

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 = 9
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 15th December 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. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

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 1st December 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/25/1781/HH** – Householder planning application – a. single storey rear extension (following demolition of existing conservatory) b. window to existing side elevation – Kinloch, 16 Cheveley Road, Newmarket
 - b) **DC/25/1894/TPO** – TPO 04(2012) tree preservation order – one box elder (marked T22 on plan and order) fell – 3 Arborfield Drive, Newmarket
 - c) **DC/25/1582/FUL** – Planning application – proposed horsewalker and arena (following removal of exercise/ trotting ring, covered lunge pit and loose box) – David Simcock Racing Ltd, Trillium Place, Birdcage Walk, Newmarket
 - d) **DC/25/1896/ADV** – Application for advertisement consent – a. two externally illuminated fascia signs
b. one non-illuminated hanging sign – Meldreth House, Wellington Street, Newmarket
 - e) **DC/25/1821/HH** – Householder planning application – dropped kerb – 29 Exning Road, Newmarket
 - f) **DC/25/1919/TPO** – TPO 02(1980) tree preservation order – on yew (marked T61 on plan and order) prune back branches on the property side to suitable pruning points achieving up to two metre clearance from the building – 4 Cecil Lodge Close, Falmouth Avenue, Newmarket
7. **Planning applications** – Amended and Deferred Plans
8. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/25/0037/STAND** – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket (DC/25/0552/PIP) – appeal dismissed
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 24/11/25, 01/12/25

- 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. TRO Consultation** – to receive and consider a proposal from Suffolk County Highways for the introduction of waiting restrictions at Hamilton Road/Rowley Drive junction
- 16. Telecommunications Consultation** – to receive and consider a proposed upgrade to the existing telecommunications site at Warren Hill
- 17. Correspondence**
- 18. Date of next meeting – 5th January 2026**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 9th December 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 1st December 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry
Councillor J Harvey

Councillor P Hulbert
Councillor J Jarvis
Councillor J McHugh

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, C O'Reilly – Events Manager, Cllrs Revitt and Winter as observers and 1 Member of the Press.

	Minute	Action by
D/25/12/1	<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.	
D/25/12/2	<u>Apologies</u> Apologies were received from Cllrs Drummond, Nobbs and Yarrow.	
D/25/12/3	<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> Cllr McHugh declared an "other" interest in item 6b application DC/25/1767/FUL - 23 Park Lane. There were no requests for dispensations.	
D/25/12/4	<u>To Confirm the Minutes of the Meeting Held on 17th November 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 17th November 2025 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed: <u>D/25/12/4.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 17th November 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.</u> There were no matters arising.	
D/25/12/5	<u>Public Open Session</u> No members of the public were present.	
D/25/12/6	<u>Planning Applications</u>	
D/25/12/6/1	<u>DC/25/1709/HH – Householder planning application – a. conversion of existing</u>	

garage into annexe b. two windows on side elevation – Granby Lodge, Granby Street, Newmarket. Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/12/6.01 Resolved

The Committee requested that a condition be imposed to prevent any subsequent use as an HMO or separate rental and requested that the adjacent workshop is not permitted to store hazardous materials to ensure the safety of individuals. The Committee voiced no objection, subject to the property being used as per the application for occasional use by family and friends.

Cllr McHugh declared an “other” interest in the following application and left the meeting at 6.32pm.

D/25/12/6/2 DC/25/1767/FUL – Planning application – a. two storey side extension (following demolition of existing side extension) b. single storey first floor rear extension c. internal alterations to form a 13 bedroom HMO – 23 Park Lane, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/25/12/6.02 Resolved

The Committee objected due to overdevelopment of the site, lack of parking provision, inappropriate design adjacent to a conservation area and historic church, and potential additional noise and disturbance resulting from it being used as a 13-bedroom HMO.

Cllr McHugh returned to the meeting at 6.39pm.

D/25/12/6/3 DC/25/1813/TPO – TPO 04(2012) tree preservation order – one horse chestnut (marked T1 on plan and T19 on order) fell – 3 Arborfield Drive, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/12/6.03 Resolved

The Committee made a holding objection until a report and advice from the Tree Officer is received. The Committee actively encourages responsible tree management and object to the felling of healthy trees.

D/25/12/7 Amended and Deferred Plans

D/25/12/7/1 DC/25/1627/TPO – TPO 13(1991) tree preservation order – two beech (marked T2 and T3 on plan and within A4 on order) fell – Woodland End, Snailwell Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/12/7.01 Resolved

The Committee expressed gratitude to the Tree Officer for their prepared report and supported the Tree Officer’s recommendation without reservation for suitable replacements to be planted.

D/25/12/8 Planning Appeals

D/25/11/8/1 AP/25/0037/STAND – Permission in Principle – one dwelling – Pernataen, Snailwell

Road, Newmarket (DC/25/0552/PIP) – was noted as being in progress.

D/25/12/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/12/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 10/11/2025 & 17/11/2025.

Cllr Winter joined the meeting as an observer at 6:44pm

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1638/TCA	Trees in a conservation area notification - one London Plane (T1 on plan) reduce crown all round by 3 metres to previous pollard point to contain size of tree.	Planting Beds Adj Clocktower Roundabout High Street Newmarket Suffolk	No objections	No objection
DC/25/1630/TCA	Trees in a conservation area notification - one beech (marked T1 on plan) one elm (marked T2 on plan) fell.	Hedge Line Snailwell Road Newmarket Suffolk	No objections	Objected
DC/25/1628/TCA	Trees in a conservation area notification - one beech (T1 on plan) fell.	Street Record Snailwell Road Newmarket Suffolk	No objections	Objected
DC/25/1634/TCA	Trees in a conservation area notification - one robinia (marked T1 on plan) reduce in height to leave at 4.5 metres above ground level, two sycamore (marked T2 and T3 on plan) overall crown reduction by two metres.	Bedford Lodge Hotel 11 Bury Road Newmarket Suffolk	No objections	No objection
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	Approved	No objection
DC/25/1457/HH	Householder application - single storey rear extension.	313 Exning Road Newmarket Suffolk	Approved	No objection
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	Approved	No objection
DC/25/1511/HH	Householder planning application - single storey rear extension.	5 Princess Way Newmarket Suffolk	Approved	No objection

DC/25/1630/TCA and DC/25/1628/TCA – Deputy Town Clerk was asked to investigate why these applications were approved when the Committee had objected.

D/25/12/11 Delegation Panel Decisions

None noted.

D/25/12/12 Licensing

None noted. A request on an update on the Cherry Tree application was made to the Deputy Town Clerk.

D/25/12/13 Enforcement

An update report was presented, discussed and noted.

An update was requested on the action taken at the Exning Road car wash.

Deputy Town Clerk was asked to write to WSC Planning regarding 11 St Mary's Square that had an extension without planning permission in 2017.

Sunnica Solar Farm - Cllr Hood attended the Sunnica Alliance meeting and Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/12/13.01 Resolved

That delegated powers be given to the Chair, Deputy Chair and Town Clerk to draft a letter to Sunnica expressing concerns regarding the danger of batteries and hazardous substances.

D/25/12/14 Working Group Reports

There were no reports.

D/25/12/15 Correspondence

None noted.

D/25/12/16 Date of Next Meeting

Monday 15th December 2025 at the Memorial Hall.

Meeting closed 7:06 pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/12/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 17th November 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.

<u>D/25/12/6.01 Resolved</u>	The Committee requested that a condition be imposed to prevent any subsequent use as an HMO or separate rental and requested that the adjacent workshop is not permitted to store hazardous materials to ensure the safety of individuals. The Committee voiced no objection, subject to the property being used as per the application for occasional use by family and friends.
<u>D/25/12/6.02 Resolved</u>	The Committee objected due to overdevelopment of the site, lack of parking provision, inappropriate design adjacent to a conservation area and historic church, and potential additional noise and disturbance resulting from it being used as a 13-bedroom HMO.
<u>D/25/12/6.03 Resolved</u>	The Committee made a holding objection until a report and advice from the Tree Officer is received. The Committee actively encourages responsible tree management and object to the felling of healthy trees.
<u>D/25/12/7.01 Resolved</u>	The Committee expressed gratitude to the Tree Officer for their prepared report and supported the Tree Officer's recommendation without reservation for suitable replacements to be planted.
<u>D/25/12/13.01 Resolved</u>	That delegated powers be given to the Chair, Deputy Chair and Town Clerk to draft a letter to Sunnica expressing concerns regarding the danger of batteries and hazardous substances.

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Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Application - 24 th November & 1 st December	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/1781/HH Householder planning application - a. single storey rear extension (following demolition of existing conservatory) b. window to existing side elevation Kinloch 16 Cheveley Road Newmarket Suffolk CB8 8AD		Cara Fieldhouse	Mr Ronald Hall	Wed 17 th Dec
DC/25/1894/TPO TPO 04(2012) tree preservation order - one box elder (marked T22 on plan and order) fell 3 Arborfield Drive Newmarket Suffolk CB8 7FL	Tree Preservation Order NKT14	Philip Crutchlow	Ms L Hartley	Fri 19 th Dec
DC/25/1582/FUL Planning application - proposed horsewalker and arena (following removal of exercise/ trotting ring, covered lunge pit and loose box) David Simcock Racing Ltd Trillium Place Birdcage Walk Newmarket Suffolk		Gregory McGarr	Mrs Jennie Simcock	Mon 22 nd Dec
DC/25/1896/ADV Application for advertisement consent - a. two externally illuminated fascia signs b. one non-illuminated hanging sign Meldreth House Wellington Street Newmarket Suffolk CB8 0HT	Conservation area NKT1 NKT2 NKT30	Thomas Halliday	Sequence (UK) Limited	Wed 24 th Dec
DC/25/1821/HH Householder planning application - dropped kerb		Philip Crutchlow	Mrs Rachel McIlwraith	Wed 24 th Dec

Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

29 Exning Road Newmarket Suffolk CB8 0EA				
DC/25/1919/TPO TPO 02(1980) tree preservation order – on yew (marked T61 on plan and order) prune back branches on the property side to suitable pruning points achieving up to two metre clearance from the building 4 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk CB8 0ND	Tree Preservation Order NKT14			

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

NKT2 – Key Views

NKT14 – Trees

NKT30 – Shop Fronts

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 28th November 2025

Reference: 25/01253/FUL

Officer: Cassy Paterson

Location: 49 Swaffham Road Burwell Cambridge CB25 0AN

Date application valid: 24th November 2025

Parish: Burwell

Proposal: Addition of Open Canopy porch to principal elevation, fenestration changes to the existing structure, enlarged rear dormer at first floor level and new wall to the street scene

Applicant:

Mr Gareth Boyce
49 Swaffham Road
Burwell
Cambridge
CB25 0AN

Agent:

That Design Co Ltd
FAO Mr Matthew Lockyer
7 Short Lane
Willingham
CB24 5LG

Grid Reference: 558598 265419

Reference: 25/01267/FUL

Officer: Philip Baum

Location: 31 Carter Road Burwell Cambridge CB25 0DN

Date application valid: 19th November 2025

Parish: Burwell

Proposal: Proposed single storey rear extension

Applicant:

Mr T Hearn & Ms C O'Connor
31 Carter Road
Burwell
Cambridge
CB25 0DN

Agent:

Daniel Aguilar-Agon
FAO Mr Daniel Aguilar-Agon
Acre Cottage
Acre Road
Carlton
Newmarket
CB8 9LF

Grid Reference: 559143 267358

Reference: 25/01185/FUL

Officer: Charlotte Sage

Location: Brook Farm Dullingham Ley Dullingham Newmarket Suffolk

Date application valid: 18th November 2025

Parish: Dullingham

Proposal: New Rural workers dwelling (HOU5) and conversion of existing house to staff and ancillary accommodation, with removal/demolition of existing static caravan and timber outbuilding

Applicant:

Mrs Nikki Barker
Brook Farm
Dullingham Ley
Dullingham
Newmarket
Suffolk
CB8 9XG

Agent:

RAW Architecture Ltd
FAO Ms Helen Raymond
3 College Close
Great Casterton
Stamford
Rutland
PE9 4AW

Grid Reference: 565515 255536

Reference: 25/01270/FUL

Officer: Christopher Partrick

Location: Sundial House 22 Pratt Street Soham Ely Cambridgeshire

Date application valid: 19th November 2025

Parish: Soham

Proposal: Proposed external and internal works to Listed Building including new doors and windows, repairs to existing bow window and new (replacement) timber entrance gates

Applicant:

Mr Jeremy Trott
Sundial House
22 Pratt Street
Soham
Ely
Cambridgeshire
CB7 5BH

Agent:

L Bevens Associates Architects Ltd
FAO Mr Lee Bevens
The Doghouse
10 Cricketers Way
Chatteris
PE16 6UR

Grid Reference: 559290 273524

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 5th December 2025

Reference: 25/01265/FUL

Officer: Cassy Paterson

Date application valid: 25th November 2025

Parish: Soham

Location: South Angle Farm Angle Common Soham Ely Cambridgeshire

POTENTIAL DEPARTURE

Proposal: Change of use of building to escape room facility - retrospective

Applicant:

Lion Learners Educational Experience Ltd
FAO Mr And Mrs D Woricker
South Angle Farm
Angle Common
Soham
Ely
Cambridgeshire
CB7 5HX

Agent:

Acorus Rural Property Services
FAO Louise Gregory
Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

Grid Reference: 558294 272864

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Decision List

Weeks commencing 24 TH Nov & 1 st Dec	NTC Comments	West Suffolk Council Decision
DC/25/1518/HH Householder planning application - single storey rear extension 75 Edinburgh Road Newmarket Suffolk CB8 0QD	The Committee voiced no objection.	

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Item 15

Dear Sir / Madam

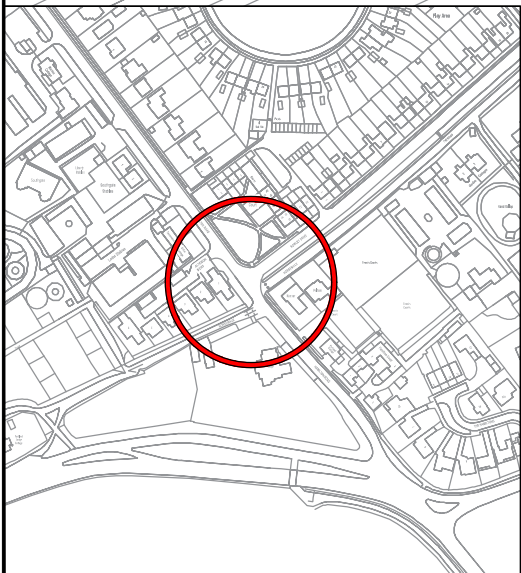
Following concerns from County Councillor Rachel Hood, Suffolk Highways is proposing to introduce double yellow lines (no waiting at any time) to protect the junction on Hamilton Road / Rowley Drive, Newmarket, please refer to the plan attached.

Currently, parked vehicles are blocking the visibility splay and obstructing the junction. The proposed waiting restrictions are also being extended to prevent parking close to the horse walk, and the off-street parking to the Tennis Club.

This will be funded fully from Cllr Hood's Highway Budget.

Please let us know your thoughts on these proposals

Suffolk Highways



Key

F

Proposed Double Yellow Lines
(No waiting at any time)

 SUFFOLK HIGHWAYS Suffolk Council Follow us on social media Report a fault Highways reporting Suffolk.gov.uk What's happening in my area? https://enr.network Working together to build a positive legacy for Suffolk Phoenix House, 3 Goddard Road, Ipswich, Suffolk IP1 5NP Highways enquires: 0345 606 6171 www.suffolk.gov.uk/highways	REVISION(S)				PROJECT TITLE		ORIGINATOR	CHECKER	DESIGNER	REVIEWER
					PROPOSED WAITING RESTRICTIONS HAMILTON ROAD NEWMARKET		DS	PW	DS	Clr RH
					DRAWING TITLE		SCALE(S) ORIGINAL SIZE A3 NTS		DATE NOVEMBER 2025	
	DESCRIPTION				REV.	DATE	INTL.	DRAWING NUMBER S292621/01		REVISION -

Our ref: **CTIL 10789128**

25/11/2025

Cllr Andy Drummond
(Care of) West Suffolk Council
West Suffolk House, Western Way
Bury St Edmunds
IP33 3YU

andy.drummond@westsuffolk.gov.uk

Clarke Telecom Ltd
2nd Floor
Building C
Central Park
Northampton Road
Manchester
M40 5BP

Dear Cllr Drummond,

**PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL 10789128 WARREN HILL RS,
OFF MOULTON ROAD, NEWMARKET, CB8 8QG, NGR E: 566158 N: 263566**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone has identified this site as suitable for an equipment upgrade in the NEWMARKET area, it will improve service provision for Cornerstone. The purpose of this letter is to consult with you and seek your views on our proposal before any planning notification is made. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced coverage and capacity, and new 5G coverage ensuring that this area of NEWMARKET has access to the latest technologies. This upgraded site will also ensure that we will be able to continue to utilise the same site and maintain, enhance and provide new 5G service provision in the area as well.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our technical network requirement is as follows:

CTIL 10789128 WARREN HILL RS

The site is needed to provide enhanced 2G and 4G coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver property at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

A number of options have been assessed in respect of the site search process and the preferred Cornerstone option is as follows:

WARREN HILL RS, OFF MOULTON ROAD, NEWMARKET, CB8 8QG, NGR E: 566158 N: 263566

The proposed works comprise: Remove and replace existing 42.5m high Lattice Tower and replace with "special" 42.5M FLI. AST1300 Tower on new foundation. Removal of no x Antenna's and Installation of 6no x New Antenna's. Installation of 15no x RRU's. Installation of 1x 300m Dish. Installation of 1x GPS Module. All other works within existing equipment cabinets.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

As this is an existing ground based installation and the amendments are relatively minor in nature, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the Regulation 5 notification.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before proceeding with the works. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Kentford & Moulton district Ward, Newmarket and Red Lodge County Ward, local MP, Planning officers and Parish Council.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number [CTIL 10789128])

Yours faithfully

Bernadette Watson

Bernadette Watson
Acquisition Surveyor
Acquisition
Clarke Telecom
T: 0161 785 4500
E: bernadette.watson@clarke-telecom.com
(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

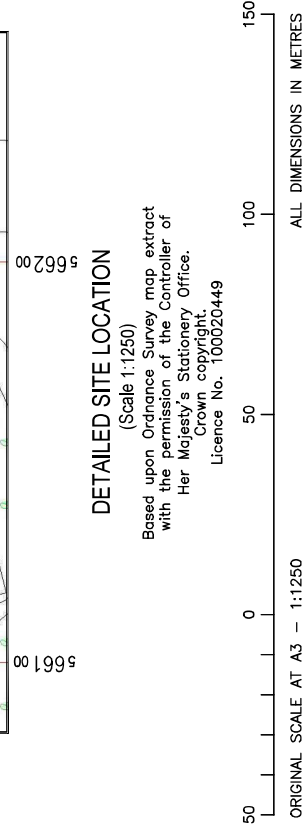
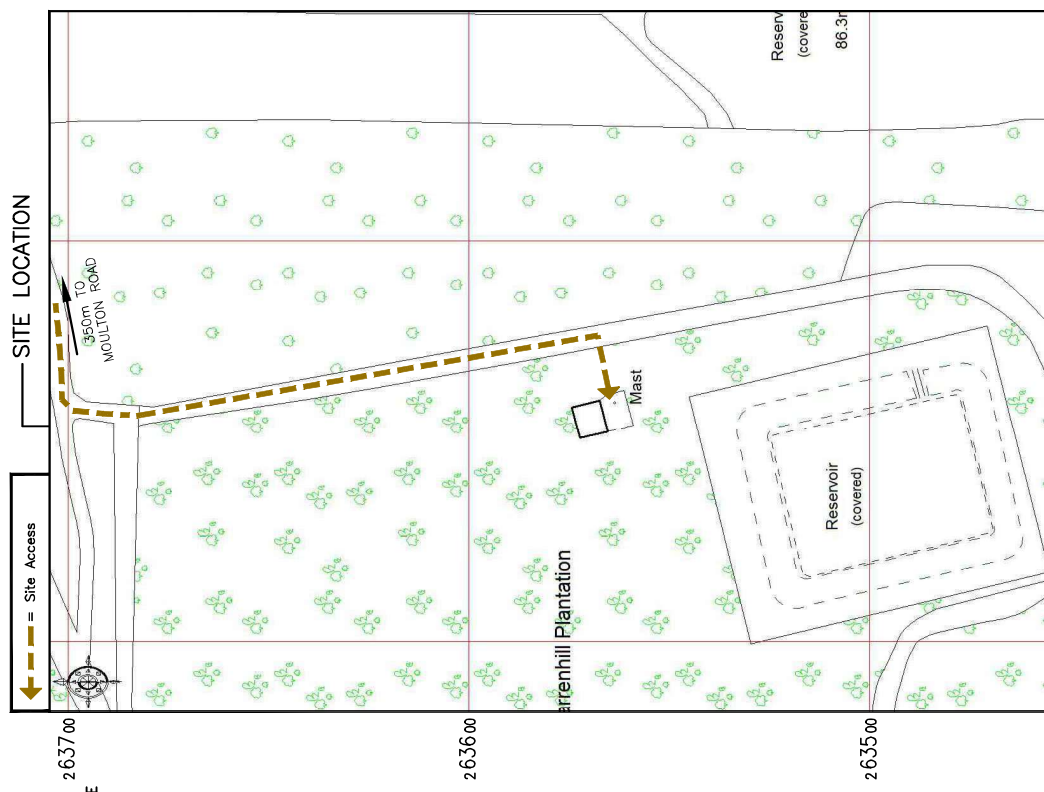
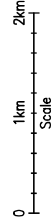
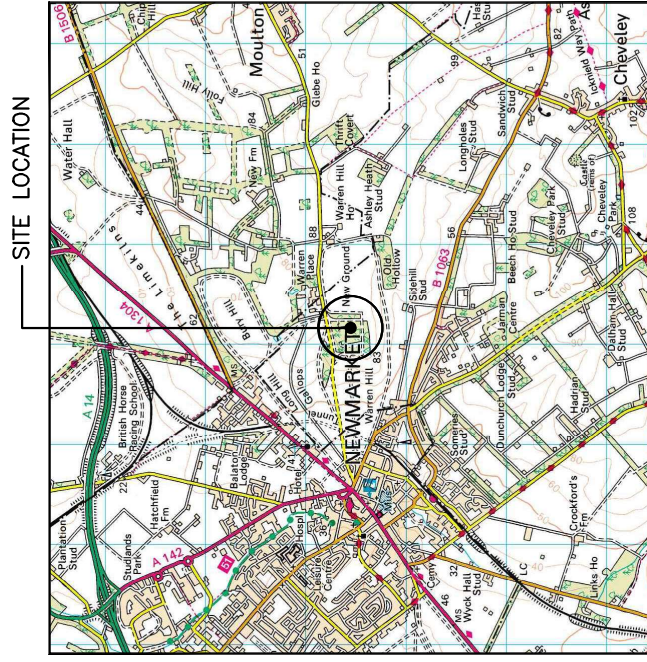
Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06



Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE			
N.G.R E:566158		N:263566	
NOTES: DIRECTIONS TO SITE: TRAVELLING EASTWARDS ALONG THE A14, TAKE THE EXIT A142 (FORDHAM ROAD) INTO NEWMARKET. AT THE LARGE JUNCTION, TAKE THE 2nd EXIT – OLD STATION ROAD & IMMEDIATELY TURN LEFT ONTO MOUTLON ROAD. CONTINUE ALONG MOUTLON ROAD – LOOK FOR A GATE ON THE RIGHT HAND SIDE (GATE 8). GO THROUGH GATE & CONTINUE STRAIGHT AHEAD ON TRACK (LHS OF CLEARING). PASS THROUGH GAP IN TREES ON THE RIGHT HAND SIDE & COMPOUND DIRECTLY IN FRONT AMONGST TREES. NOTE: KEYS FOR SITE ACCESS TO EQUIPMENT ROOM KEYS FOR CLUBS, RESTROOMS, RECEPTION, 101 HIGH STREET, NEWMARKET, CB8 8UL.			
A	PLANNING ISSUE	RP	SD 27.06.24
REV	MODIFICATION	BY	CH DATE
 Clarke Telecom Unit E, Madison Place, Northampton Road, Newmarket, Cambs CB8 8UL Tel: 01582 788 4520 Fax: 01582 788 4531 Web: www.clarke-telecom.com			
 cornerstone			
Opt			
Cell Name		WARREN HILL RS	-
Cell ID No			
CSD	-	VF	- VM02
107891_28	-	-	000257
Project No.	-	TM Cell ID	- N/A
-	-	-	-
Site Address / Contact Details			
OFF MOUTLON ROAD NEWMARKET HEATH SUFFOLK CB8 8UG			
Drawing Title: SITE LOCATION MAPS			
Purpose of issue:		PLANNING	
Drawing Number:		100	
Surveyed By:	JW	Original Sheet Size:	A3
Drawn:	RP	Checked:	SD
Date:	17.06.24	Date:	17.06.24
Drawing Rev:		A	
Pack Issue:		B	

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E:566158

N: 263566

NOTES:

A

PLANNING ISSUE

RP

SD

27.06.24

REV

MODIFICATION

BY

CH

DATE

Clarke Telecom

Unit E, Muldon Place, Northampton Road,
Manchester, M10 5AG
Tel: 0161 766 4300
Fax: 0161 766 4301
Web: www.clarke-telecom.com

cornerstone

Cell Name

WARREN HILL RS

Opt.

—

Cell ID No

—

CSID

VF

VM02

107891_28

—

000257

Project No.

—

ITM CellID

—

N/A

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—

—

Site Address / Contact Details

OFF MOULTON ROAD
NEWMARKET HEATH
SUFFOLK
CB8 8QG

Drawing Title:

LEASE DRAWING

Purpose of issue:

PLANNING

Drawing Number:

101

Surveyed By:

JW

Original Sheet Size:

A3

Drawn:

RP

Date:

17.06.24

Checked:

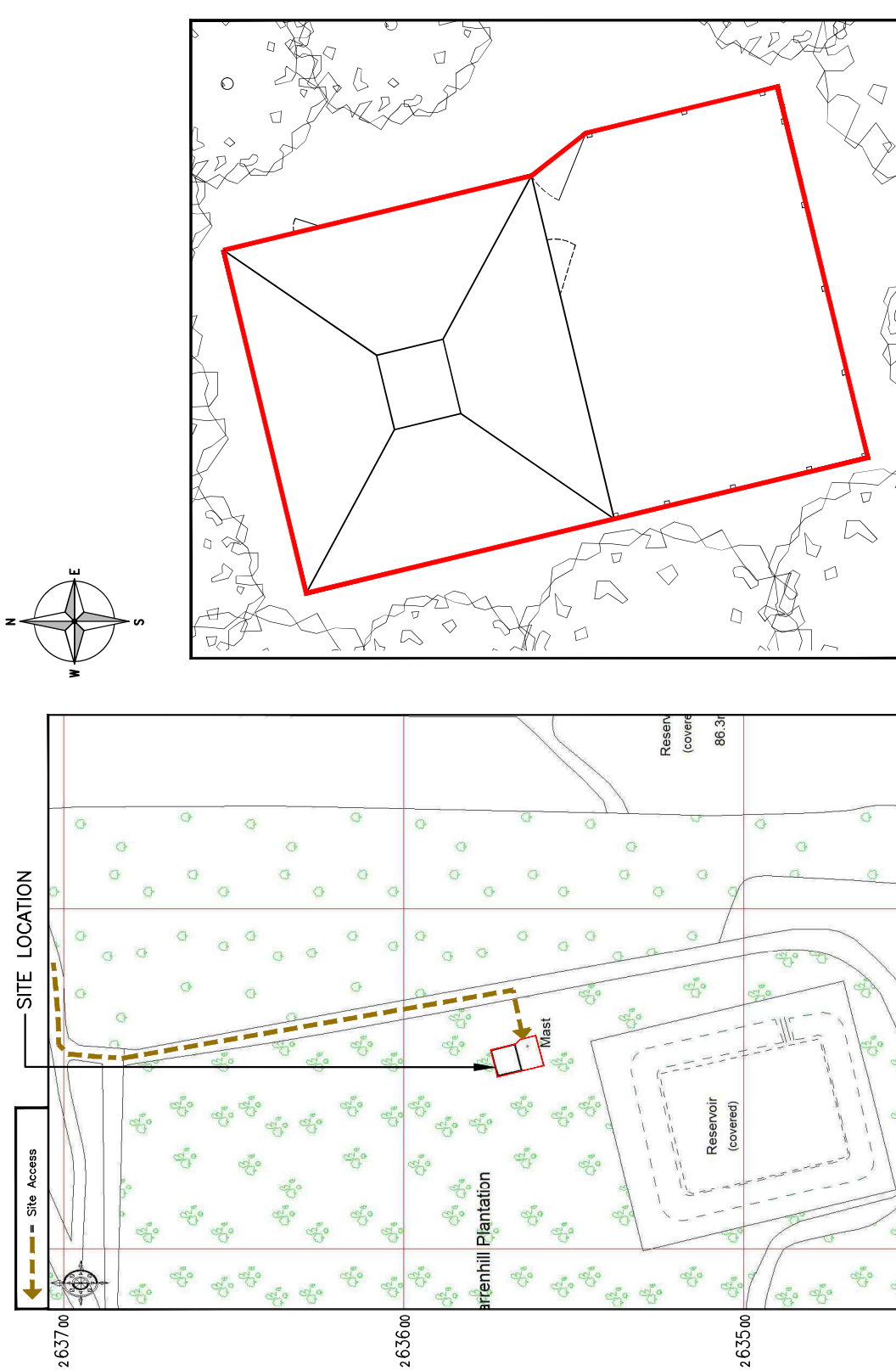
SD

Date:

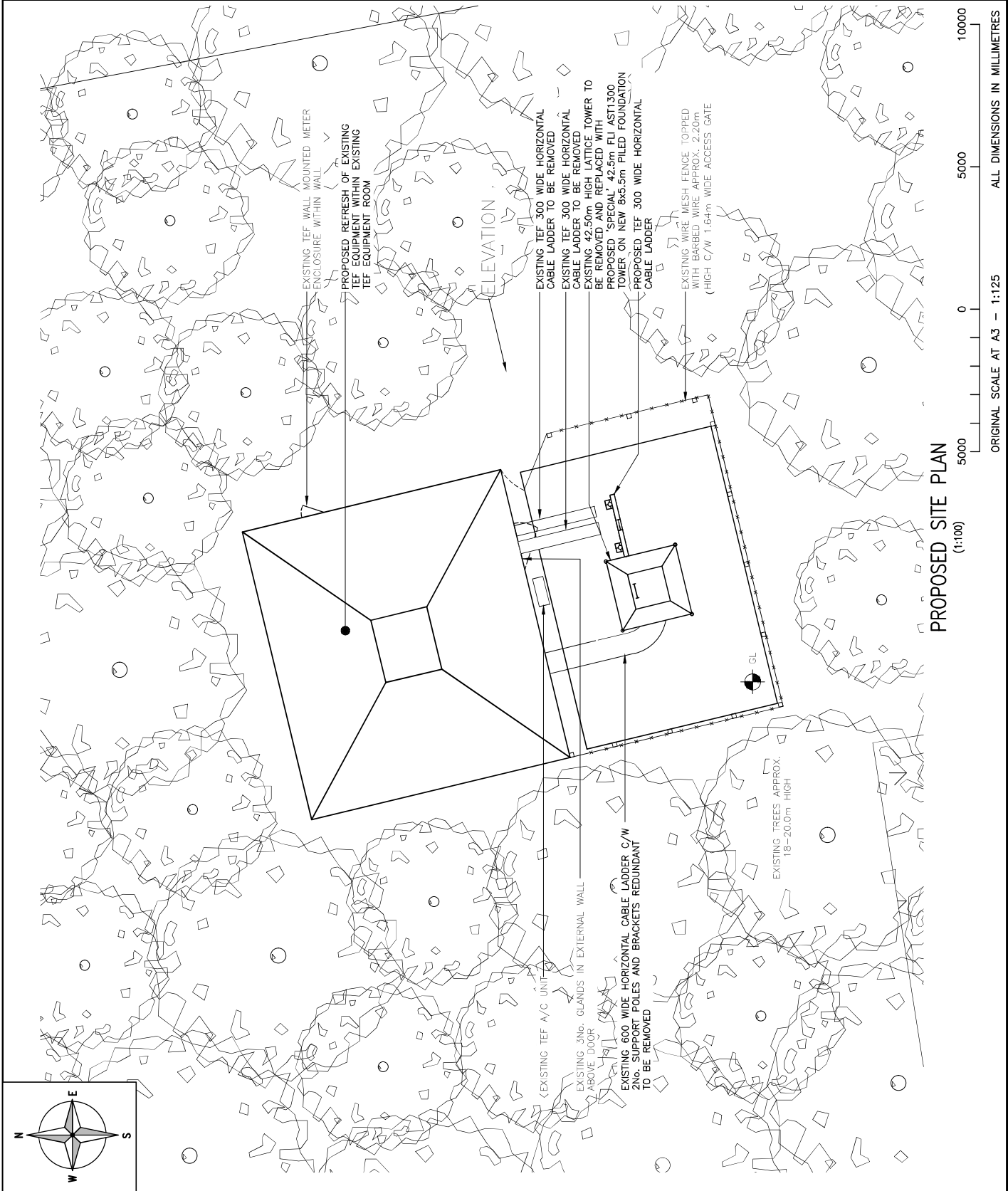
17.06.24

Pack Issue

B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE			
N.G.R. E:566158		N: 263566	
NOTES: EXISTING 6No. FEEDERS TO BE DISCONNECTED, TESTED & REUTILISED . ALL OTHERS FEEDERS TO BE DISCONNECTED & REMOVED TO ACCOMMODATE PROPOSED FIBRE/DC & GPS CABLES. NB: SOME DISUSED FEEDERS CABLES MAY BE REQUIRED TO REMAIN IN SITU & CAPPED AT ENDS			
NOTE: PROPOSED GPS MODULE TO BE INSTALLED AT HIGH LEVEL DUE TO TREE CANOPY OBSTRUCTION			
B	SITE DESIGN UPDATED	RP SD	24.09.25
A	PLANNING ISSUE	RP SD	27.06.24
REV	MODIFICATION	BY	CH DATE
 Clarke Telecom Unit E, Muldon Place, Northampton Road, Manchester, M40 5AG Tel: 0161 786 4300 Fax: 0161 786 4301 Web: www.clarke-telecom.com			
			
Cell Name		Opt.	
WARREN HILL RS		-	
Cell ID No			
GSID	-	VF	- VMO2
107891_28	-	-	000257
Project No.	-	TTM Cell ID	- N/A
-	-	-	-
Site Address / Contact Details			
OFF MOULTON ROAD NEWMARKET HEATH SUFFOLK CB8 8QG			
Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: PLANNING			
Drawing Number: 201			
Surveyed By: JM	Original Sheet Size: A3		Pack Issue
Drawn: RP	Date: 17.06.24	Checked: SD	Date: 17.06.24
			B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E:566158

N: 263566

A

PLANNING ISSUE

RP

SD

27.06.24

REV

MODIFICATION

BY

CH

DATE

Clarke
Telecom

Unit E, Muldon Place, Northampton Road,
Manchester, M40 5AG
Tel: 0161 796 4300
Fax: 0161 796 4301
Web: www.clarke-telecom.com

cornerstone

Cell Name

WARREN HILL RS

Opt.

—

Cell ID No

CSID

VF

VM02

107891_28

—

000257

Project No.

—

TTM Cell ID

—

N/A

—

—

—

—

Site Address / Contact Details

OFF MOULTON ROAD
NEWMARKET HEATH
SUFFOLK
CB8 8QG

Drawing Title:

EXISTING ELEVATION

Purpose of issue:

PLANNING

Dwg
Rev

A

Drawing Number:

300

Surveyed By:

JW

Original Sheet Size:

A3

Drawn

RP

Date:

17.06.24

Checked:

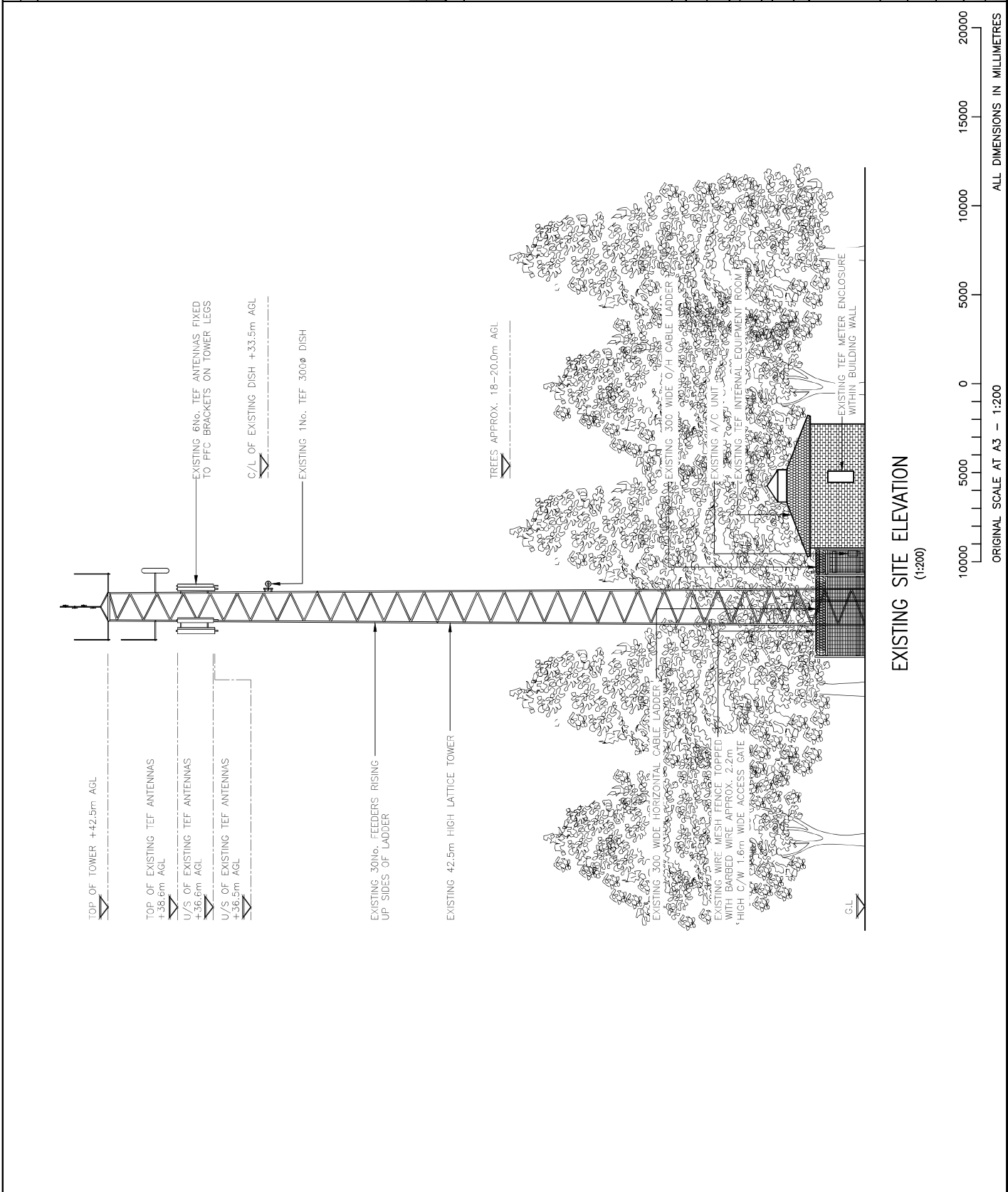
SD

Date:

17.06.24

Issue

B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E:566158

N: 263566

NOTES:

B

SITE DESIGN UPDATED

RP

SD

24.09.25

A

PLANNING ISSUE

RP

SD

27.06.24

REV

MODIFICATION

BY

CH

DATE

Clarke Telecom

Unit E, Muldon Place, Northampton Road,
Manchester, M10 5AG

01604 786 4300

01604 786 4301

Web: www.clarke-telecom.com

cornerstone

Cell Name

WARREN HILL RS

Opt.

—

Cell ID No

CSID

VF

VM02

107891_28

—

000257

Project No.

—

TTM Cell ID

—

N/A

—

—

—

Site Address / Contact Details

OFF MOULTON ROAD
NEWMARKET HEATH
SUFFOLK
CB8 8QG

Drawing Title:

PROPOSED ELEVATION

Purpose of Issue:

PLANNING

Dwg Rev

—

Drawing Number:

301

Surveyed By:

JW

Original Sheet Size:

A3

Drawn:

RP

Date:

17.06.24

Checked:

SD

Date:

17.06.24

Issue

B

PROPOSED TEF GPS MODULE FIXED TO EXISTING ANTENNA POLE

TOP OF TOWER +42.5m AGL

TOP OF PROPOSED TEF ANTENNAS +38.6m AGL

U/S OF PROPOSED TEF ANTENNAS +36.4m AGL

PROPOSED 6No. NEW ANTENNAS ON EXISTING SUPPORT POLES ON EXISTING OFFSET BRACKETS FIXED TO TOWER LEG. PROPOSED 15No. TEF RRH'S INSTALLED ON RRH RAILS.

C/L OF PROPOSED DISHES +34.0m AGL

C/L OF EXISTING DISH +33.5m AGL

PROPOSED 1No. TEF 3000 DISH FIXED TO NEW OFFSET BRACKET

EXISTING RELOCATED 1No. TEF 3000 DISH

PROPOSED FIBRE/DC & GPS CABLES TO UTILISE EXISTING BRACKETS FIXED TO SIDES OF LADDER

EXISTING 42.50m HIGH LATTICE TOWER TO BE REMOVED AND REPLACED WITH PROPOSED 'SPECIAL' 42.5m FLI AST1300 TOWER ON NEW 8x6.5m FILED FOUNDATION

TREES APPROX. 18-20.0m AGL

EXISTING 300 WIDE HORIZONTAL CABLE LADDER TO BE REMOVED

PROPOSED TEF 300 WIDE HORIZONTAL CABLE LADDER

EXISTING 300 WIDE O/H CABLE LADDER TO BE REMOVED

EXISTING A/C UNIT

PROPOSED REFRESH OF EXISTING TEF INTERNAL EQUIPMENT WITHIN EXISTING TEF EQUIPMENT ROOM

EXISTING TEF METER ENCLOSURE WITHIN BUILDING WALL

C.L.

PROPOSED SITE ELEVATION (1:200)

ORIGINAL SCALE AT A3 - 1:200

ALL DIMENSIONS IN MILLIMETRES

SEP10000 Version 2.2

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