06/34 Correspondence

None noted.

D/25/06/35 Date of Next Meeting

Monday 7th July 2025 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/06/22.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 2 nd June 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/06/24.01 Resolved</u>	The Committee are happy to support the West Suffolk Officers decision subject to the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous.
<u>D/25/06/24.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application as in this case, there is no evidence or reason given to support the tree that is proposed for felling; The committee requested that the Tree Officer conduct a site visit. 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.
<u>D/25/06/24.03 Resolved</u>	That an extension of time be requested to arrange a site visit.
<u>D/25/06/24.04 Resolved</u>	That an extension of time be requested to arrange a site visit.
<u>D/25/06/24.05 Resolved</u>	The Committee voiced no objections.
<u>D/25/06/24.06 Resolved</u>	The Committee actively encourages responsible tree management and objected to this application and requested that the Tree Officer considers the planned tree work and whether and how it could be carried out without the need for a tree surgeon.
<u>D/25/06/25.01 Resolved</u>	The Committee objects and support the resident's suggestion for an independent light assessment to be conducted and potential measures for amelioration of existing / potential light

	spill.
<u>D/25/06/33.01 Resolved</u>	That the alternative street names proposed for the Hatchfield development from the Street Naming Group be approved and submitted; and 3 extra names of Walter Earl, Frank Butters and Hatchfield (close, road, etc) to be held in reserve in case these are needed as replacements.
<u>D/25/06/33.02 Resolved</u>	That the rejection of Henry Cecil Drive be challenged (as Cecil Lodge is not named after Henry Cecil and is the other end of Town) and Shergar Way be submitted to replace Griffin Way.

DRAFT

Items 6 & 7

Development and Planning Committee Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/0958/TCA Trees in a conservation area notification - 10 lime (marked on plan) re pollard to four metres above ground level Meridian Gardens, Newmarket, Suffolk	Conservation Area NKT14	Nathan McGeachie	Mr Alex Payne	(EOT until 11 th July)
DC/25/0955/ADV Application for advertisement consent - two non-illuminated fascia signs 80 High Street Newmarket Suffolk CB8 8JX	Conservation Area NKT1 NKT2 NKT30	Gregory McGarr	Miss Marina Alleyne	Fri 11 th July
DC/25/0944/LB Application for listed building consent - replacement of internal fire doors Rupert Cottage 123 High Street Newmarket Suffolk CB8 9AE	Conservation Area NKT1	Adam Yancy	Ms Mulcahy	Wed 9 th July (EOT requested)
DC/25/0624/HYB Hybrid application - a. Planning application - a. Private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/ commercial use (class E) d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure, b. Outline application (all matters reserved) a. Private and affordable dwellings, b. commercial unit(s) (class E), c. primary school, d. up to 90 bed care home (class C2), e. cemetery/ memorial garden, f. provision of open space, g. play space, h. equestrian, cycle and pedestrian routes, i. landscaping, j. car parking and k. associated infrastructure Animal Health Trust, Lanwades Park, Kentford, Newmarket, Suffolk, CB8 7UU	Tree Preservation Order	Peter White	Mrs Sarah Ballantyne-Way	Sat 19 th Jul (EOT until 25 th July)
DC/25/0623/FUL Planning application - a. private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/ commercial use (class E) d. provision of open space, e. play space, f. equestrian,	Tree Preservation Order	Peter White	Mrs Sarah Ballantyne-Way	Sat 19 th Jul (EOT until 25 th July)

Items 6 & 7

Development and Planning Committee Planning Applications – West Suffolk Council

cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure Former Animal Health Trust Lanwades Park Kentford Newmarket Suffolk CB8 7UU				
DC/25/0978/FUL Planning application - removal of ATM's and night safe bezel, existing signage and reinstate materials 18 High Street Newmarket Suffolk CB8 8LH	Conservation Area NKT1 NKT2	Cara Fieldhouse	Mr Kieran James Leadbetter	Thurs 10 th July
DC/25/0964/FUL Planning application - alterations to ground floor windows on front elevation 53 High Street Newmarket Suffolk CB8 8NA	Conservation Area NKT1 NKT2	Tom Halliday	Mr Benjamin Thomas	Fri 11 th July
DC/25/0775/FUL Planning application - installation of freestanding air source heat pump and distribution network operator switchgear within enclosure All Saints Ceva Primary School Vicarage Road Newmarket Suffolk CB8 8JE	NKT2	Cara Fieldhouse	Daniel Jones	Mon 14 th Jul
DC/25/1001/HH Householder planning application - replacement gate and lowering height of existing brick piers Mesnil Warren 40 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area NKT1 NKT2	Adam Yancy	Mr Tim Gredley	Tues 15 th July
DC/25/1028/HH Householder planning application - a. replacement door to side elevation b. removal of window and replacement door to side elevation c. juliet balcony to side elevation d. single storey rear extension (following demolition of existing conservatory) 83 Edinburgh Road Newmarket Suffolk CB8 0EP		Evan Ogden	Mr and Mrs Kolodziej	Fri 18 th Jul

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DEFERRED				
<u>DC/25/0841/HYB</u> 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 Suffolk CB8 7JH	NKT18 NKT19 NKT20 NKT21 NKT22 NKT32	Dave Beighton	Colecar Strategic Land	Wed 25th June (EOT until 11th July)
<u>DC/25/0842/LB</u> 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 Suffolk CB8 7JH	NKT18 NKT19 NKT20 NKT21 NKT22 NKT32	Dave Beighton	Colecar Strategic Ltd	Wed 2nd July (EOT until 11th July)
<u>DC/25/0736/FUL</u> Planning application - a. two storey side and rear extension (following demolition of existing side extension), b. change of use from class C4 (6 person HMO) to Sui generis larger HMO (13 person)		Ed Fosker	Mr Craig Johnson	Tues 15th July

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

23 Park Lane Newmarket Suffolk CB8 8AZ				
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NKT1 – Traditional Features and Materials for Developments within the Conservation Area

NKT2 – Key Views

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

NKT30 – Shop Fronts

NKT32 – Attractive Entrances to the Town

EAST CAMBRIDGESHIRE DISTRICT COUNCIL**WEEKLY LIST OF PLANNING APPLICATIONS**

(Alphabetically by Parish)



List produced on 13th June 2025

Reference: 25/00595/FUL **Date application valid:** 10th June 2025
Officer: Lisa Moden **Parish:** Burwell
Location: 10 Toyse Lane Burwell Cambridgeshire CB25 0DF

Proposal: Front porch, installation of dormer windows, rear extensions and associated works**Applicant:**

Mr & Mrs Robjant
 47 Swaffham Road
 Burwell
 Cambridgeshire
 CB25 0AN

Agent:

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

Grid Reference: 558876 267724

Reference: 25/00519/FUL **Date application valid:** 5th June 2025
Officer: Charlotte Sage **Parish:** Cheveley

Location: South East Corner Of Sixteen Acre Plantation Duchess Drive Newmarket Suffolk**POTENTIAL DEPARTURE****Proposal:** Erection of a building for use as an early years centre (e(f)), childcare and training facility (f1a), including overnight accommodation, ancillary storage building, outside play areas, refurbishment of existing log cabin (retrospective), car parking and hardstanding area**Applicant:**

Tiny Footprint Outdoor Explorers
 Leaders Way
 Newmarket
 CB8 0DP

Agent:

Ashtons Legal
 FAO Amy Richardson
 Chequers House
 77-81 Newmarket Road
 Cambridge
 CB5 8EU

Grid Reference: 566146 261918

Reference: 25/00568/FUL **Date application valid:** 5th June 2025
Officer: Lisa Moden **Parish:** Fordham

Location: 131 Carter Street Fordham Ely Cambridgeshire CB7 5JU**Proposal:** Demolition of existing rear conservatory and replacement with single storey rear extension and balcony**Applicant:**

Mr and Mrs Simon and Michaela Saxby
 29 Mill Lane
 Fordham
 Cambridgeshire
 CB7 5NH

Agent:

ShanRye S.A.A.S.
 FAO Mr Kevin Watts
 24 Sandgalls Drive
 Lakenheath
 Brandon
 Suffolk
 IP27 9EG

Grid Reference: 562580 270968

Reference: 25/00539/FUL

Officer: Harmeet Minhas

Location: The British Racing School Snailwell Road Newmarket Suffolk CB8 7NU

Date application valid:

6th June 2025

Parish:

Snailwell

Proposal: Erection of purpose-built student accommodation comprising 24 en-suite student bedrooms, warden's accommodation, office space, communal living room, associated bin and cycle storage, parking, and landscaping

Applicant:

The Newmarket Housing Trust
FAO Mr Andrew Braithwaite
The British Racing School
Snailwell Road
Newmarket
Suffolk
CB8 7NU

Agent:

Townscape Architects Limited
FAO Mr Nick Silcock
Temple House
Raglan St
Harrogate
HG1 1LE

Grid Reference: 564861 265955

Reference: 25/00527/FUL

Officer: Selina Raj Divakar

Location: Great Hasse Farm Hasse Road Soham Ely Cambridgeshire

Date application valid:

5th June 2025

Parish:

Soham

Proposal: Demolition of existing barns and erection of 8 new residential dwellings

Applicant:

Mr Dilip Shah
75 Wood Grange
Harrow
HA3 0XG

Agent:

TAB Architecture
FAO Mr Craig Farrow
Unit 13
E Space South
St Thomas Place
Ely
Cambridgeshire
CB7 4EX

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



List produced on 20th June 2025

Reference: 25/00484/FUL

Officer: Harmeet Minhas

Location: Land Between 120 And 122 North Street Burwell

Date application valid: 10th June 2025

Parish: Burwell

Proposal: Self-build single dwelling with detached garage and associated external works

Applicant:

Mr & Mrs Andrew & Lisa Lester
120 North Street
Burwell
Cambridge
CB25 0BB

Agent:

Workshop76 Ltd
FAO Mr Matt Lowther
15 Cage Hill
Swaffham Prior
Cambridge
CB25 0JS

Grid Reference: 559035 268251

Reference: 25/00603/ARN

Officer: Harmeet Minhas

Location: Land North East Of 2 Seventh Drove Little Downham Cambridgeshire

Date application valid: 11th June 2025

Parish: Little Downham

Proposal: Change of use from agricultural building to dwelling

Applicant:

Mr Taylor
Carlise Farm
Main Drove
Little Downham
Cambs
CB6 2ER

Agent:

CMC Projects
FAO Mrs Sally Murfitt
Office One
Head Fen Farm
Head Fen
Pymoor
CB6 2EN

Grid Reference: 552250 288418

EAST CAMBRIDGESHIRE DISTRICT COUNCIL
WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 27th June 2025
Reference: 25/00632/FUL**Officer:** Lisa Moden**Location:** 9A Mandeville Burwell Cambridge CB25 0AG**Date application valid:**

27th June 2025

Parish:

Burwell

Proposal: Single storey rear extension**Applicant:**
 Rachel Greenwood
 9A Mandeville
 Burwell
 Cambridge
 CB25 0AG
Agent:
 Mrs Nicole Lane
 10 Winchester Road
 Bury St Edmunds
 Suffolk
 IP33 3QT
Grid Reference: 558922 265995**Reference:** 25/00647/FUL**Officer:** Jayne Owen**Location:** 71 Duchess Drive Newmarket Suffolk CB8 8AJ**Date application valid:**

18th June 2025

Parish:

Cheveley

Proposal: New cartlodge attached to the existing dwelling with new fencing**Applicant:**
 Sue & Steve Pittard
 71 Duchess Drive
 Newmarket
 Suffolk
 CB8 8AJ
Agent:
 Samskara (UK) Ltd
 FAO Tim Page
 41 Hinton Way
 Great Shelford
 Cambridge
 Cambridgeshire
 CB22 5AX
Grid Reference: 565743 262443**Reference:** 25/00653/FUL**Officer:** Lisa Moden**Location:** 26 Teal Avenue Soham Ely Cambridgeshire CB7 5UX**Date application valid:**

19th June 2025

Parish:

Soham

Proposal: Single storey extension to rear and alterations to garden for parking arrangements**Applicant:**
 Mr & Mrs Driver
 C/o Agent
Agent:
 Greg Saberton Design
 FAO Mr Saberton
 Toms Hole Barn
 Branch Bank
 Prickwillow
 Ely
 Cambridgeshire
 CB7 4UR
Grid Reference: 558791 274159

Decision List

Weeks commencing 9 th , 16 th & 23 rd June	NTC Comments
<u>DC/25/0806/TCA</u> 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 Terrace House Queensberry Road Newmarket Suffolk CB8 9BT Decided- No objections	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval. 
<u>DC/25/0509/FUL</u> Planning application - one Industrial unit Land At Newmarket Business Park Studlands Park Avenue Newmarket Suffolk Withdrawn	The Committee requested clarification over the appearance, materials and access. 

Decision List

<u>DC/25/0821/TPO</u> TPO 02(1980) tree preservation order - one yew (T61 on plan and order) prune back branches on the property side to suitable pruning points achieving up to 1m clearance from the building , one yew (T66 on plan and order) prune back branches on the property side to suitable pruning points achieving up to 2m clearance from the building 4 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND Decided- Approve application	The Committee actively encourages responsible tree management, however objects to this application subject to the Tree Officers approval. 
<u>DC/25/0782/TCA</u> Trees in a conservation area notification - one Yew (marked on plan) fell Berners House 2 Mill Hill Newmarket Suffolk CB8 0JB Decided- No objections	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. 
<u>DC/25/0776/HH</u> 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 Suffolk CB8 9BE Decided- Approve application	The Committee voiced no objections. 

Decision List

<u>DC/25/0448/FUL</u> Planning application - a. conversion of basement to additional commercial space b. single storey rear extension 1 Rous Road Newmarket Suffolk CB8 8DH Decided- Approve application	The Committee voiced concern over the streetscene appearance and would like to know the Conservation Officers views on this in order to provide an accurate response to the consultation.- Initial comment from NTC . The Committee object due to there being no communication from the Conservation Officer. 
<u>DC/25/0080/LB</u> Application for listed building consent - a. internal and external alterations to stable building, including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations b. bricking up of stable doors on southern elevation and insertion of timber door c. repair works to existing openings d. single storey extension Five Bells 16 St Marys Square Newmarket Suffolk CB8 0HZ Decided- Approve application	The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer. 
<u>DC/25/0867/TCA</u> 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 Suffolk CB8 7AB Decided- No objections	The Committee expressed their appreciation for the clear further information that has been provided; however still remains to have concerns over noise and parking. In light of the holding objection the Committee are happy for the professionals to make the decision. 
<u>DC/25/0729/HH</u>	The Committee voiced no objections.

Decision List

Householder planning application - single storey rear extension 313 Exning Road Newmarket Suffolk CB8 0AT Decided- Approve application	
<u>DC/25/0357/HH</u> Householder planning application - single storey side and rear extensions 20 Melrose Gardens Newmarket Suffolk CB8 0EW Decided- Approve application	The Committee voiced no objections. 
<u>DC/25/0867/TCA</u> 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 Suffolk CB8 7AB Decided- No objections	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application as in this case, there is no evidence or reason given to support the tree that is proposed for felling; The committee requested that the Tree Officer conduct a site visit. 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. 

To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

19 June 2025

Dear all

Delegation Panel - Tuesday 17 June 2025

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

4.	Application number	DC/25/0448/FUL
	Proposal:	Planning application - a. conversion of basement to additional commercial space b. single storey rear extension
	Location:	1 Rous Road, Newmarket
	Case officer:	Gregory McGarr
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegate to Officers
	Reason for DCC referral:	
	Director decision:	Agree

Subject: Sunnica - Parish Council Alliance

Dear Representatives of your Town and Parish Councils,

As you will be aware, the Sunnica Industrial Solar Scheme is now moving ahead. While the campaign to prevent its approval has regrettably come to an end, our role as Parish and Town Councils remains critical. It is now more important than ever that we stand together to ensure our voices are heard and our communities are protected during the final planning and implementation phases of this scheme.

The next stage in the Sunnica application process is the review and discharge of many planning conditions. I have attached a spreadsheet of these planning conditions, and the councils and consultees responsible for their review and sign off/rejection. We do not know when these plans will be submitted to the Councils and Sunnica is not required to give any forewarning, but once they are, the Councils will have just 56 days to consult the relevant bodies and present their final opinion. If they fail to do so in this short timeframe then these plans will be assumed as consented. We therefore must use this time to organise ourselves to ensure we are in a position to look in detail at the plans when they come through and ensure we are adequately protected from the dangers Sunnica represents. If we are not properly protected Sunnica can not be allowed to go ahead.

Chippenham Parish Council has serious concerns regarding the absence of a comprehensive safety plan for the proposed Battery Energy Storage Systems (BESS) and therefore are particularly focused on the Battery Fire Safety Management Plan (County Councils) and the Hazardous Substances Consent (District Councils). The potential risks, including fire, toxic smoke and contamination of aquifers and waterways must not be underestimated. These are not hypothetical scenarios; they represent very real dangers that could have lasting consequences for our residents and environment, Moss Landing being a vivid example of this.

For this reason, we are calling for the reformation of the Parish Council Alliance. We would like to invite your council to join us in forming a united front to engage with the planning authorities, local and central government, fire services and other key agencies. Our collective voice will be far more influential in holding those responsible to account and in ensuring that robust safety measures are put in place. If safety cannot be proved Sunnica can not go ahead.

At this stage, we do not intend to hold regular meetings, however we do feel, given that we do not know when these plans will be submitted, it is essential to have the Parish Council Alliance to ensure that we are ready. Therefore, we ask for your formal support and commitment to being part of the Alliance. All communications will be shared with

member councils in advance, except in cases where urgent deadlines require immediate action.

Please present this request at your next parish or town council meeting and confirm whether your council will participate in the Alliance. Now is the time to come together. Our shared concerns and joint advocacy are essential to safeguarding our communities from potentially dangerous practices during the rollout of this development.

Yours

Cllr Nick Wright

Sally Hughes

Parish Clerk

01638 720915

<https://chippenhamcambs-pc.gov.uk/>

Requirement	Who is Responsible for 'Discharge'?	Who must be consulted?
3 - Phasing And Date Of Final Commissioning	ECDC and WSC	N/A
5 - Approved Details And Amendments	All relevant authorities as defined by each 'requirement'.	N/A
6 - Detailed Design Approval	ECDC or WSC or both	N/A
8 - Landscape Ecological Management Plan	ECDC or WSC or both	Natural England Historic England
10 - Stone Curlew	ECDC and WSC	Natural England
11 - Fencing And Other Means Of Enclosure	ECDC or WSC or both	N/A
14 - Construction Environmental Management Plan	ECDC or WSC or both	Local Highways Authority Natural England Environment Agency
15 - Operational Environmental Management Plan	ECDC or WSDC or both	Local Highways Authority Natural England Environment Agency
17 - Operational Noise	ECDC or WSC or both	N/A
18 - Ground Conditions	ECDC or WSC or both	N/A
20 - Skills, Supply Chain And Employment	ECDC or WSC or both	N/A
21 - Permissive Paths	ECDC or WSC or both	N/A
22 - Decommissioning And Restoration	ECDC or WSC or both	N/A
5 - Approved Details And Amendments To Them	All relevant authorities as defined by each 'requirement'.	N/A
7 - Fire Safety Management	Cambridgeshire County Council AND Suffolk County Council	Cambridgeshire Fire and Rescue Service Suffolk Fire and Rescue Service Environment Agency HSE
12 - Surface And Foul Water Drainage	Cambridgeshire County Council or Suffolk County Council or both	ECDC or WSC or both Relevant Internal Drainage Board Anglian Water

16 - Construction Traffic Management Plan And Travel Plan	Cambridgeshire County Council or Suffolk County Council or both	N/A
19 - Water Management Plan	Cambridgeshire County Council or Suffolk County Council or both	ECDC or WSC or both Relevant Internal Drainage Board
23 - Crash Site Exclusion Area	Cambridgeshire County Council	Isleham PC (if licence obtained)
24 - Prow	Cambridgeshire County Council or Suffolk County Council or both	N/A
HSC/COMAH	ECDC and WSC	Cambridgeshire Fire and Rescue Service Suffolk Fire and Rescue Service Environment Agency HSE