

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 1st September 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 18th August 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/25/1286/TCA**- Trees in a conservation area notification a.one Walnut (T1 on plan) and one Bean (T2 on plan) fell. B. one Walnut (T3 on plan) overall crown reduction by three metres- 9 Balaton Place, Snailwell Road, Newmarket, Suffolk
 - b) **DC/25/0964/FUL**- Planning application- alterations to ground floor windows on front elevation- 53 High Street, Newmarket, Suffolk, CB8 8BA
 - c) **DC/25/1281/FUL**- Planning application- two windows to front elevation- Studlands Park Industrial Estate, Travis Perkins, Studlands Park Avenue, Newmarket, Suffolk, CB8 7AU.
 - d) **DC/25/1320/TPO**- TPO 012 (1956) Tree preservation order- one Horse Chestnut (marked on plan) overall crown reduction by up to two metres- 31 Norfolk Avenue, Newmarket, Suffolk, CB8 0DE.
7. **Planning applications** – Amended and Deferred Plans
 - a) **DC/25/1209/TCA** – Clarehaven Stables, 57 Bury Road, Newmarket – deferred pending information regarding trees to be felled
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 11/08/25, 18/08/25
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
 - a) **Exning Road carwash**
 - b) **Other 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. Correspondence

16. Date of next meeting – 15th September 2025

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 26th August 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 18th August 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor K Yarrow

Also Present: C Whitaker- Town Clerk, J Ashton – Minute Assistant.

	Minute	Action by
D/25/08/18 <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 announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant.		
D/25/08/19 <u>Apologies</u> Apologies were received from Cllrs Berry, Jarvis, Jones McHugh and Nobbs.		
D/25/08/20 <u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> Cllr Hood declared an "other" interest in application DC/25/1209/TCA - Clarehaven Stable, 57 Bury Road. There were no requests for dispensation.		
D/25/08/21 <u>To Confirm the Minutes of the Meeting Held on 4th August 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 4th August 2025 and Cllr Hulbert made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed: <u>D/25/08/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th August 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 5 – D/25/08/15 - Cllr Drummond confirmed that he was not able to use his Highways budget to fund the pedestrian demarcation for the Grosvenor car park. Page 5 – D/25/08/13 - Enforcement - Kings Slots signage was taken forward by Cllr Hood to SCC and WSC and a revised planning application has been submitted; although this is much improved, it is still not ideal. It is pleasing to note the wider West Suffolk cooperation; with concern regarding this shopfront and working to		

improve this situation.

D/25/08/22 Public Open Session

No members of the public were present.

D/25/08/23 Planning Applications

Weeks Commencing 28/07/2025 & 04/08/2025.

Cllr Hood declared an "other" interest in the following application and left the meeting at 6:20pm. Cllr Harvey took the Chair.

D/25/08/23/1 DC/25/1209/TCA – Trees in a conservation area notification – two horse chestnut (T1 and T2 on plan), one wellingtonia (T5 on plan) fell, one horse chestnut (T3 on plan) reduce height by 10 metres, one horse chestnut (T4 on plan) reduce branch over road by two metres – Clarehaven Stable, 57 Bury Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In the absence of a reason to fell the trees, the Committee requested that the application be deferred and reconsidered once the relevant information is received.

Cllr Hood returned to the meeting and took the Chair at 6:23pm

D/25/08/23/2 DC/25/0779/FUL – Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.02 Resolved

The Committee supported the concerns raised by neighbouring residents regarding light pollution and maintained its previous objection, unless it can be proved that there will be no additional light pollution.

D/25/08/23/3 DC/25/1235/TCA – Trees in a conservation area notification – two leylandii (T1 and T2 on plan) fell – 25 Exeter Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.03 Resolved

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

D/25/08/23/4 DC/25/1264/TPO - Planning application- TPO 005(2002) tree preservation order- one thuja (T1 on plan, T6 on order), three leylandii (G2 on plan, T7 on plan) fell- 19 Wyndham Way, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.04 Resolved

The Committee actively encourages responsible tree management and does not

object to this application subject to the Tree Officer's approval.

D/25/08/23/5 DC/25/1249/TPO - TPO 005(2002) two sycamore (G1 on plan, T40 on order) overall crown reduction by five metres- 15 Paget Place, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.05 Resolved

The Committee actively encourages responsible tree management and defers to the Tree Officer for expert advice, with concerns that the crown reduction of five meters is considerable. If the Tree Officer deems this to be acceptable, the Committee would voice no objection.

D/25/08/24 Amended and Deferred Plans

None noted.

D/25/08/25 Planning Appeals

None noted.

D/25/08/26 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/08/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 28/07/2025 & 04/08/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0685/TPO	TPO/1990/01 tree preservation order- Three beech trees (T2, T3 and T4 on plan, within A1 of the Order) Crown raise to 4 metres above ground level.	76 and 78 Churchill Avenue, Newmarket, Suffolk	Approved	Objected
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	Approved	No objection
DC/25/0978/FUL	Planning application - removal of ATM's and night safe bezel, existing signage and reinstate materials.	18 High Street, Newmarket, Suffolk	Approved	No objection
DC/25/0955/ADV	Application for advertisement consent - two non-illuminated fascia signs.	80 High Street Newmarket Suffolk	Approved	No objection
DC/25/0810/FUL	Planning application - commercial building for storage and distribution (Class B8).	5D Victoria Way Newmarket Suffolk	Approved	No objection

D/25/08/28 Delegation Panel Decisions

D/25/08/28/1 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).

It was noted that the Officer was minded to grant permission, but that the panel referred it to the Developing Control Committee regarding concerns about the

cumulative impact of another car free scheme. A member of the DP Committee will attend the DCC meeting.

D/25/08/29 Licensing

None noted.

D/25/08/30 Enforcement

The Working Group meets monthly and will feed back on the status (progress) of outstanding issues to this Committee. A revised list of issues was presented, discussed, updated and noted.

D/25/08/31 Working Group Reports

There were no reports. A list of current Working Groups was presented, discussed and noted.

D/25/08/32 Highways

D/25/08/32/1 Cllr Drummond confirmed that he will not be able to use his Highways budget to fund the pedestrian demarcation lineage at the Fitzroy Street entrance to Grosvenor Yard. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/08/32.01 Resolved

That the installation of a pedestrian demarcation area on the exit/entry route between Fitzroy Street and Grosvenor Yard car parking area at £890 be funded from the D&P budget.

Town Clerk confirmed that was no Section 106 monies left regarding the Grosvenor Apartments development and that the specified £4,000 had been used to fund various surveys. A list of all Section 106 monies allocated to Newmarket has been requested. An item will be added to the next Full Council agenda.

D/25/08/33 Neighbourhood Plan

The NNP Objectives were considered and Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/08/33.01 Resolved

That the NNP Objectives be approved and adopted.

D/25/08/34 Correspondence

None noted.

D/25/08/35 Date of Next Meeting

Monday 1st September 2025 at the Memorial Hall.

D/25/08/36 Exclusion of the Press & Public

D/25/08/36/1 Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/36.01 Resolved

To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters.

D/25/08/37 Confidential Town Matter

D/25/08/37/1 A confidential town matter was discussed. Cllr Yarrow will send the relevant information to the Town Clerk and Members will be invited to view the documents.

Meeting closed 7:37pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/08/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 4 th August 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/08/23.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In the absence of a reason to fell the trees, the Committee requested that the application be deferred and reconsidered once the relevant information is received.
<u>D/25/08/23.02 Resolved</u>	The Committee supported the concerns raised by neighbouring residents regarding light pollution and maintained its previous objection, unless it can be proved that there will be no additional light pollution.
<u>D/25/08/23.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/25/08/23.04 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/25/08/23.05 Resolved</u>	The Committee actively encourages responsible tree management and defers to the Tree Officer for expert advice, with concerns that the crown reduction of five meters is considerable. If the Tree Officer deems this to be acceptable, the Committee would voice no objection.
<u>D/25/08/32.01 Resolved</u>	That the installation of a pedestrian demarcation area on the exit/entry route between Fitzroy Street and Grosvenor Yard car parking area at £890 be funded from the D&P budget.
<u>D/25/08/33.01 Resolved</u>	That the NNP Objectives be approved and adopted.
<u>D/25/08/36.01 Resolved</u>	To resolve that under the Public Bodies (Admissions to

	Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters.
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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/25/1286/TCA Trees in a conservation area notification. a. one Walnut (T1 on plan) and one Bean (T2 on plan) fell b. one Walnut (T3 on plan) overall crown reduction by three metres 9 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP	Conservation area NKT14	Nathan McGeachie	Mr U Hussain	Sat 6 th Sep
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	Thomas Halliday	Mr Benjamin Thomas	Sat 30 th August-Extension requested.
DC/25/1281/FUL Planning application - two windows to front elevation Studlands Park Industrial Estate, Travis Perkins Studlands Park Avenue Newmarket Suffolk CB8 7AU		Philip Crutchlow	Mr Lee Dixon	Thurs 11 th Sep
DC/25/1320/TPO TPO 012 (1956) Tree preservation order - one Horse Chestnut (marked on plan) overall crown reduction by up to two metres 31 Norfolk Avenue Newmarket Suffolk CB8 0DE	Tree Preservation Order NKT14	Philip Crutchlow	Julian Pope	Sat 13 th Sep
Amended				
DC/25/1209/TCA Trees in a conservation area notification - two horse chestnut (T1 and T2 on plan), one wellingtonia (T5 on plan) fell, one horse chestnut (T3 on plan) reduce height by 10 metres, one horse chestnut (T4 on plan) reduce branch over road by two metres Clarehaven Stable 57 Bury Road Newmarket Suffolk CB8 7BY	Conservation area NKT2 NKT14	Nathan McGeachie	Ms Hood	Tues 2 nd Sep

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

NKT2 – Key Views

NKT14 – Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 15th August 2025

Reference: 25/00802/FUL **Date application valid:** 11th August 2025
Officer: Jasmine Moffat **Parish:** Burwell
Location: Unit 22 Lucas Close Burwell Cambridgeshire CB25 0FN

Proposal: Change of Use Class B1 to E(d) 1-1 personal training/rehabilitation centre

Applicant: **Agent:**

Level Up Gym Ltd
FAO Mr Luke Lindsay
51 Mowbray Road
Cambridge
CB1 7SR

Grid Reference: 558480 265779

Reference: 25/00251/FUL **Date application valid:** 6th August 2025
Officer: Jayne Owen **Parish:** Kirtling
Location: The Annexe Innisfree Bradley Road Kirtling Newmarket

Proposal: Conversion of ground floor garaging to hall, kitchen, utility, cloakroom, dining, sitting and snug

Applicant: **Agent:**

Mr And Mrs G Harbinson
C/o Agent

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

Grid Reference: 569456 255890

Reference: 25/00827/FUL **Date application valid:** 11th August 2025
Officer: Olivia Akroyd **Parish:** Soham
Location: Land South Of 91 Clay Street Soham Cambridgeshire

Proposal: Construction of two dwellings, new access and associated works

Applicant: **Agent:**

A L N Carpentry & Joinery
Suite 14
Lyndon House
Kings Court,
Newmarket
Suffolk
CB8 8DH
Grid Reference: 558926 273101

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

Reference: 25/00849/ARN
Officer: Jayne Owen

Date application valid: 5th August 2025
Parish: Soham

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

Proposal: Proposed conversion of 2 no. Agricultural Barns to 2 no. dwellings

Applicant:

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

Agent:

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

Grid Reference: 560589 276151

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 22nd August 2025

Reference: 25/00896/FUL

Officer: Lisa Moden

Location: 54 Swaffham Road Burwell Cambridge CB25 0AN

Date application valid:

19th August 2025

Parish:

Burwell

Proposal: Single storey rear extension and loft conversion

Applicant:

Ms Tamsin Hall
54 Swaffham Road
Burwell
Cambridge
CB25 0AN

Agent:

Lynwood Associates Ltd
FAO Mr Dennis Brocklesby
Lynwood House
Murray Park
Newmarket
CB8 9BU

Grid Reference: 558545 265438

Reference: 25/00253/PIP

Officer: Cassy Paterson

Location: Site South Of 38 Mildenhall Road Fordham Cambridgeshire

Date application valid:

13th August 2025

Parish:

Fordham

Proposal: Erection of 1 no. one and a half-storey 2-bedroom dwelling house with access, parking arrangements and associated infrastructure

Applicant:

Mr Fenn
C/o Agent

Agent:

Cheffins
FAO Miss Victoria Barnard
Clifton House
1 & 2 Clifton Road
Cambridge
CB1 7EA

Grid Reference: 563599 270731

Reference: 25/00898/FUL

Officer: Jayne Owen

Location: 185 Carter Street Fordham Ely Cambridgeshire CB7 5JU

Date application valid:

19th August 2025

Parish:

Fordham

Proposal: Single storey side and rear extensions plus new windows and external render to existing walls

Applicant:

Mrs Victoria Thatcher
185 Carter Street
Fordham
Ely
Cambridgeshire
CB7 5JU

Agent:

DCN Architectural Design Services
FAO Mr Daniel Nicholls
23 Feast Green
Stretham
CB6 3GL

Grid Reference: 562392 271178

Decision List

Weeks commencing 11 th & 18 th August	NTC Comments
<u>DC/25/1083/TCA</u> Trees in a conservation area notification - one silver birch (1 on plan) overall crown reduction by one metre, one laburnum (5 on plan) one crab apple (6 on plan) one maple (7 on plan) overall crown reduction by five metres, one holly (2 on plan) one shrub (3 on plan) one hawthorn (4 on plan) fell 17 The Avenue Newmarket Suffolk CB8 9AA 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/25/0664/FUL</u> Planning application - one replacement multi-use games area/playzone with associated lighting, landscaping and hardstanding link to path Studlands Park Sports Club Hyperion Way Newmarket Suffolk CB8 7RX Decided- Approve application	The Committee welcomed the application and voiced no objections. 
<u>DC/25/0665/ADV</u> Application for advertisement consent - non-illuminated vinyl banners fixed to perimeter fence Studlands Park Sports Club Hyperion Way Newmarket Suffolk CB8 7RX Decided- Approve application	The Committee voiced no objections. 

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To: **Recipients of Delegation Panel papers**

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

28 August 2025

Dear all

Delegation Panel - Tuesday 26 August 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

2.	Application number	DC/24/1774/FUL
	Proposal:	Planning application - a. change of use for first floor from shop store (use class E) to residential dwelling (use class C3) b. first floor rear extension
	Location:	13A Wellington Street, Newmarket
	Case officer:	Adam Yancy
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Agree with Officer's recommendation
	Reason for DCC referral:	n/a
	Director decision:	GRANT

Application to vary a premises licence under the Licensing Act 2003**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

We Trust Inns Limited being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below.

Premises Licence Number

PL192

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description

Cherry Tree, 117 Exning Road,

Post town
NewmarketPost code
CB8 0EL

Telephone number of premises (if any)

Non-domestic rateable value of premises

£19000

Part 2 – Applicant Details

Daytime contact telephone number

c/o

Email address
(optional)Current postal
address if
different from
premises address

Blenheim House, Foxhole Road, Ackhurst Park, Chorley, Lancashire, PR7 1NY

Post Town

Lancashire

Postcode

PR7 1NY

Part 3 – Variation

Do you want the proposed variation to have effect as soon as possible? Please tick ✓ yes ☒

If not do you want the variation to take effect from Day Month Year

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If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend. N/A

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
(Please see Guidance Note 1) yes ☐ no ☒

Please describe briefly the nature of the proposed variation (please read guidance note 2)

Application is made to vary the Premises Licence and the application falls into a number of different parts as follows:

1. Request to license an external area within the Premises Licence. Attached is a copy of the plan which shows the proposed external area edged red being plan number 1474/02D.

It should be noted that the existing Internal areas remain licensed and there are no alterations to the licensed area in that regard.
2. Variation to request removal of the following conditions:
 5. The maximum number of persons permitted to use the premises on any one occasion will not exceed 130 persons (based upon mixed occupancy) table and dancing area).
 15. The playing of live or recorded music will not take place outdoors.The request to remove these conditions is because these matters are regulated elsewhere.

There are no changes to the licensable activities, hours of operation and on that basis only the appropriate boxes have been completed.

It is not anticipated the application will adversely impact upon the licensing objectives.

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Please tick ✓ yes

Provision of regulated entertainment (Please see guidance note 3)

a) Plays (if ticking yes, fill in box A)	☐
b) Films (if ticking yes, fill in box B)	☐
c) Indoor sporting events (if ticking yes, fill in box C)	☐
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	☐
e) live music (if ticking yes, fill in box E)	☐
f) recorded music (if ticking yes, fill in box F)	☐
g) performances of dance (if ticking yes, fill in box G)	☐
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	☐

Provision of late night refreshment (if ticking yes, fill in box I) ☐

Sale by retail of alcohol (if ticking yes, fill in box J) ☐

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)
Tue			
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (X) (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)	Both	
Tue					
Wed					
Thur			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Fri					
Sat			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sun					

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for playing recorded music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick {Y}</u> (please read guidance note 4).	Indoors	
				Outdoors	
				Both	
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	Please give further details here (please read guidance note 5)			
Mon						
Tue						
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 6)			
Thur						
Fri						
Sat			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 7)			
Sun						

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 9)		On the premises	
					Off the premises	
					Both	
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6)			
Mon						
Tue						
Wed			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)			
Thur						
Fri						
Sat						
Sun						

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10)

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variation (please read guidance note 6)
Day	Start	Finish	Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7) As existing
Mon	07:00	02:30	
Tue	07:00	02:30	
Wed	07:00	02:30	
Thur	07:00	02:30	
Fri	07:00	02:30	
Sat	07:00	02:30	
Sun	08:00	01:30	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking

Annex 2 condition 5 and 15

Please tick ✓ yes

I have enclosed the premises licence

☒

I have enclosed the relevant part of the premises licence

☒

If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 11)

No further risks have been identified save as detailed below.

b) The prevention of crime and disorder

No further risks have been identified which need to be addressed

c) Public safety

No further risks have been identified which need to be addressed

d) The prevention of public nuisance

No further risks have been identified which need to be addressed

e) The protection of children from harm

No further risks have been identified which need to be addressed

- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable ☒
- I understand that I must now advertise my application ☒
- I have enclosed the premises licence or relevant part of it or explanation ☒
- I understand that if I do not comply with the above requirements my application will be rejected ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised person (please read guidance note 13). If signing on behalf of the applicant please state in what capacity:

Signature: [Redacted] & Partners

Date: 21/08/25

Capacity: [Redacted]

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent. (Please read guidance note 14). If signing on behalf of the applicant please state in what capacity.

Signature: John Gaunt & Partners

Date:

Capacity: Solicitors.....

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

John Gaunt & Partners
Omega Court
372 Cemetery Road

Post town Sheffield	Post code S11 8FT
Telephone number (if any) [REDACTED]	
If you would prefer us to correspond with you by email your email address (optional) [REDACTED]	

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.
 13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
 15. This is the address which we shall use to correspond with you about this application.

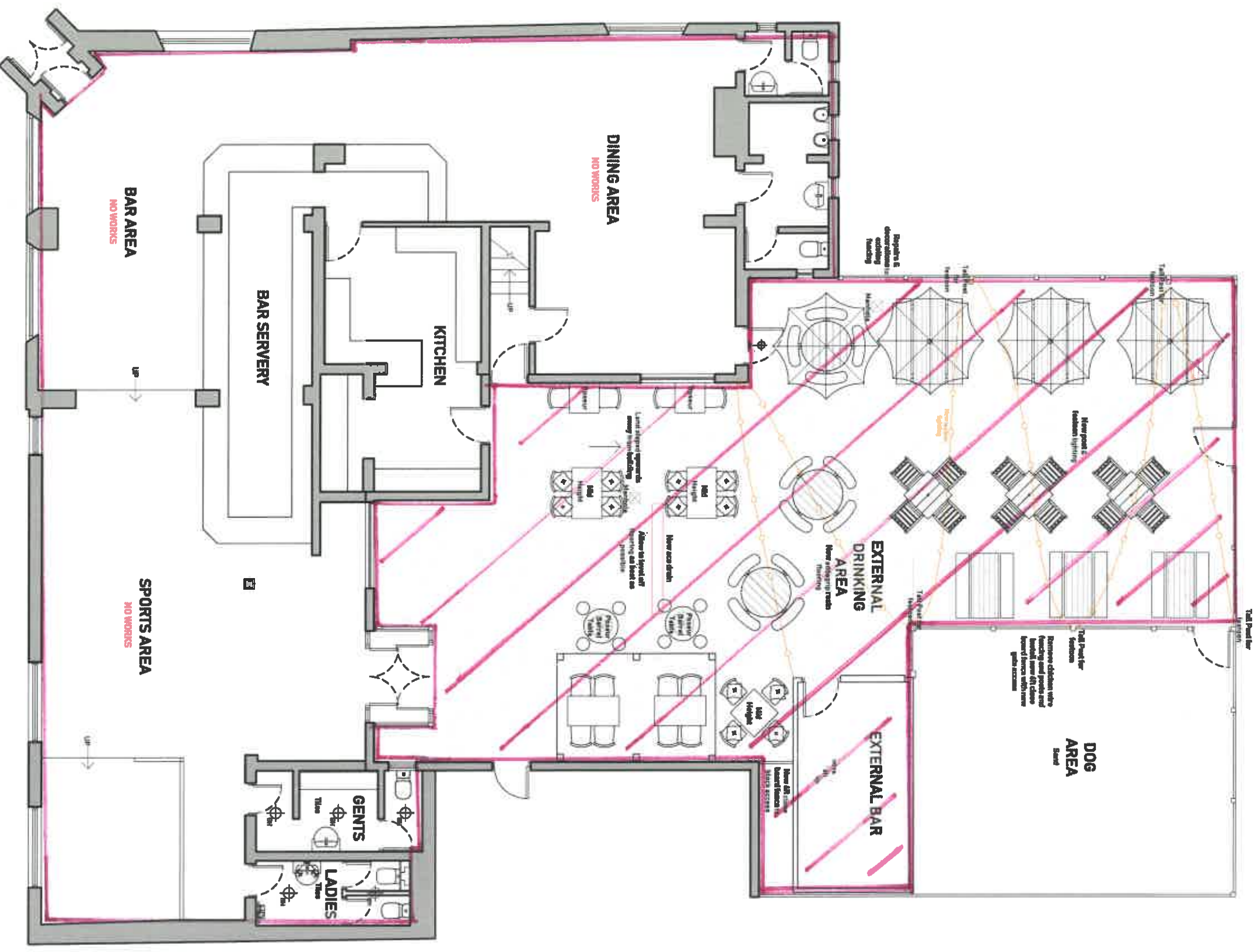
KEY

- [illegible]

LICENSE KEY

hicens. 60
Antea

EXTERNA
LIT. 5/25/67



SW	Existing	Proposed
Additional Area Treated	0 ft ²	0 ft ²
Additional Area Treated	260 sq yd / 2261 sq ft	260 sq yd / 2261 sq ft
Changes	Existing	Proposed
Stormwater Treated	0 ft ²	0 ft ²
Detention - Collected	0 ft ²	0 ft ²
Detention - Uncollected	62 ft ²	62 ft ²
Impervious - Total	427 ft ²	92 ft ²

Revision:

REVIEW: A forward portfolio put together to sell stock during. Assumed position of articles within South WCA. 12 012 25 4200

[illegible]

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SDA

The State, Governor House,
Whitfield 412 027
724 372444

Job title:
Cherry Tree
117 Exning Rd. Newmarket

Proposed Layout

10000000

1674-020

Scales:

1-800-41

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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FEB 25

[illegible]

0490

PUBLIC NOTICE

Application

Premises Licence – Full Variation

Name of Applicant: Trust Inns Limited	Name of Premises: Cherry Tree
Postal Address of Premises: 117 Exning Road Newmarket Suffolk CB8 0EL	This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU
Proposed Variation: • To change the layout to incorporate an external area into the licensed area as per the plan submitted with the application • To remove condition 5 and 15 from Annex 2 of the premises license, as detailed in the application	

Date by which representations may be made to the Licensing Authority:

End Date: **18 September 2025**

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to licensing@westsuffolk.gov.uk.

It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is unlimited.

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Subject: Support for residents on Exning Road vs unlawful hand car wash

Dear Councillor Hood,

I am a town resident who lives at 26 Exning Road. Since late May, our home lives have been significantly disrupted by the unlawful use of the premises at 67C Exning Road (formerly Newmarket Motor Company) as a hand car wash. Despite raising the issue with the owner, Michael Crack, the concerns of the residents have been ignored. Subsequently, a noise complaint was filed with Environmental Services - I have had to submit a daily noise diary for 4 weeks to justify the noise complaint. I have had the case officer, Julie Roberts, visit once and she now scheduled to complete a second visit on Friday 22nd August ahead of any formal action being taken against the car wash.

The impact of the noise on our ability to enjoy our home is significant. The noise generated from the pressure washers and hoovers can be heard throughout our home and garden. The only option to drown out the noise is to close all windows and turn on the TV and radio. This means our home is often overheating during the summer months as we opt to close windows to have some peace and quiet in our home. This is causing various issues for our family, particularly with our 3-year-old daughter who attends Colourbox nursery.

As highlighted earlier, the use of the site as a hand car wash is unlawful. This has been established by Goerge Bolan of the planning enforcement team (ref EN/25/0114). The change of use is not permitted without a formal planning application being submitted and approved. As part of any planning application for change of use, it is highly likely that a noise impact assessment would need to be completed. Despite this being mentioned to the landowner in June, nothing has been undertaken and no measures have been implemented to reduce the noise. The business continues to operate 7 days a week without any consideration for anyone living in close proximity to the site.

The complete disregard for the laws that govern our community is the major issue that needs to be addressed. I strongly believe the owner and tenant will abuse the system for as long as possible unless the Council forces action. As a result, I am looking for the support of my local Parish Councillors to assist with this matter. I am away on holiday tomorrow so will miss the next meeting. However, having spoken to Charlotte from the office, I would be looking to address the Council at the meeting on Monday 1st September.

Should you require any further information please let me know.

Kind regards,

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