

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 20th 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 6th October 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/25/1518/HH** – Householder planning application – single storey rear extension – 75 Edinburgh Road, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - a) **Amended – DC/25/0163/FUL** – Reconsultation – Planning application – a. change of use from storage building to two flats (class C3); b. section of flat roof between gable roofs; c. removal of outbuilding roof on east elevation; d. additional and modified window and door openings – Land at 34 and 36 Old Station Road, Newmarket (*Clarification of the correct location plan – see location plan uploaded on West Suffolk's planning portal 30 September 2025 (the proposal has also reduced from four to two flats)*)
 - b) **Deferred - 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
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **DC/25/0552/PIP** – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 29/09/25, 06/10/25
- 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. Budget 2026/2027 for the Development and Planning Committee** – to receive and approve the recommendation from the Development and Planning Committee for the Committee budget for 2026/2027
- 16. Correspondence**
 - a) **Chancerygate** – regarding **Newmarket Nucleus development, Exning Road**
- 17. Date of next meeting – 3rd November 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 14th October 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 6th October 2025 at 6.21pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry

Councillor A Drummond
Councillor P Hulbert

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

	Minute	Action by
D/25/10/1	<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. <i>Cllr Berry joined the meeting at 6:22pm</i>	
D/25/10/2	<u>Apologies</u> Apologies were received from Cllrs Hood, Jarvis, McHugh, Nobbs and Yarrow.	
D/25/10/3	<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/25/10/4	<u>To Confirm the Minutes of the Meeting Held on 15th September 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15th September 2025 and the following amendment was made: Summary of Resolutions/Recommendations – D/25/09/22.04 changed to read: 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. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/10/4.01 Resolved</u> That subject to the amendment being made, the minutes of the Development & Planning Committee held on 15th September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	

A member of the press joined the meeting at 6:24pm

The Chair proposed that item 14 Rowley Drive Masterplan be brought forward seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/4.02 Resolved

That item 14, Rowley Drive Masterplan be brought forward.

D/25/10/5 Rowley Drive Masterplan Consultation

A recommended response to the consultation was considered. Further amendments were made and subject to the amendments being made, Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/5.01 Resolved

That subject to the amendments being made, the recommended response to the Rowley Drive Masterplan Consultation be approved and circulated to Members before full Council.

A member of the press and 2 members of the public left the meeting at 6:42pm

D/25/10/6 Public Open Session

No members of the public wished to speak.

D/25/10/7 Planning Applications

Weeks Commencing 08/09/2025 & 15/09/2025.

D/25/10/7/1 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.01 Resolved

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

D/25/10/7/2 DC/25/1419/HH – Householder planning application – a. replacement vehicular entrance gates b. pedestrian gate – 33 Edinburgh Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.02 Resolved

The Committee voiced no objection.

Cllr Kavanagh joined the meeting as an observer at 6:48pm

D/25/10/7/3 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. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the

following was agreed:

D/25/10/7.03 Resolved

The Committee placed a holding objection and requested an extension to research the planning history. Committee voiced concerns regarding the following:

- are the planners satisfied that the internal design is adequate
- is there sufficient parking
- will the increased traffic flow (as this building has been unoccupied for a long time) impact the local area

D/25/10/7/4 DC/25/1457/HH – Householder Application – single storey rear extension – 313 Exning Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.04 Resolved

The Committee voiced no objection.

D/25/10/7/5 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. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.05 Resolved

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

D/25/10/7/6 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. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.06 Resolved

The Committee voiced no objection.

D/25/10/7/7 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.07 Resolved

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

D/25/10/7/8 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. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.08 Resolved

The Committee voiced no objection.

D/25/10/7/9 DC/25/1511/HH – Householder planning application – single storey rear extension – 5 Princess Way Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.09 Resolved

The Committee voiced no objection.

Cllr Borda joined the meeting as an observer at 7:02pm

D/25/10/8 Amended and Deferred Plans

D/25/10/8/1 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/8.01 Resolved

The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It is understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.

D/25/10/9 Planning Appeals

None noted.

D/25/10/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/09/2025, 15/09/2025 & 22/09/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1235/TCA	Trees in a conservation area notification- two Lelyandii (T1 and T2 on plan) fell	25 Exeter Road, Newmarket, Suffolk	Approved	No objection
DC/25/1138/HH	Householder planning application - new boundary wall (following demolition of existing wall)	4 Stamford Street Newmarket Suffolk	Approved	No objection
DC/25/1125/TPO	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	Approved	No objection
DC/25/1060/ADV	Application for advertisement consent – one double sided bus shelter advertising unit with integrated internally	Bus Shelter 4502-0005 High St, Outside 220,	Approved	No objection

	illuminated LCD 6-sheet digital display portraying advertising images that change every ten seconds	Next To Shell Garage Newmarket			
DC/25/0689/FUL	Planning application - a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E)	Social Club Kingston Passage Newmarket Suffolk	Approved	Objected	
DC/24/1774/FUL	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	Approved	Objected	
DC/25/1286/TCA	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	Approved	No objection	
DC/25/1188/TPO	TPO 005 (2022) tree preservation order – one yew (T32 on order) overall crown reduction by two metres	Court Manor 7 Argent Place Newmarket Suffolk	Withdrawn	No objection	
DC/25/1062/HH	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. hardplankboarding to front elevation	22 Paget Place Newmarket Suffolk	Approved	No objection	

D/25/10/12 Delegation Panel Decisions

None noted.

D/25/10/13 Licensing

None noted.

D/25/10/14 Enforcement

Update to be circulated.

D/25/10/15 Kingsway Solar

The scheme and proposal for a solar farm at Burwell were discussed. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/15.01 Resolved

The Committee objected to the proposal and that Delegated Powers be given to Cllrs Harvey and Drummond and the Town Clerk to draft the objection.

D/25/10/16 Working Group Reports

Updates were presented and noted.

D/25/10/17 Correspondence

A petition from residents regarding the installation of bollards in Exning Road was noted.

D/25/10/18 Date of Next Meeting

Monday 20th October 2025 at the Memorial Hall.

Meeting closed 7:16pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/10/4.01 Resolved</u>	That subject to the amendment being made, the minutes of the Development & Planning Committee held on 15 th September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/10/4.02 Resolved</u>	That item 14, Rowley Drive Masterplan be brought forward.
<u>D/25/10/5.01 Resolved</u>	That subject to the amendments being made, the recommended response to the Rowley Drive Masterplan Consultation be approved and circulated to Members before full Council.
<u>D/25/10/7.01 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/25/10/7.02 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.03 Resolved</u>	The Committee placed a holding objection and requested an extension to research the planning history. Committee voiced concerns regarding the following: - are the planners satisfied that the internal design is adequate - is there sufficient parking - will the increased traffic flow (as this building has been unoccupied for a long time) impact the local area
<u>D/25/10/7.04 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.05 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/25/10/7.06 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.07 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/25/10/7.08 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.09 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/8.01 Resolved</u>	The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It

	is understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.
<u>D/25/10/15.01 Resolved</u>	The Committee objected to the proposal and that Delegated Powers be given to Cllrs Harvey and Drummond and the Town Clerk to draft the objection.

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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
<u>DC/25/1518/HH</u> Householder planning application – single storey rear extension 75 Edinburgh Road, Newmarket		Thomas Halliday	Mr Chris Harper	Fri 24 th Oct
AMENDED/ DEFERRED				
Amended <u>DC/25/0163/FUL</u> Reconsultation – Planning application – a. change of use from storage building to two flats (class C3); b. section of flat roof between gable roofs; c. removal of outbuilding roof on east elevation; d. additional and modified window and door openings (<i>Clarification of the correct location plan – see location plan uploaded on West Suffolk’s planning portal 30 September 2025 (the proposal has also reduced from four to two flats)</i>) Land at 34 and 36 Old Station Road, Newmarket	Conservation Area NKT1 NKT2	Amy Murray	Mr Dennis Brocklesby	Thur 23 rd Oct
Deferred <u>DC/25/1452/P3CMA</u> 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		Amy Murray	Mr M Hoque	Fri 10 th Oct

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

NKT2 – Key Views

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 26th September 2025

Reference: 25/01017/FUL

Officer: Jasmine Moffat

Location: 59 Low Road Burwell Cambridge CB25 0EJ

Date application valid: 19th September 2025

Parish: Burwell

Proposal: Proposed rear and side single storey extension following demolition of existing garage

Applicant:

Mr and Mrs Garrett
59 Low Road
Burwell
Cambridge
CB25 0EJ

Agent:

Andrew Fleet Limited
FAO Demi-Mai Wiles
6 Regent Place
Soham
CB7 5RL

Grid Reference: 558548 267041

EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 3rd October 2025

Reference: 25/01037/FUL

Officer: Jasmine Moffat

Location: 7 Sharmans Road Fordham Ely Cambridgeshire CB7 5LF

Date application valid:

25th September 2025

Parish:

Fordham

Proposal: Two storey rear extension and front porch

Applicant:

Mr and Mrs Cox
7 Sharmans Road
Fordham
Ely
Cambridgeshire
CB7 5LF

Agent:

Ely Planning Company Cambridgeshire
FAO Mr Wayne Chrzanowski
Studio 5
Penn Farm
Harston Road
Haslingfield
Cambridge
CB23 1JZ

Grid Reference: 562597 270827

Reference: 25/01010/FUL

Officer: Philip Baum

Location: 26A East Fen Common Soham Ely Cambridgeshire CB7 5JJ

Date application valid:

24th September 2025

Parish:

Soham

Proposal: Single storey side extension with flat roof

Applicant:

Mrs Mansfield
26A East Fen Common
Soham
Ely
Cambridgeshire
CB7 5JJ

Agent:

Ely Planning Company
FAO Mr Steven Brown
Studio 5
Penn Farm
Harston Road
Haslingfield
Cams
CB23 1JZ

Grid Reference: 560191 273132

Item 9

Reference: 25/01013/FUL

Officer: Cassy Paterson

Location: 100 Brook Street Soham Ely Cambridgeshire CB7 5AE

Date application valid:

18th September 2025

Parish:

Soham

Proposal: Single storey extension to rear

Applicant:

Mr & Mrs Tony and Claire West
100 Brook Street
Soham
Ely
Cambridgeshire
CB7 5AE

Agent:

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

Grid Reference: 560231 272588

Reference: 25/01044/VAR

Officer: Harmeet Minhas

Location: Site To The East Of 38A Chapel Lane Wicken Cambridgeshire

Date application valid:

26th September 2025

Parish:

Wicken

Proposal: To Vary Condition 2 (Approved Plans) of previously approved 24/01119/FUL as approved by:
APP/V0510/W/25/3363980 dated 15 August 2025 for erection of 2 detached four bedroom homes
with garages, off-street parking and associated landscaping

Applicant:

James Development Co Ltd
FAO Mr Christian Cooper
123 Victoria Road
Romford
Essex
RM1 2NL

Agent:

Grid Reference: 557035 271039

EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 10th October 2025

Reference: 25/01075/FUL

Officer: Jasmine Moffat

Location: 8 The Shrubberies Newmarket Suffolk CB8 8JD

Date application valid:

2nd October 2025

Parish:

Cheveley

Proposal: Single storey rear extension

Applicant:

Mr And Mrs Li
8 The Shrubberies
Newmarket
Suffolk
CB8 8JD

Agent:

Plan It Architecture + Design
FAO Mr Paul Levitt
76 High Street
Cottenham
Cambridgeshire
CB24 8SD

Grid Reference: 565986 262516

Reference: 25/01057/FUL

Officer: Jasmine Moffat

Location: Land North East Of 86 Carter Street Fordham Cambridgeshire

Date application valid:

2nd October 2025

Parish:

Fordham

Proposal: Conversion of single storey barn into residential accommodation with integral garage and associated works

Applicant:

Mr James Ingram
26 Eldith Avenue
Fordham
Ely
Cambridgeshire
CB7 5NZ

Agent:

Ely Planning Co (Cambridgeshire)
FAO Mr Steven Brown
Studio 5
Penn Farm
Harston Road
Haslingfield
CB23 1JZ

Grid Reference: 562734 270868

Decision List

Weeks commencing 29 th September & 6 th October	NTC Comments
<u>DC/25/1249/TPO</u> TPO 005(2022) one sycamore (G1 on plan, T40 on order) overall crown reduction by up to three metres 15 Paget Place Newmarket Suffolk CB8 7DR Decided- Approve application.	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>DC/25/1264/TPO</u> TPO 032(1960) tree preservation order - one thuja (T1 on plan, within A1 on order), three leylandii (G2 on plan, within A1 on order) fell 19 Wyndham Way Newmarket Suffolk CB8 7DS Decided- Approve application	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval. 

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Item 15

		2023/2024	2023/2024	2024/2025	2024/2025	2025/2026	2025-2026	2025/2026	2026/2027	% change	Notes
		Budget	Actual	Budget	Actual	Budget	Year to Date as at 30/9/25	Projected Actual at 31/3/2026	Proposed Budget		
209	Neighbourhood Plan										
4089	Costs - N.Plan	£ 5,000.00	£ 599.00	£ 5,000.00	£ 2,020.00	£ 5,000.00	£ -	£ 2,500.00	£ 5,000.00	0%	NNP reviewing
4094	Costs - Speed Surveys	£ 500.00	£ 263.00	£ 1,000.00	£ -	£ 1,000.00	£ -	£ 1,000.00	£ 1,000.00	0%	match-funding SCC LB
	Costs - Highway works					£ 4,000.00	£ -	£ 4,000.00	£ 5,000.00	NEW	contrib. to HW projects
	Net Expenditure	£ 5,500.00	£ 862.00	£ 6,000.00	£ 2,020.00	£ 10,000.00	£ -	£ 7,500.00	£ 11,000.00		
1100	Grants Received	£ -	£ 1,860.00	£ -	£ -	£ -	£ -	£ -	£ -		
	Net Income	£ -	£ 1,860.00	£ -	£ -	£ -	£ -	£ -	£ -		
	Net Expenditure	£ 5,500.00	-£ 998.00	£ 6,000.00	£ 2,020.00	£ 10,000.00	£ -	£ 7,500.00	£ 11,000.00	10%	£1,000.00 increase from previous year

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Item 16

George Dickens<gdickens@chancerygate.com>

Townclerk

Chris Thrippleton <cthrippleton@chancerygate.com>;Carmelle Textor <ctextor@chancerygate.com>

Hi,

I hope you're well.

It was good to meet with your Councillors during the planning application process for our Newmarket scheme in summer 2024.

You may know we were granted detailed planning consent in January 2025 and are preparing to begin construction on site. We've appointed Wilten as the main contractor, with work scheduled to commence on **3rd November** and completion expected by **July 2026**.

You can find more details about the scheme here:

[Newmarket Nucleus – Chancerygate](#)

Members of the Chancerygate team, along with our professional design team, will be on site at least once a month. Please don't hesitate to get in touch if you have any questions or would like to arrange a meeting.

We would also be happy to introduce you to the Wilten team should you wish to review their construction programme in more detail.

Kind Regards, George

George Dickens *BSc (Hons), MRICS*

Senior Development Director

M [07767 254234](tel:07767254234)

E gdickens@chancerygate.com

A Chancerygate, 2nd Floor, 81 Colmore Row, Birmingham B3 2AP

www.chancerygate.com