

Membership as from May 25

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
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 6th October 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 15th September 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/25/1424/TCA** – Trees in a conservation area notification – one tulip (marked T1 on plan) overall crown reduction by three metres – 9 Balaton Place, Snailwell Road, Newmarket
 - b) **DC/25/1419/HH** – Householder planning application – a. replacement vehicular entrance gates b. pedestrian gate – 33 Edinburgh Road, Newmarket
 - c) **DC/25/1452/P3CMA** – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from Class E (commercial, business and service) to Class C3 (dwellings) for 36 apartments – Land at Suffolk House, Rayes Lane, Newmarket
 - d) **DC/25/1457/HH** – Householder Application – single storey rear extension – 313 Exning Road, Newmarket
 - e) **DC/25/1507/TPO** – TPO (1956)012 tree preservation order – one Chestnut (T1 on plan) remove lower limb on north-west facing and overall crown reduction by three metres – 17 Halifax Way, Newmarket
 - f) **DC/25/1462/HH** – Householder planning application – a. two storey front extension (following demolition of existing front extension) b. raising height of existing roof to create additional storey c. two dormers on front elevation and d. one dormer on rear elevation – 10 Birdcage Walk, Newmarket
 - g) **DC/25/1483/TCA** – Trees in a conservation area notification seven Hornbeams (G1 on plan) overall crown reduction of up to one and a half metres – 9 Balaton Place, Snailwell Road, Newmarket
 - h) **DC/25/1510/HH** – Householder planning application – a. replacement windows b. replacement of first floor tile hanging with cladding to front elevation c. single storey rear extension (following demolition of existing conservatory) – 81 Edinburgh Road, Newmarket
 - i) **DC/25/1511/HH** – Householder planning application – single storey rear extension – 5 Princess Way,

Newmarket

7. **Planning applications** – Amended and Deferred Plans
 - a) **Deferred - DC/25/1327/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial/ business/ service to ten dwellings (class C3) – 138 High Street, Newmarket
8. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 08/09/25, 15/09/25, 22/09/25
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. **Rowley Drive Masterplan Consultation** – to approve a Town Council response for recommendation to Full Council
15. **Kingsway Solar** – to receive and discuss details received regarding the scheme and consultation
16. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
17. **Correspondence**
18. **Date of next meeting – 20th October 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 30th September 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 15th September 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Harvey

Councillor K Yarrow

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

Minute	Action by
D/25/09/17 <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/25/09/18 <u>Apologies</u> Apologies were received from Cllrs Berry, Drummond, Hulbert, Jarvis, Jones, McHugh and Nobbs.	
D/25/09/19 <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/25/09/20 <u>To Confirm the Minutes of the Meeting Held on 1st September 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 1st September 2025 and Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed: <u>D/25/09/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 1st September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 1 - D/25/08/32/1 – Grosvenor Car Park – a meeting was held on Tuesday 9th September 2025 with Cllrs Harvey and Hood, the Town Clerk and Matthew Fox, an Officer from SCC Highways, to discuss the pedestrian access. Page 4 – D/25/09/13 – Enforcement – the Exning Road car wash was discussed and it was noted that a structure has now been installed without planning permission. They	

are opening the drain covers to dispose of the dirty water in the manholes; this has been reported to the Environment Agency. Deputy Town Clerk was asked to make further enquiries regarding ownership, licence, planning permission and environmental issues.

D/25/09/21 Public Open Session

No members of the public were present.

D/25/09/22 Planning Applications

D/25/09/22/1 DC/25/1276/TCA – Trees in a conservation area notification – one bird cherry, two grafted cherry (marked on plan) fell – 1 The Severals, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee supported the objections from the neighbours and strongly objected to this application given the importance of the trees and visual impact in a Conservation Area. Alternative ways to manage the trees within the paving area were requested.

D/25/09/22/2 DC/25/1142/FUL - Planning application – altered entrance staircase to front elevation – 138 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.02 Resolved

The Committee strongly objected on the grounds that this is an important building in a Conservation Area and will affect the visual impact. The current entrance and door is a feature and should be preserved.

D/25/09/22/3 DC/25/1327/P3CMA – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial/ business/ service to ten dwellings (class C3) – 138 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.03 Resolved

The Committee placed a holding objection and requested an extension to conduct a site visit; if an extension is not possible that delegation is given to Cllrs Hood, Harvey and Yarrow to formulate a response after the site visit.

D/25/09/22/4 DC/25/1380/TCA – Trees in a conservation area notification – two silver birch, 15 amelanchier/crab apple (marked on plan as group 3) fell – Land At Meridian Gardens, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.04 Resolved

Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly object to this application and

referred to the previous application where the majority of residents had objected and there is no written evidence to support felling the trees.

D/25/09/22/5 DC/25/1297/ADV – Application for advertisement consent – one non-illuminated fascia sign – 107 High Street, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.05 Resolved

The Committee supported and welcomed the change to the colour scheme and adherence to WSC Shopfront Policy regarding heritage materials and colour; however The Committee objected to this application for the reason that. the size of the sign remains unacceptable for a Conservation Area and needs to be reduced to make it proportionate.

Cllr Winter joined the meeting as an observer at 6:50pm

D/25/09/23 Planning Applications Amended and Deferred Plans

None noted.

D/25/09/24 Planning Appeals

None noted.

D/25/09/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/09/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 25/08/2025 & 01/09/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1169/TCA	Trees in a conservation area notification - one acacia (T1 on plan) remove three lowest branches on the western aspect, one cotoneaster (T2 on plan) overall crown reduction by four metres, one willow (T3 on plan) re pollard to 10 metres above ground level.	Paddocks Lodge 18 The Avenue Newmarket Suffolk	Approved	No objection
DC/25/1145/TCA	Trees in Conservation area Notification - one Acacia (marked A1 on plan) - re-pollard to three metres above ground level.	45 Rous Road Newmarket Suffolk	Approved	No objection
DC/25/1068/HH	Householder planning application - front porch (following demolition of existing porch).	26 Paget Place Newmarket Suffolk	Approved	No objection
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	Approved	No objection
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 Suffolk	Withdrawn	Objected
DC/25/1209/TCA	Trees in a conservation area notification - two horse chestnut (T1 and T2 on	Clarehaven Stable 57 Bury Road	Approved	No objection

	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.	Newmarket Suffolk			
DC/25/1107/TPO	TPO 005 (2022) tree preservation order - one yew (T14 on plan and on order) overall crown reduction by one and a half metres, one sycamore (T15 on plan, and on order) overall crown reduction of two and a half metres.	18 Paget Place Newmarket Suffolk	Approved	No objection	
DC/25/0964/FUL	Planning application - alterations to ground floor windows on front elevation.	53 High Street Newmarket Suffolk	Approved	Holding objection	

D/25/09/27 Delegation Panel Decisions

DC/25/0061/FUL - Planning application - a. Subdivision of one flat to create two flats b. single storey rear extension c. new door opening and alterations to shop front - 20-21 St Marys Square, Newmarket.

It was noted that the Panel agreed with the Officer's recommendation to grant permission and the meeting voiced no objections.

D/25/09/28 Licensing

Premises Licence – Papa Johns – 1 The Island Fred Archer Way Newmarket - Application for a premises licence to provide late refreshments in/outdoors Monday – Sunday 23:00 - 0300. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/28.01 Resolved

The Committee deferred the decision to the WSC Licence Officer.

D/25/09/29 Enforcement

38 Mill Road apparently operating as an AirBnB was discussed and the meeting requested that the DTC raise this as a new enforcement case with WSC. The Working Group will continue to pursue the current outstanding enforcement issues.

D/25/09/30 Working Group Reports

There were no reports.

D/25/09/31 Correspondence

Planning Application to ECDC for a Solar farm – Long Barrow Solar South of Swaffham Prior Village. An item will be added to the next full Town Council agenda to discuss further.

D/25/09/32 Date of Next Meeting

Monday 6th October 2025 at the Memorial Hall.

Meeting closed 7:07pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/09/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 1 st September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/09/22.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee supported the objections from the neighbours and strongly objected to this application given the importance of the trees and visual impact in a Conservation Area. Alternative ways to manage the trees within the paving area were requested.
<u>D/25/09/22.02 Resolved</u>	The Committee strongly objected on the grounds that this is an important building in a Conservation Area and will affect the visual impact. The current entrance and door is a feature and should be preserved.
<u>D/25/09/22.03 Resolved</u>	The Committee placed a holding objection and requested an extension to conduct a site visit; if an extension is not possible that delegation is given to Cllrs Hood, Harvey and Yarrow to formulate a response after the site visit.
<u>D/25/09/22.04 Resolved</u>	The Committee actively encourages responsible tree management. The Committee placed a holding objection and requested an extension to conduct a site visit; if an extension is not possible that delegation is given to Cllrs Hood, Harvey and Yarrow to formulate a response after the site visit.
<u>D/25/09/22.05 Resolved</u>	The Committee supported and welcomed the change to the colour scheme and adherence to WSC Shopfront Policy regarding heritage materials and colour; however The Committee objected to this application for the reason that. the size of the sign remains unacceptable for a Conservation Area and needs to be reduced to make it proportionate.
<u>D/25/09/28.01 Resolved</u>	The Committee deferred the decision to the WSC Licence Officer.

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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/25/1424/TCA Trees in a conservation area notification - one tulip (marked T1 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	Fri 10 th Oct
DC/25/1419/HH Householder planning application - a. replacement vehicular entrance gates b. pedestrian gate 33 Edinburgh Road Newmarket Suffolk CB8 0QE		Adam Yancy	Mr Neil Shah	Tues 7 th Oct (This has been extended from Fri 3 rd Oct)
DC/25/1452/P3CMA Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from Class E (commercial, business and service) to Class C3 (dwellings) for 36 apartments Land At Suffolk House Rayes Lane Newmarket Suffolk CB8 7AB		Amy Murray	Mr M Hoque	Fri 10 th Oct
DC/25/1457/HH Householder application - single storey rear extension 313 Exning Road Newmarket Suffolk CB8 0AT		Philip Crutchlow	Jess Swift	Fri 10 th Oct
DC/25/1507/TPO TPO(1956)012 tree preservation order - one Chestnut (T1 on plan) remove lower limb on north-west facing and overall crown reduction by three metres 17 Halifax Way Newmarket Suffolk CB8 0DH	Tree preservation order NKT14	Thomas Halliday	Mr Adam Herridge	Mon 20 th Oct

Items 6 & 7

Development and Planning Committee Planning Applications – West Suffolk Council

DC/25/1462/HH Householder planning application - a. two storey front extension (following demolition of existing front extension) b. raising height of existing roof to create additional storey c. two dormers on front elevation and d. c. one dormer on rear elevation 10 Birdcage Walk Newmarket CB8 0NE		Gregory McGarr	Mr & Mrs McCullough	Mon 20 th Oct
DC/25/1483/TCA Trees in a conservation area notification - seven Hornbeams (G1 on plan) overall crown reduction of up to one and a half metres 9 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP	Conservation area NKT14	Nathan McGeachie	Mr U Hussain	Mon 20 th Oct
DC/25/1510/HH Householder planning application - a. replacement windows b. replacement of first-floor tile hanging with cladding to front elevation c. single storey rear extension (following demolition of existing conservatory) 81 Edinburgh Road Newmarket Suffolk CB8 0QD		Philip Crutchlow	Mrs Julia Mawer	Tues 21 st Oct
DC/25/1511/HH Householder planning application - single storey rear extension 5 Princess Way Newmarket Suffolk CB8 0NX		Cara Fieldhouse	Mr Simon Barnes	Tues 21 st Oct
DEFERRED				
DC/25/1327/P3CMA Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial/business/service to ten dwellings (class C3) 136 - 142 High Street Newmarket Bury St Edmunds Suffolk	Conservation area NKT1 NKT2	Amy Murray	Mr Naveed Ahmed	Tues 7 th October- EOT not authorised.

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

NKT2 – Key Views

NKT14 - Trees

EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 12th September 2025

PLEASE NOTE: NMA and DIS applications are for information only.

Reference: 25/00948/FUL	Date application valid:	3rd September 2025
Officer: Lisa Moden	Parish:	Burwell
Location: 7 Toyse Lane Burwell Cambridge CB25 0DF		

Proposal: Single storey extension to rear and internal alterations

Applicant:

Mrs Cat Mallardo
7 Toyse Lane
Burwell
Cambridge
CB25 0DF

Agent:

Greg Saberton Design
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 558854 267769

Reference: 25/00969/FUL	Date application valid:	8th September 2025
Officer: Lisa Moden	Parish:	Cheveley
Location: 159 High Street Cheveley Newmarket Suffolk CB8 9DG		

Proposal: Conversion of existing outbuilding and single storey rear extension

Applicant:

Ms Laura Colegrave
159 High Street
Cheveley
Newmarket
Suffolk
CB8 9DG

Agent:

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

Grid Reference: 568476 260739

Reference: 25/00963/FUL	Date application valid:	8th September 2025
Officer: Lisa Moden	Parish:	Soham
Location: 1 Guntons Close Soham Ely Cambridgeshire CB7 5DJ		

Proposal: Two storey extension at the rear of the property

Applicant:

Mr R Collen
1 Guntons Close
Soham
Ely
Cambridgeshire
CB7 5DJ

Agent:

Paul Mitchell + Co
FAO Mr Paul Mitchell
Saling House
Woods Close
Sturmer
CB9 7ZH

Grid Reference: 559198 273567

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 19th September 2025

Reference: 25/00959/FUL

Officer: Philip Baum

Location: Hop House 12 Ash Drive Ashley Newmarket Suffolk

Date application valid: 19th September 2025

Parish: Ashley

Proposal: Proposed garage with office space above, extension of driveway paving and new railings

Applicant:

Olivia Hargreaves
Hop House
12 Ash Drive
Ashley
Newmarket
Suffolk
CB8 9FU

Agent:

AHP Design Ltd
FAO Mr Leigh Graves
14 Rosemary House
Lanwades Business Park
Kentford
Newmarket
CB8 7PN

Grid Reference: 569631 261431

Reference: 25/00983/FUL

Officer: Lisa Moden

Location: 6 Low Road Burwell Cambridge CB25 0EJ

Date application valid: 11th September 2025

Parish: Burwell

Proposal: Demolition of existing conservatory and construction of two storey rear extension

Applicant:

Mr And Mrs Chris And Lindsey Stewart
6 Low Road
Burwell
Cambridge
CB25 0EJ

Agent:

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

Grid Reference: 558528 267205

Decision List

Weeks commencing 8 th , 15 th and 22 nd September	NTC Comments
<u>DC/25/1235/TCA</u> Trees in a conservation area notification- two Lelyandii (T1 and T2 on plan) fell 25 Exeter Road, Newmarket, Suffolk, CB8 8AR 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/25/1138/HH</u> Householder planning application - new boundary wall (following demolition of existing wall) 4 Stamford Street Newmarket Suffolk CB8 8JB Decided- Approve application	The Committee voiced no objections. 
<u>DC/25/1125/TPO</u> TPO 07(2006) tree preservation order - one copper beech (T1 on plan, T1 on order) crown lift to five metres above ground level 17 Cardigan Street Newmarket Suffolk CB8 8HZ Decided- Approve application	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval. 
<u>DC/25/1060/ADV</u> Application for advertisement consent - one double sided bus shelter advertising unit with integrated internally illuminated LCD 6-sheet digital display portraying advertising images that change every ten seconds Bus Shelter 4502-0005 High St, Outside 220, Next To Shell Garage Newmarket CB8 9AP Decided- Approve application	The Committee reiterated previous comments in connection with a previous application regarding this bus shelter signage namely the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous. And supports the Highways conditions for this sign regarding day time and night time illumination levels, the frequency and content. The Committee requested that the bus shelter be upgraded at the same time. 
<u>DC/25/0689/FUL</u> 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)	The Committee object to the application with respect to the following: Lack of parking Noise potential Waste provision Residential amenity as raised by the neighbour

Decision List

Social Club Kingston Passage Newmarket Suffolk CB8 8EN Decided- Approve application	
<u>DC/24/1774/FUL</u> 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 13A Wellington Street Newmarket Suffolk CB8 OHT Decided- Approve application	The Committee objected due to overdevelopment of the site and a lack of parking provisions, supporting the issues raised in the objection by the resident at 4 New Cut and adding the NTC standard wording for parking issues. Additionally the plans are unclear. 
<u>DC/25/1286/TCA</u> Trees in a conservation area notification. a. one Walnut (T1 on plan) reduce crown to previous pruning points, b. one Bean (T2 on plan) fell, c. one Walnut (T3 on plan) overall crown reduction by three metres 9 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP Decided- No objections	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted. 
<u>DC/25/1188/TPO</u> TPO 005 (2022) tree preservation order - one yew (T32 on order) overall crown reduction by two metres Court Manor 7 Argent Place Newmarket Suffolk CB8 7XG Withdrawn	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval. 

Decision List

<u>DC/25/1062/HH</u> Householder planning application - a. single storey front porch extension b. two storey extension to side of dwelling (following demolition of garage) c. single storey extension to rear of dwelling, outbuilding to rear garden d. hardiplankboarding to front elevation 22 Paget Place Newmarket Suffolk CB8 7DR Decided- Approve application	The Committee voiced no objections subject to there only being 1 Sycamore tree on the property, however if there are more trees, the Committee placed a holding objection until a tree plan is submitted. 
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Kingsway
Solar

Kingsway Solar

Stage two consultation newsletter

Item 15

Welcome to our stage two consultation newsletter for Kingsway Solar.

This newsletter details how you can take part in our consultation, find out more information and provide your feedback.

Kingsway Solar is a proposed solar farm and overhead line connection to the national grid, located east of Cambridge, between Burwell and Balsham in Cambridgeshire. **It would generate around 500 megawatts (MW) of electricity and could power up to 175,000 homes annually.**

The proposals consist of photovoltaic (PV) solar panels and an approximately 15 km overhead line connection to National Grid's planned Burwell South substation (due to be located south of the existing Burwell substation, the exact location yet to be confirmed by National Grid). The Scheme also includes associated infrastructure, including co-located battery energy storage systems (BESS) and inter-array connections to link together the land parcels where the solar panels are located.

Kingsway Solar is being promoted by Kingsway Solar Farm Limited, a subsidiary of Downing Renewable Developments (DRD). DRD was founded to deliver renewable energy which is critical to the transition to a low carbon economy and achieving net zero.

As part of our early engagement for Kingsway Solar, we held our stage one consultation between October and December 2024, which introduced the proposals and encouraged feedback on our development areas and principles for development. We are now inviting you to take part in this stage two consultation on our updated proposals for the Scheme.

Our stage two consultation is known as a 'statutory' consultation, as it will fulfil the statutory consultation requirements as defined under the Planning Act 2008.

The consultation will run for six weeks, beginning at midday on Wednesday 17 September and closing on Wednesday 29 October 2025. We would like your views on our design proposals, including our preliminary environmental information and how we are planning to reduce any potential impacts of the Scheme.

More information about the consultation can be found on our website www.kingswaysolarfarm.co.uk. A high-level map showing the location of our proposals is shown on the following pages.

David Vernon

Head of NSIP Projects, DRD

“ Last winter, we held our stage one consultation for Kingsway Solar to understand the views of local people and gather feedback at an early stage, before developing any detailed proposals.

This was important so we could consider what was important to the local community, as well as consider the results of our ongoing technical, environmental and engineering assessments, to develop an initial Scheme design.

We are now sharing our updated proposals and I encourage everyone to review our plans and respond to the consultation, to ensure we can continue to develop the Scheme in response to community feedback.”

The location of our proposals

You can use our Interactive Map on the project website to find locations of interest to you.



Have your say on Kingsway Solar

More information is available on our website, including the initial Scheme design and our suite of consultation materials.



We want to hear your views on our proposals. You can provide feedback by:



Completing our feedback form online at www.kingswaysolarfarm.co.uk



Completing a hard copy of the feedback form and returning it to **FREEPOST DOWNING KINGSWAY**



Submitting your comments or completed form by email to enquiries@kingswaysolar.co.uk

If you wish to receive our consultation materials in another format, please get in touch by freephone on **0800 012 9881**, or by email at enquiries@kingswaysolar.co.uk.

Please submit your response by 11:59pm on Wednesday 29 October 2025.

Meet the team

As part of our stage two consultation, we are holding four in-person consultation events to find out more details about our proposals.

Wednesday 1 October 2025

Balsham Pavilion, Church Lane, Balsham,
CB21 4DS
14:00 – 20:00

Thursday 2 October 2025

The Reading Room, 46 Chapel Road,
Weston Colville, Weston Green, CB21 5NX
14:00 – 20:00

Friday 10 October 2025

West Wrating Village Hall, 79 High
Street, West Wrating, CB21 5LU
14:00 – 20:00

Saturday 11 October 2025

Swaffham Prior Village Hall, High Street,
Swaffham Prior, CB25 0LD
10:30 – 14:30

During the consultation period, we will upload an online information presentation to the Scheme website which will provide an overview of our proposals and where to find out more information.

More information

You can find out more information online at www.kingswaysolarfarm.co.uk.

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KEY: Obsolete – no longer required (Blue)
 Active – ongoing activity / progress being made (Green)
 Dormant – past activity, now paused/stalled (Amber)
 Inactive – no past activity / working group not started (Red)

<i>Working Group</i>	<i>Type</i>	<i>Status</i>	<i>Progress</i>	<i>Membership</i>	<i>Leader</i>	<i>Terms of Ref</i>	<i>Report To</i>	<i>Officer</i>	<i>Action / Comments</i>
Enforcement	T&F	Active	Initial meeting of w.group being arranged.	RH, JH, AD, SP, PW	RH	To monitor enforcement issues and to take appropriate action	DP	DTC	Standing agenda item on DP agendas. On-going meetings of Enforcement Working Group with updates and actions.
Litter	T&F	Dormant		JH, JJ, RJ, FU	JH	To organise & co-ordinate volunteer litter picking & to start a campaign to promote the reverse recycle facility at The Guineas	DP	DTC	Initial meeting – discussion around audit and recording of bin facilities, litter volunteer campaigns, education. (Rubbish Talks?)
Neighbourhood Plan	Ongoing	Active	NPP currently under review process	JH, RH, PH, MJ, SP, PW, SB, RW, TC	MJ	To review the NNP	DP	DTC	On FTC agenda for 27/10/2025 – draft NNP for approval.
On Street Advertising	Ongoing	Dormant	First meeting completed 23/11/23	RH, PH, RN, TC CW	?	To review High Street advertising	DP	DTC	To include A Boards, fly-posting, signage TC will contact WSC and SCC to look into any current regulations Meeting with WSC Officer held re Circus signage. Sub-group of Enforcement Working Group
Solar Farms	T&F	Active	Written Reps submitted 26/9/22	RH, TC, AD, JH	RH	To receive & consider information regarding the Sunnica Solar Farm application/proposals.	DP	DTC	PINS appeal was allowed for Sunnica. Now dealing with Kingsway Solar Farm-ECambs. Also FH Parish Council Alliance – Sunnica – resurrected to monitor the project and its effects. Long Barrow Solar Farm, E.Cambs.

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PROW	Ongoing	Dormant	Resolution to apply for DMMO to record original footpath. With request to WSC for the PPO application	AD, SB	AD	To co-ordinate the application to re-instate the footpath between Laureate School Rd & Willie Snaith Rd. To consider wider issues of PROWs.	DP	DTC	Clerk to action DMMO application process. PUT TO FTC for further membership. The former Allied building is currently for sale with a condition that the PROW is restored – the covenant transfers with the sale - WSC confirmed building sold – confirmation from WSC that reinstating the path is a condition of the sale. The pathway has been reinstated (June 25) and the DMMO application is outstanding.
Transport & Parking	Ongoing	Active	Consultation completed	JBorda, AD, JH, RH, PH, SP	JH	To consider problems and suggest possible solutions regarding parking and transport strategies and report back.	DP	DTC	BUS SERVICE IMPROVEMENT PLAN FUNDING CONSULTATION – NTC RESPONSE SUBMITTED – not successful. Further discussion for 2025 – 17/1/25. RPZ – agreement on alternative parking provision including extra bays and timings. £18K to fund with extra being paid by WSC. Further discussion 25/2 Other issues (parking, cycling, etc.) being considered. NTC instruction to proceed with the suggested alternative scheme RPZ. Exning Rd posts to be installed. WGrp to look into the feasibility of an RPZ for area in due course.