

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

TUESDAY 7th April 2026 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 16th March 2026

- 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/26/0345/HH** – Householder planning application – a. single storey side extension, b. first floor side extension, c. single storey rear extension – 31 Barry Lynham Drive, Newmarket
- b) **DC/26/0324/LB** – Application for listed building consent – a. three externally illuminated fascia signs to front elevation b. painting of shop front – 29 High Street, Newmarket
- c) **DC/26/0327/FUL** – Planning Application – six stables, hay/ bedding store, muck bunker, six bay horse walker and all weather paddock – Florizel, Hamilton Road, Newmarket
- d) **DC/26/0352/FUL** – Planning application – a. replacement signage to front and side elevations b. enlargement of window openings to front elevation to form glazed frontage c. existing sash windows to all elevations to be replaced with UPVC sash windows d. doors and windows to elevations replaced with black aluminium e. window openings to side elevations enlarged to ground level – 182 High Street, Newmarket
- e) **DC/26/0263/ADV** – Application for advertisement consent – three externally illuminated fascia signs – 29 High Street, Newmarket
- f) **DC/26/0406/TPO** – TPO 04(2012) tree preservation order – three sycamore (marked T3, T4 and T5 on plan and order) re pollard to previous points by up to four metres – 2 Arborfield Drive, Newmarket
- g) **DC/26/0420/TPO** – TPO 04(1977) tree preservation order – one horse chestnut (marked T1 on plan and within G3 on order) reduce lateral spread by three metres and crown lift to five metres above ground level, one horse chestnut (marked T2 on plan and within G3 on order) reduce large lower lateral branch to leave at three metres from the main stem, five horse chestnut (marked T3 – T7 on plan and within G3 on order) crown lift to six metres above ground level and reduce lateral spread by 1.5 metres over garden and driveway of number 15 – 15 Bartons Place, Newmarket

- h) **DC/26/0414/TCA** – Trees in conservation area notification – seven Amelanchier, three Birch, six Decaisnea, one Prunus (shown within area labelled Group 1 on plan) fell – Meridian Gardens, Newmarket
 - i) **DC/26/0432/TPO** – TPO 01(1987) tree preservation order – works stated on submitted tree schedule of works – Laureate Gardens, Newmarket
 - j) **DC/26/0431/TPO** – TPO 04(1994) tree preservation order – works stated on submitted tree schedule of works – Play Area, Heasman Close, Newmarket
 - k) **DC/26/0430/TPO** – TPO 234(1972) tree preservation order – works stated on submitted tree schedule of works – Gordon Richards Close, Newmarket
 - l) **DC/26/0452/HH** – Householder planning application – a. replace door with window on front elevation
b. single storey rear extension (following demolition of existing extension) – Farley House, 1 Brazilian Terrace, Newmarket
 - m) **DC/26/0379/HH** – Householder planning application – single storey rear extension – 88 Weston Way, Newmarket
7. **Planning applications** – Amended and Deferred Plans
 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 09/03/26, 16/03/26 & 23/03/26.
 11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
 12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
 - a) **Street Trading** – The Spud Hut, Market Street, Newmarket
 - b) **Pavement Licence** – Storia, 29 High Street, Newmarket
 13. **Enforcement** – to discuss any enforcement issues
 14. **Proposed gym** – Cllr. Jarvis to feedback following site visit
 15. **Forest City** – to consider a draft response to the proposal from Cllrs Hood and Drummond
 16. **WSC Local Plan** – To consider a call for sites with potential for development
 17. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
 18. **Correspondence**
 19. **Date of next meeting –Monday 20th April 2026**

Signed: 

Cathy Whitaker, Town Clerk

Date: 30th March 2026

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 16th March 2026 at 6:15pm**

Attendance:

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

Councillor J Jarvis
 Councillor R Nobbs
 Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs Revitt and Winter as Observers and 1 Member of the Public.

	Minute	Action by
D/26/03/17 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone and announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant.		
D/26/03/18 <u>Apologies</u> Apologies were received from Cllrs Berry, Drummond and McHugh.		
D/26/03/19 <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 dispensations.		
D/26/03/20 <u>To Confirm the Minutes of the Meeting Held on 2nd March 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2 nd March 2026 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/26/03/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.		
D/26/03/21 <u>Public Open Session</u> No members of the public wished to speak.		
D/26/03/22 <u>Planning Applications</u> <i>A member of the public joined the meeting at 6:18pm</i> D/26/03/22/1 DC/26/0263/ADV – Application for advertisement consent – three externally illuminated fascia signs – 29 High Street, Newmarket. Cllr Hood made a proposal,		

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seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/03/22.01 Resolved

The Committee voiced no objection.

D/26/03/6/2 DC/26/0242/HH – Householder planning application – a. single storey front extension b. cladding to front elevation and c. first floor extension above existing garage – 57 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/26/03/22.02 Resolved

The Committee voiced no objection.

D/26/03/23 Amended and Deferred Plans

DC/26/0054/TPO – One silver birch (marked T4 on plan and T1 on order) and one horse chestnut (marked T6 on plan and T4 on order) fell, one lime (marked T3 on plan and T4 on order) re-pollard to 4.5 metres above ground level, one yew (marked T1 on plan and T5 on order) crown lift to 4.5 metre above ground level, one horse chestnut (marked T7 on plan and T5 on order) reduce crown by up to 2 metres, one yew (marked T2 on plan and T6 on order) reduce crown by up to 1.5 metres – 25 Exeter Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/03/23.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee appreciate and support the thorough recommendation of the Arboriculture Officer and voiced no objection.

D/26/03/24 Planning Appeals

None noted.

D/26/03/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/03/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 23/02/2026 & 02/03/2026.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0031/TCA	Trees in a conservation area notification - two viburnum (marked S8 and S9 on plan) fell.	25 Exeter Road Newmarket Suffolk	Approved	Objected
DC/25/1982/HH	Householder planning application - ramped access.	421 Aureole Walk Newmarket Suffolk	Approved	No objection
DC/26/0010/HH	Householder planning application a. single storey rear extension (following demolition of existing	42 Rous Road, Newmarket, Suffolk	Approved	No objection

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	conservatory and breakfast room) b. new window to side elevation.				
DC/25/1858/FUL	Planning application- a. installation of 23 box stable yard, b. replacement equine swimming pool.	Freemason Lodge, 35 Bury Road, Newmarket, Suffolk	Approved	No objection	

D/26/03/27 Delegation Panel Decisions

None noted.

D/26/03/28 Licensing

None noted.

D/26/03/29 Enforcement

Meeting notes from the meeting held on 12th March 2026 were presented and discussed.

A letter to WSC regarding the car wash on Exning Road was discussed and considered. Cllr Hulbert made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/29.01 Resolved

That a letter to WSC regarding Exning Road Car Wash expressing concerns regarding the effectiveness of enforcement and potential issues associated with operating without approval for change of use be submitted.

Cllr Winter joined the meeting as an observer at 6:30pm.

A letter to WSC regarding King Slots signage was discussed and considered. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/03/29.02 Resolved

That a letter to WSC regarding the King Slots expressing concerns regarding delays in an application for more acceptable signage be submitted.

D/26/03/30 Working Group Reports

This item was deferred so that the Neighbourhood Plan Working Group can consider potential additional consultancy work to be commissioned.

D/26/03/31 Newmarket Tain Station to Town Centre

The proposed travel signage was presented and discussed. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/31.01 Resolved

That the Racecourse indicator is not removed; the other signage and style otherwise being satisfactory.

D/26/03/32 Proposed gym

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A proposal for a new gym was considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/03/32.01 Resolved

That delegation be given to Cllr Jarvis to conduct a site visit and report back at the next meeting.

D/26/03/33 Forest City

The Chair gave feedback from the meeting held regarding the proposal for a new city development between Newmarket and Haverhill. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/33.01 Resolved

That Cllrs Hood and Drummond draft a response to the proposal for the “Forest City” development between Newmarket and Haverhill for consideration at the next D&P meeting.

A member of the public left the meeting at 7:03pm

D/26/03/34 Correspondence

Rowley Drive Masterplan – the updated plan was discussed.

Cllr Revitt left the meeting at 7.22pm

An item for an NTC formal statement will be added to the next Full Town Council agenda, meeting on 23 March 2026.

D/26/03/35 Date of Next Meeting

Tuesday 7th April 2026 at the Memorial Hall.

Meeting closed 7:25pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/03/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 2nd March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/03/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/22.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/23.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee appreciate and support the thorough

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	recommendation of the Arboriculture Officer and voiced no objection.
<u>D/26/03/29.01 Resolved</u>	That a letter to WSC regarding Exning Road Car Wash expressing concerns regarding the effectiveness of enforcement and potential issues associated with operating without approval for change of use be submitted.
<u>D/26/03/29.02 Resolved</u>	That a letter to WSC regarding the King Slots expressing concerns regarding delays in an application for more acceptable signage be submitted.
<u>D/26/03/31.01 Resolved</u>	That the Racecourse indicator is not removed; the other signage and style otherwise being satisfactory.
<u>D/26/03/32.01 Resolved</u>	That delegation be given to Cllr Jarvis to conduct a site visit and report back at the next meeting.
<u>D/26/03/33.01 Resolved</u>	That Cllrs Hood and Drummond draft a response to the proposal for the “Forest City” development between Newmarket and Haverhill for consideration at the next D&P meeting.

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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/26/0345/HH Householder planning application - a. single storey side extension, b. first floor side extension, c. single storey rear extension 31 Barry Lynham Drive Newmarket Suffolk CB8 8YU		Clare Oliver	Mr Malcolm Simmons	8 th April.
DC/26/0324/LB Application for listed building consent - a. three externally illuminated fascia signs to front elevation b. painting of shop front 29 High Street Newmarket Suffolk CB8 8LX	Conservation Area NKT1 NKT2	Philip Crutchlow	SCUZI LIMITED	Extension of time agreed.
DC/26/0327/FUL Planning Application - six stables, hay/bedding store, muck bunker, six bay horse walker and all weather paddock Florizel Hamilton Road Newmarket Suffolk CB8 0NY		Gregory McGarr	Mrs Maureen Bonner	Extension of time agreed.
DC/26/0352/FUL Planning application - a. replacement signage to front and side elevations b. enlargement of window openings to front elevation to form glazed frontage c. existing sash windows to all elevations to be replaced with UPVC sash windows d. doors and windows to elevations replaced with black aluminium e. window openings to side elevations enlarged to ground level 182 High Street Newmarket Suffolk CB8 9AP	Conservation Area NKT1 NKT2	Thomas Halliday	R & Mrs Chu	Mon 13 th April

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/0263/ADV</u> Application for advertisement consent - three externally illuminated fascia signs 29 High Street Newmarket Suffolk CB8 8LX	Conservation Area NKT1 NKT2	Philip Crutchlow	SCUZI LIMITED	Extension of time agreed.
<u>DC/26/0406/TPO</u> TPO 04(2012) tree preservation order - three sycamore (marked T3,T4 and T5 on plan and order) re pollard to previous points by up to four metres 2 Arborfield Drive Newmarket Suffolk CB8 7FL	Tree Preservation Order NKT14	Cara Fieldhouse	Mr L Zhao	Tues 14th April.
<u>DC/26/0420/TPO</u> TPO 04(1977) tree preservation order - one horse chestnut (marked T1 on plan and within G3 on order) reduce lateral spread by three metres and crown lift to five metres above ground level, one horse chestnut (marked T2 on plan and within G3 on order) reduce large lower lateral branch to leave at three metres from the main stem, five horse chestnut (marked T3 - T7 on plan and within G3 on order) crown lift to six metres above ground level and reduce lateral spread by 1.5 metres over garden and driveway of number 15 15 Bartons Place Newmarket Suffolk CB8 0EY	Tree Preservation Order NKT14	Cara Fieldhouse	Steve Taylor	Tues 14th April
<u>DC/26/0414/TCA</u> Trees in conservation area notification - seven Amelanchier, three Birch, six Decaisnea, one Prunus (shown within area labelled Group 1 on plan) fell Meridian Gardens Newmarket Suffolk CB8 7FD	Conservation Area NKT1 NKT2	Nathan McGeachie	Mr C Clarke	Tues 14th April.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/0432/TPO</u> TPO 01(1987) tree preservation order - works stated on submitted tree schedule of works Laureate Gardens Newmarket Suffolk CB8 0AW	Tree Preservation Order NKT14	Cara Fieldhouse	Matt Vernon	Tues 14th April
<u>DC/26/0431/TPO</u> TPO 04(1994) tree preservation order - works stated on submitted tree schedule of works Play Area Heasman Close Newmarket Suffolk CB8 0AD	Tree Preservation Order NKT14	Cara Fieldhouse	Matt Vernon	Fri 10th April
<u>DC/26/0430/TPO</u> TPO 234(1972) tree preservation order - works stated on submitted tree schedule of works Gordon Richards Close Newmarket Suffolk CB8 0BH	Tree Preservation Order NKT14	Philip Crutchlow	Matt Vernon	Fri 10th April
<u>DC/26/0452/HH</u> Householder planning application - a. replace door with window on front elevation b. single storey rear extension (following demolition of existing extension) Farley House 1 Brazilian Terrace Newmarket Suffolk CB8 0JU	Conservation Area NKT1	Philip Crutchlow	Ms Sophie Hext	Thurs 16th April.
<u>DC/26/0379/HH</u> Householder planning application - single storey rear extension 88 Weston Way Newmarket Suffolk CB8 7SF		Thomas Halliday	Mr Ross Chilcott	Sat 18th April

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

NKT2 – Key Views

NKT14 – Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 13th March 2026

Reference: 26/00255/FUL

Officer: Jasmine Moffat

Location: Guyatt House 42 The Causeway Burwell Cambridge Cambridgeshire

Date application valid: 4th March 2026

Parish: Burwell

Proposal: Single storey side extension

Applicant:

Guyatt House Care Ltd
FAO Mr Rupert Stocks
132A Rampton Road
Willingham
Cambridge
Cambridgeshire
CB24 5JF

Agent:

Sculpt Ltd
FAO Mr Stephen Parkins
11 St. Michaels Lane
Longstanton
Cambridge
Cambridgeshire
CB24 3DD

Grid Reference: 558783 266997

Reference: 26/00262/FUL

Officer: Jasmine Moffat

Location: 14 The Causeway Burwell Cambridge Cambridgeshire CB25 0DU

Date application valid: 5th March 2026

Parish: Burwell

Proposal: Demolition of existing conservatory and construction of single storey rear extension, new sliding doors to rear elevation, replacement garden wall to frontage

Applicant:

Mr Chris Mead
14 The Causeway
Burwell
Cambridgeshire
CB25 0DU

Agent:

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

Grid Reference: 558835 266903

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 20th March 2026

Reference: 26/00252/FUL

Officer: Daisy Hill

Date application valid:

12th March 2026

Parish:

Burwell

Location: Burwell United Reform Church High Street Burwell CB25 0HD

Proposal: Change of use from Class F1 (Church) to E(F) Day Nursery

Applicant:

Clarence House Day Nurseries
FAO Mr M Wilsher
4 Windover Court
Windover Road
Huntingdon
PE29 7EA

Agent:

Bradbury Bichard
FAO Mr Neil Bichard
40 Corfe Way
Broadstone
Dorset
BH18 9NE

Grid Reference: 558856 266488

Reference: 26/00223/FUL

Officer: Charlotte Sage

Date application valid:

10th March 2026

Parish:

Haddenham

Location: Great Mill House 57 Aldreth Road Haddenham Ely Cambridgeshire

Proposal: Proposed demolition of existing garage structure to be replaced with new garage/workshop including upper floor storage and addition of outbuilding

Applicant:

Mr & Mrs N Baker-Malone
C/o Agent

Agent:

MWS Architectural
FAO Mr Mark Shirley
89 St Johns Road
Ely
CB6 3BW

Grid Reference: 545724 274515

Reference: 26/00244/FUL

Officer: Samar Nakhleh

Date application valid: 13th March 2026

Parish: Snailwell

Location: 2 Manor Farm Barns 34 The Street Snailwell Newmarket Suffolk

Proposal: Replacing existing timber double glazed windows and doors with aluminium double glazed windows and doors

Applicant:

Paxtons Home Improvements Ltd
FAO Mr And Mrs Anita Harbridge
Unit 21 Shire Hill
Saffron Walden
Essex
CB11 3AQ

Grid Reference: 564367 267681

Agent:

Purely Planning
FAO Mr Kevin Moule
Unit 21 Shire Hill
Saffron Walden
CB11 3AQ

Reference: 26/00275/FUL

Officer: Daisy Hill

Date application valid: 16th March 2026

Parish: Soham

Location: 5 Clarks Drove Soham Ely Cambridgeshire CB7 5DW

Proposal: Two storey extension to the rear of the property

Applicant:

Paul Softley
Oaklea
8 Feltwell Road
Southery
Downham Market
PE38 0NW

Grid Reference: 558440 274128

Agent:

Reference: 26/00289/FUL

Officer: Cassy Paterson

Date application valid: 11th March 2026

Parish: Soham

Location: Old Fordy Farmhouse Barway Ely Cambridgeshire CB7 5TZ

Proposal: Demolition of existing garage and erection of part 2-storey, part single storey rear and side extension to dwelling, new garage, a 2-storey workshop, and associated works

Applicant:

Mrs Emma Shropshire
Old Fordy Farm
Barway
Ely
Cambridgeshire
CB7 5UB

Grid Reference: 554635 274803

Agent:

Carter Jonas LLP
FAO Mrs Angela Briggs
1 Station Square
Cambridge
CB1 2GA

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 27th March 2026

Reference: 26/00263/FUL

Officer: Jasmine Moffat

Location: 13 Perch Chase Soham Ely Cambridgeshire CB7 6AJ

Date application valid: 17th March 2026

Parish: Soham

Proposal: Erection of a single-storey detached studio cabin for use as a salon

Applicant:

Mrs Lynsey Warren-King

13 Perch Chase

Soham

Ely

Cambridgeshire

CB7 6AJ

Agent:

Grid Reference: 560603 272434

Decision List

Weeks commencing 9 th , 16 th and 23 rd March	NTC Comments	West Suffolk Council Decision
<u>DC/26/0028/HH</u> Householder planning application - single storey front and side extension (following demolition of existing kitchen) 45 Drinkwater Close Newmarket Suffolk CB8 0QW	The Committee voiced no objection	Decided- Approve application. 
<u>DC/25/2008/P3CMA</u> 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 34 dwellings (class C3) Land At Suffolk House Rayes Lane Newmarket Suffolk CB8 7AB	The Committee strongly objected on the grounds of overdevelopment and traffic issues and as there are no significant changes, restated the previous objection 'The Committee objected on the grounds of it being an overdevelopment of the site, the address is incorrect, are the planners satisfied that the internal design is adequate and requested a Highways report on the increase of traffic flow into Fordham Road and confirmation of the available parking spaces.'	Withdrawn. 
<u>DC/25/1495/HH</u> Householder Planning Application - provision of dropped kerb to gain access to garden for a driveway / off road parking 31 Exning Road Newmarket Suffolk CB8 0EA	The Committee voiced no objection.	Decided- Approve application. 
<u>DC/26/0026/HH</u> Householder planning application - installation of loggia along south west boundary of rear garden Boyarin Lodge 30 Bury Road Newmarket Suffolk CB8 7BT	The Committee support the enhancements and voiced no objection.	Decided- Approve application. 

Decision List

<u>DC/26/0117/TPO</u> TPO 001(2022) tree preservation order - one Sycamore (T1 on plan) re pollard by upto three metres to previous pollard points 16 Paget Place Newmarket Suffolk CB8 7DR	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officers approval.	Decided- Approve application. 
<u>DC/26/0054/TPO</u> TPO 04(1989) and TPO 04(1992) tree preservation order - one silver birch (marked T4 on plan and T1 on order) and one horse chestnut (marked T6 on plan and T4 on order) fell, one lime (marked T3 on plan and T4 on order) re-pollard to 4.5 metres above ground level, one yew (marked T1 on plan and T5 on order) crown lift to 4.5 metre above ground level, one horse chestnut (marked T7 on plan and T5 on order) reduce crown by up to 2 metres, one yew (marked T2 on plan and T6 on order) reduce crown by up to 1.5 metres and cut back to suitable pruning points to provide up to 0.5m of clearance from the phone lines. 25 Exeter Road Newmarket Suffolk CB8 8AR	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application although requested that the Tree Officer is satisfied with this application. The Committee is pleased to see a proposal for a replacement tree and would ask that any trees to be felled are done so outside of the bird nesting season. <i>Comment from 5/02/26</i> The Committee objected to this application. The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee requested that the application be submitted to the Tree Officer for consideration in a conservation area. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that they be replaced with advanced nursery stock trees.- <i>Comment from 19/02/26.</i> The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee appreciate and support the thorough recommendation of the Arboriculture Officer and voiced no objection.- <i>Comment from 17/03/26.</i>	Decided- Approve application. 

Decision List

<u>DC/25/1896/ADV</u> Application for advertisement consent - a. two externally illuminated fascia signs b. one non-illuminated hanging sign Meldreth House Wellington Street Newmarket Suffolk CB8 0HT	The Committee voiced no objection.	Withdrawn 
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Application for street trading consent

Local Government Miscellaneous Provisions Act 1982

Please note:

- You must read the council's [Street Trading Policy](#) and discuss the details of your proposal with a Licensing Officer before completing this application
- The full fee for street trading consent is **£409**, to be paid as follows:
 - A non-refundable fee of £250 is to be paid upon application to cover the cost of processing an accepted application and administering the consultation
 - The balance of £159 will be collected after the end of consultation pending a positive determination
- The application will not be accepted unless all sections have been completed and all supporting documents supplied
- We will not be able to process incomplete applications

1. Applicant

First or sole applicant details

Mr	☒	Mrs	☐	Miss	☐	Ms	☐
Forenames							
Surname							
Date of Birth							
Residential address							
Post Code							
Email							

Second applicant details (if applicable)

Mr	☐	Mrs	☐	Miss	☐	Ms	☐
Forenames							
Surname							
Date of Birth							
Residential address							
Post Code				Telephone Number			
Email							

If applying as a limited company please also provide

Company Name	
Company Number	
Registered Address	

Trading details (if different to the above)

Trading Name	THE SPUD HUT
Address at which unit/vehicle is kept overnight	MARKET STREET NEWMARKET CB88EE

2. Consent type (please complete either Section 2a static or Section 2b mobile)

2a. Static - please state days and times of trading

Day	From	To
Monday	8:30 am	3:00 pm
Tuesday	8:30 am	3:00 pm
Wednesday	8:30 am	3:00 pm
Thursday	8:30 am	3:00 pm
Friday	8:30 am	8:00 pm
Saturday	10:00 am	3:00 pm
Sunday		

Exact trading location (map required, see enclosures)

Address: MARKET STREET

Post code: CB8 8EE.

2b. Mobile

Please provide general locations of trading (map required, see enclosures)

FREELERS. BOOKMARK. NOODLE
THY THREE WORD
LOCATION.

3. Items to be sold (please list below)

JACKET POTATOES BREAKFAST ROLL
CAKES AND DRINKS

4. Food hygiene rating (if applicable)

Please note: It is a standard condition of a Street Trading Consent that food businesses must achieve and maintain a minimum food hygiene rating of '3 - Generally satisfactory'. We cannot grant a Consent if the food hygiene rating is below 3.

Current food hygiene rating

3

5. Type of trading vehicle (tick as appropriate. Photo required, please see enclosures)

Handcart	Size	Not applicable
Stall	Size	Not applicable
Trailer ✓	Size 8ft x 4ft	Not applicable
Mobile unit	Size	Not applicable
Vehicle	Size	Not applicable

6. Vehicle details

Make of vehicle	
Model of vehicle	
Registration number of vehicle	

7. Employee and Assistant details

Please complete below details of employees and assistants that meet the criteria as detailed in the [application guidance](#) (please continue on separate sheet if required)

Full name	Date of Birth	Basic DBS required	Photo ID Required
[REDACTED]	[REDACTED]		

7a. I declare that Right to Work checks have been completed for all employees in accordance with the Immigration, Asylum and Nationality Act 2006 (please tick to confirm)

8. Pending Convictions (please tick to indicate agreement)

Do you, or any of the named employees and assistants in section 6, have any pending convictions, cautions or are currently being investigated for any other matter? (Please tick as appropriate)

Yes ☐ No ☒

If yes, please give details in section 7a

8a. Details of pending convictions, cautions or any other matter

Name	Offence	Date of offence

9. Other supporting documents (please tick to indicate agreement)

I enclose my Proof of right to work in the UK – please refer to Employers' right to work checklist (accessible) - GOV.UK	☒
I enclose my Basic Disclosure and Barring Service (DBS) certificate and those of employees listed in part 6, where applicable. (Dated within last 30 days before application date)	☒
I enclose my photo ID (if not already provided for right to work above) and those of employees listed in part 6, where applicable	☒
I enclose a photograph of the unit/vehicle	☒
I enclose proof of insurance including public liability of at least £5,000,000	☒
I enclose confirmation of food business registration (registration document or approval number)	☒
I enclose a copy of the gas safety certificate (if applicable)	☒
I enclose a valid waste transfer agreement, or waste carrier licence	☒
I enclose proof of landowners' permission or written confirmation from the Highways Authority that they have no objection to trade from this location. (static only)	☒
I enclose a map of exact trading location (static only)	☒
I enclose a map of general trading areas (mobile only)	

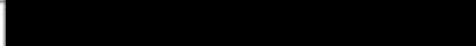
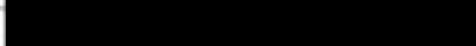
10. Payment

The fee is £409. A non-refundable fee of £250 is to be paid upon application to cover the cost of processing an accepted application and administering the consultation.

I confirm I have paid the following fee:

Payment Link - £250.00	https://go2pay.uk/2/gOaZRPKomo
Payment Reference Number:	
The balance of £159 will be collected after the end of consultation pending a positive determination.	
Incomplete applications will be rejected and the fee will be refunded, which can take up to 5 working days.	

11. Declarations (please tick to indicate agreement)

I understand that the information I have given in this form and in any supporting information in respect of my application will be taken into account by the Council when determining the application. I declare that all such information is true and complete to the best of my knowledge and belief and acknowledge that if I have made a false statement or omitted any relevant fact, any licence determined and issued in connection with it may be modified, suspended or revoked.	✓
I understand and consent that the information given on this form may be issued to other enforcing agencies and consulting bodies to determine this application. I also consent to the council retaining my application and details and I understand that the council is obliged to pass on information to other statutory bodies if so, requested for the prevention and detention of fraud.	✓
I understand the importance of informing the council in a timely manner should I be charged with a criminal offence during the term of my street trading consent. I commit to notifying the licensing authority within 48 hours of being charged with a criminal offence and commit to notifying the licensing authority within 48 hours of receipt of a criminal disposal, caution, or criminal conviction.	✓
I understand if I sell alcohol at any time, and or hot refreshments between 2300-0500, I also need to obtain a Premises Licence (Licensing Act 2003)	✓
I understand that a Pavement Licence maybe required for any street furniture associated with the consent (Business and Planning Act 2020 and Levelling Up and Regeneration Act 2023). For further information and guidance see West Suffolk Council Pavement Licences	✓
I am not under 17 years of age.	
*Sign	
Print name	
Date	
*Electronic signatures accepted	

Applications and supporting documents should be submitted via email to:
licensing@westsuffolk.gov.uk

Privacy Statement

West Suffolk Council is a Data Controller and can be contacted at: West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU. Phone: 01284 763233. The Data Protection Officer can be contacted at the same address.

We are collecting your personal information in order to process your application under the Local Government (Miscellaneous Provisions) Act 1982.

Your data will not be shared with third parties unless used for Council purposes, in order to enquire and receive information relating to your licence, prevent or detect crime, to protect public funds or where we are required or permitted to share data under other legislation.

Your data will be kept for 7 years post licence expiry or surrender in line with our retention policy.

You have the right to access your data and to rectify mistakes, erase, restrict, object or move your data in certain circumstances. Automated decision making and processing is not used during this application. Please contact the Data Protection Officer for further information or go to our website where your rights are explained in more detail. If you would like to receive an explanation of your rights in paper format please contact the Data Protection Officer.

Any complaints regarding your data should be addressed to the Data Protection Officer in the first instance. If the matter is not resolved you can contact the Information Commissioner's Office at: Wycliff House, Water Lane, Wilmslow, Cheshire, SK9 5AF Tel: 0303 123 1113.

If you do not provide the information required on the application form then we will not be able to process application for a licence. Your data must be kept up to date in accordance with the conditions of your licence.

For further information on our Data protection Policies please go to our website: [How we use your information](#) or email: data.protection@westsuffolk.gov.uk



Pavement Licence Application Form

Prior to completing this application, please ensure that you have read and clearly understood the [Pavement Licence Guidance](#)

Once your application has been received it will be reviewed by the Licencing Team. If it is accepted a public notice of display will be provided by the Licensing Team and the 14-day consultation period will commence prior to a decision being determined.

Application type (please tick as appropriate)

New		Re-licence	
Licence number (if a re-licence)			

Section 1. Applicant details

Please select the type of applicant	
-------------------------------------	--

Company or charity applicant details

Company or charity name	
Company or charity registration number	
Registered address	
Contact name	
Telephone number	
Email address	

Individual applicant details

Name	
Telephone number	
Email address	
Address	
Postcode	

Is this application being completed by an agent or solicitor?	Yes		No	
---	-----	--	----	--

If you answered yes to the above, please provide the following information:

Contact name	
Capacity	
Email address	
Telephone number	

Section 2. Premises details

Trading name	
Trading address	
Trading postcode	

Section 3. Site manager (who is the contact at the premises)

Name	
Telephone number	
Email address	

Section 4. Correspondence

Which address should be used for main correspondence address	Applicant	
	Agent or solicitor	
	Premises	

Section 5. Site details and schedule

Proposed location of furniture (please include street name or names if your premises has a dual aspect)	
--	--

Please use the section below to indicate your intended schedule for use of this pavement licence. You will need to complete parts one and two if your premises has a dual aspect and crosses over two different roads, for example, on a corner.

Part one

Day	Start time	End time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Number of tables	
Number of chairs	
Details of other furniture (for example, barriers, benches, counters, heaters, planters, shelves, stalls, umbrellas)	
Goods to be sold	
Any further information	

Part two

Day	Start time	End time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Number of tables	
Number of chairs	
Details of other furniture (for example, barriers, benches, counters, heaters, planters, shelves, stalls, umbrellas)	
Goods to be sold	
Any further information	

Section 6. Supporting documents

Please tick to indicate agreement

I enclose public liability insurance certificate (minimum £5,000,000) to cover requested activities or location	
I enclose a plan showing the area to be covered by the licence which conforms to the Pavement licence guidance	
I enclose a photograph of the area intended to be licenced	
I enclosed photograph(s) or brochure(s) showing examples of all intended furniture	

Section 7. Statement of application

Fraud Act 2006

I hereby declare that I fully understand, have read and checked the details and questions on this application form and the foregoing statements are true:

I understand that it is a criminal offence if I or anyone else gives false information, or makes a false representation within this application, or fails to disclose information in order for me to obtain a Pavement Licence.

I am fully aware that the provision of a false statement, or information in order to obtain a licence is an offence under the above act which may result in the refusal of this licence application and any subsequent licence applications.

I am also aware that any licence granted as a result of breaching the above act will be immediately revoked.

I have read the Pavement Licence Policy, and I undertake, in the event of a licence being granted, to observe and comply with its contents and Pavement Licence Conditions.

Signature	
Capacity	

Section 8. Payment

I confirm I have paid the following fee (please tick as appropriate) by selecting Pavement Licence via [West Suffolk - Adelante Smart pay](#)

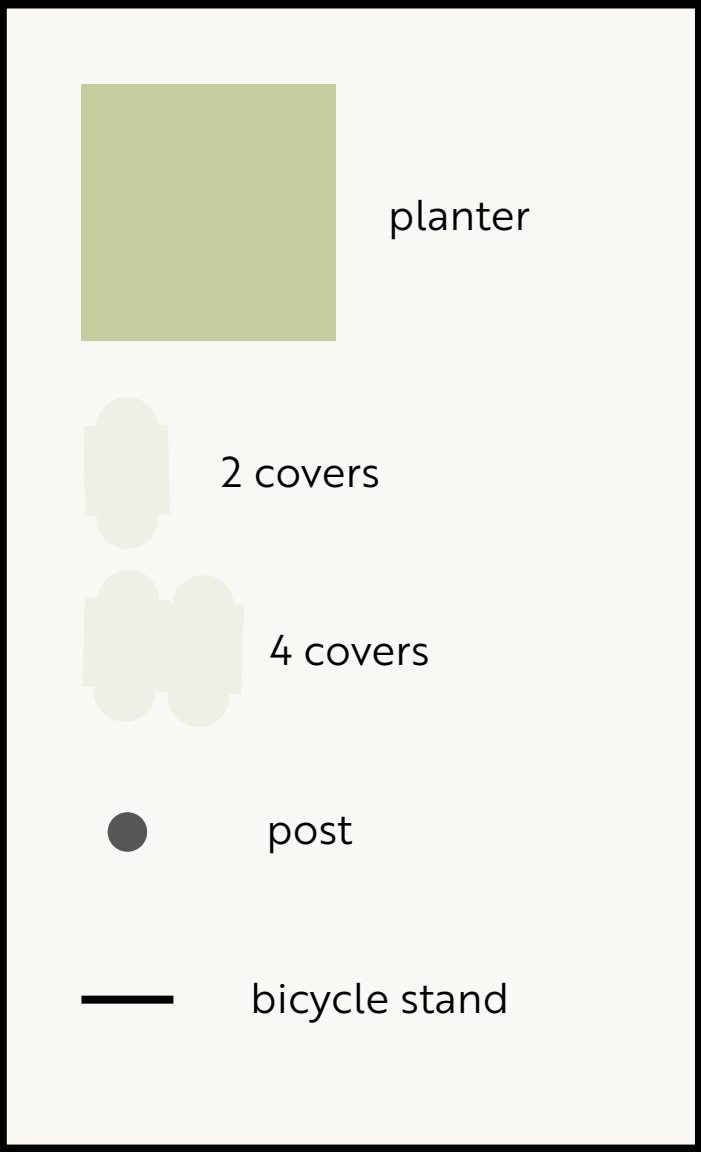
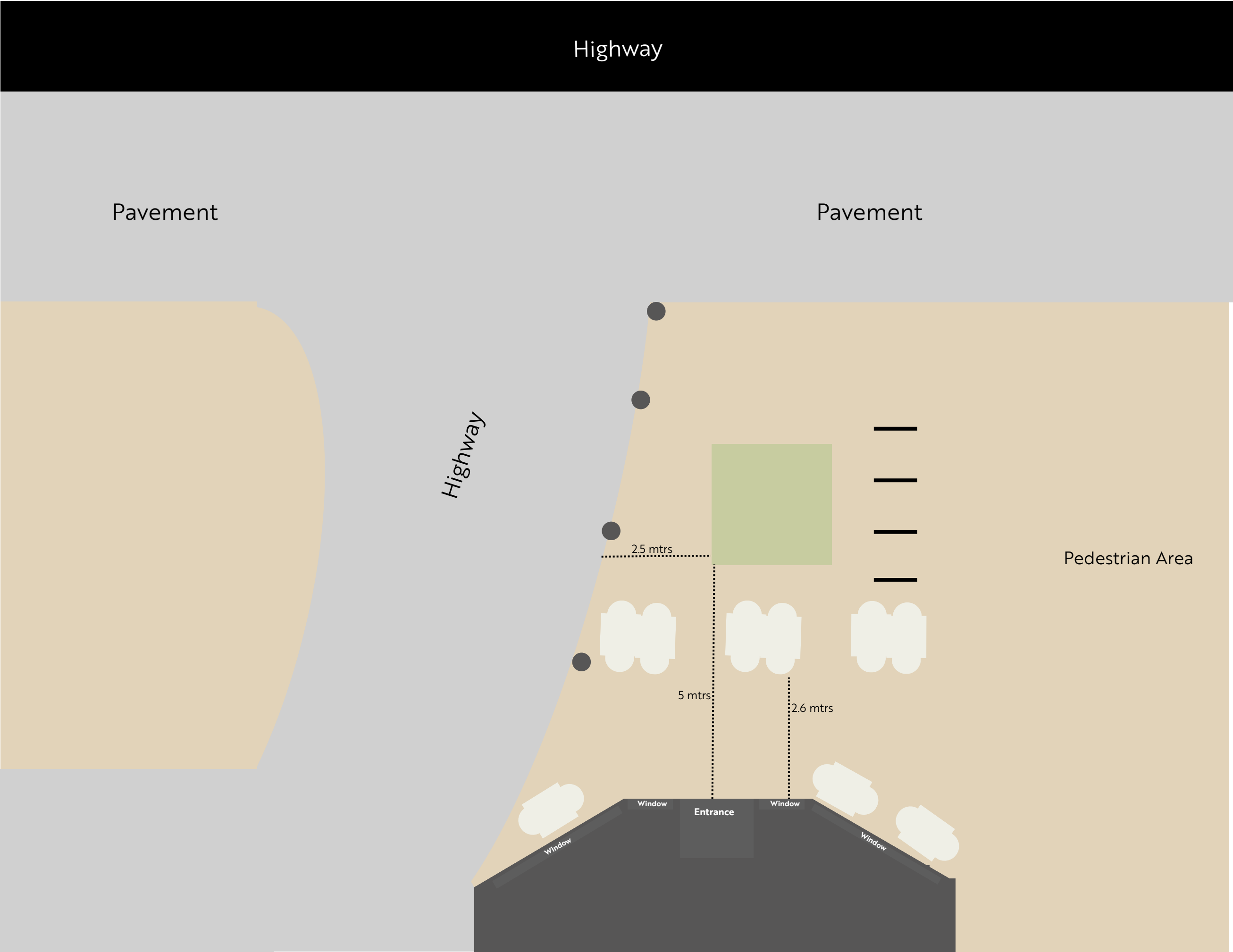
New £500		Re-licence £350	
Payment reference number			

Section 9. Next steps

Please submit your completed form and supporting documents to licensing@westsuffolk.gov.uk

Once your application has been received it will be reviewed by the Licencing Team. If it is accepted a public notice of display will be provided and the 14-day consultation period will commence prior to a decision being determined.

West Suffolk Council will capture and store information in this form so that the requested service can be provided. All personal information will be processed, protected, and disposed of in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 and will only be used to deliver or improve our services. We will not disclose any personal information to any other third parties unless required to do so by law or we have your consent to do so. For more information on how we do this and your rights in regard to your personal information and how to access it, visit our website [How we use your information](#)



PUBLIC NOTICE

Pavement Licence - New Application

Business and Planning Act 2020 and
Levelling Up and Regeneration Act 2023

Name of Applicant: Scuzi Limited	Name of Premises: Storia	
Postal address of premises relevant to this application. 29 High Street, Newmarket, Suffolk, CB8 8LX	This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Proposed activities: Pavement Licence		
Pavement use	Day/s	Times
9 Tables and 18 Chairs	Sunday to Saturday	11:00 to 23:00

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

End Date:- 2 April 2026

<u>Overhead Plan of Licensable Area</u>	<u>Premises to Which Licence Relates</u>
	

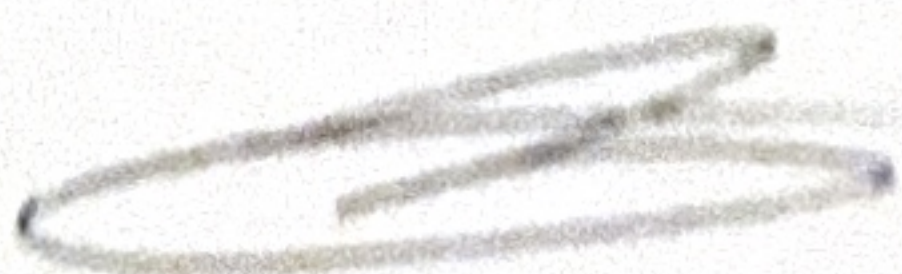
Representations must be made by email only to West Suffolk Council (as the Licensing Authority) to licensing@westsuffolk.gov.uk.

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

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DATA CONSENT FORM

By completing this form you are giving the office of Nick Timothy, MP for the West Suffolk Constituency permission to make enquiries on your behalf.

1	(please add your full name in this box) LUKE WATSON
	CB88HZ (Address...) 14 CARDIGAN STREET Newmarket
(Please detail who you are giving us permission to contact on your behalf, eg NHS, DWP, UKVI, Local Authority or other department) Give permission to the office of Nick Timothy MP to make enquiries on my behalf with: Newmarket town council West Suffolk Council Any other Relevant Persons	
(Please detail the issue or problem you are seeking to get help with along with what has happened so far and what you are hoping to achieve. Please write on the reverse of this form if extra space is needed) About the following issue: I would like to lease a premises owned by West Suffolk Council, it was rejected with concerns with parking which I have proved will not be an issue, the building has been on the market for nearly 1 year with no other interested parties, I have tried contacting Charlotte Saurad	
Please attach copies of any documents or paperwork that you think would be helpful to us in making this enquiry on your behalf. Please do not send original documents.	
Please note you can withdraw your consent at any time either in writing or verbally.	
Signed:	 Date: 27/2/26

Continued

with a hope to meet in person to figure out a solution to her concerns on parking, but have never received a Reply, I have spoken to Daniel Bent on numerous occasions and have been told its not a no we just want to see if there are any other offers, this has been ongoing since May last year

Support Statement Form Fitness

Proposed Gym Facility

1.0 Introduction

The purpose of this document is to provide relevant operational details, assess potential impacts on the local area, and demonstrate how the proposal aligns with local planning policy and supports community wellbeing.

The proposed development aims to deliver a professionally operated gym that promotes health and fitness in a safe, accessible, and inclusive environment, while operating harmoniously within the local area and existing infrastructure.

2.0 Operational Overview

The gym will offer a range of fitness services, including strength training, cardiovascular equipment, small group training, and general fitness classes. No high-impact or outdoor activities will take place on the premises.

Opening Hours:

Monday – Friday: 6:00 AM – 9:00 PM

Saturday – Sunday: 9:00 AM – 3:00 PM

Staffing and Access:

- The facility will be staffed during all operating hours.
- Members will access the gym via a secure entry system.
- CCTV and internal monitoring systems will be in place for safety and compliance.

Membership Model:

- The gym will operate on a capped membership basis to ensure manageable footfall.
- Based on similar gym operations, it is expected that members will attend in short, staggered sessions throughout the day, with usage peaking during early evenings.

3.0 Parking Impact Assessment

3.1 Anticipated Parking Demand

Through research and consultation with existing gym operators, the following peak vehicle presence is anticipated:

Time Period

Maximum Vehicles on Site

6:00 AM – 7:30 AM	7 vehicles
8:00 AM – 5:30 PM	5 vehicles (other businesses open)
5:30 PM – 9:00 PM	11 vehicles (peak period)

3.2 Available Parking Provision

The site benefits from access to the following shared parking resources:

- Council-owned shared car park: ~62 spaces
- On-street parking (commonly used): ~12 spaces
- Side-road parking: ~10 spaces

Total provision: ~84 spaces shared among 12 local businesses

3.3 Observational Assessment

On multiple visits to the area at different times of the day, particularly during evening peak hours, it was observed that 70–80 spaces remain available after 5:00 PM, when all neighbouring businesses are closed. This corresponds with the gym's busiest period.

3.4 Conclusion

The existing parking infrastructure is more than sufficient to accommodate the expected parking demand without disruption to neighbouring businesses or residents. The proposed gym will not generate excessive parking pressure and aligns with sustainable transport expectations.

4.0 Noise Management

The gym will operate with strict controls in place to minimise noise and disturbance to surrounding properties.

Mitigation Measures:

- Rubberised flooring and noise-dampened equipment will be used throughout.
- No outdoor activities or amplified music will be permitted externally.
- Music volume will be kept at a reasonable level and automatically limited.
- Operational hours are restricted to avoid late-night disturbances.
- Regular noise monitoring will be undertaken as part of ongoing management.

5.0 Community Impact

The proposed gym will provide significant benefits to the local community, including:

- Improved access to fitness and wellbeing services, supporting physical and mental health.
- Creation of local employment opportunities, including personal trainers, gym staff, and

cleaners.

- Support for healthier lifestyles, particularly important post-pandemic, as demand for health-focused amenities grows.
- Positive contribution to the local economy.
- Partnership opportunities with local schools, sports teams, and wellness providers.

6.0 Conclusion

This Planning Support Statement has demonstrated that the proposed gym:

- Operates within appropriate hours and with responsible capacity limits
- Presents no adverse impact on parking, noise, or neighbouring businesses
- Provides clear health, economic, and community benefits

Please find attached images of the already existing parking areas at 6pm.

The proposal aligns with local planning objectives for health and wellbeing, sustainable development, and economic vitality. We respectfully request that the application be approved.





Business Plan: Form Fitness

Executive Summary

Business Name: Form Fitness

Location: Newmarket, Suffolk

Business Structure: Limited Company

Owner: Luke Watson & Luke Hayes

Mission Statement:

To build a results-driven, community-based fitness facility that empowers individuals through strength training, functional fitness, and holistic health programs.

Vision Statement:

To become Newmarket's premier gym for strength development, body transformation, and long-term wellness.

Objectives (Year 1–3):

- Achieve 200 active memberships by end of Year 1
- Reach £250,000 annual revenue by Year 2
- Maintain a client retention rate of over 90%

Business Description

Form Fitness will offer a high-quality fitness experience tailored to people who are serious about their health and performance. The facility will focus on personal training, small group strength classes, open gym access, and lifestyle coaching (nutrition, recovery, mindset).

We will differentiate ourselves from commercial gyms by:

- Employing certified, experienced coaches
- Offering custom programming and client tracking
- Creating a motivating and supportive environment
- Providing wellness services such as mobility sessions and nutrition consultations

Market Analysis

Industry Analysis:

The number of gym members in the UK is experiencing a strong growth, with a 4.1% increase since 2023. The UK Health & Fitness market is also seeing revenue growth, with a compound annual growth rate of 13.1% in membership income.

Target Market:

- Fitness enthusiasts and beginners looking for real results
- People tired of generic commercial gyms
- Those seeking structured guidance and accountability

Market Trends:

- Increased focus on strength training over cardio
- Rising demand for personal training and wellness coaching

Competition:

- Other gyms (Asgard, Fit Factory): Limited equipment and variety, restricted number of qualified personal trainers, lack of modern technology and minimal class options
- Boutique fitness (Shark Tank- Hyrox): Higher cost, niche programming

Form Fitness Advantage: A hybrid model combining personal attention, strength-based programming, and a community feel.

Services Offered

1. Memberships

- Open Gym: £45/month
- Premium (Gym + Classes): £55/month

2. Personal Training

- 1-on-1: £45–60/session
- Semi-private: £25–35/person/session

3. Group Classes

- Strength & Conditioning
- Mobility & Core
- Functional Training (e.g., kettlebells, circuits)

4. Wellness Add-ons

- Nutrition Coaching: £50/month
- Monthly Mobility Assessments
- Supplement partnerships & recovery products

Marketing Strategy

Brand Identity:

Bold, strong, community-oriented, results-driven.

Marketing Channels:

- Social Media: Instagram, TikTok, YouTube (training clips, client wins, tips)
- Local SEO & Google Business listing
- Referral Program: 1 month free for every referral
- Influencer & Athlete Partnerships: Leverage local micro-influencers
- Email Campaigns: Lead capture via free 7-day pass + weekly fitness tips

Launch Offer:

- 50 founding memberships at a discounted lifetime rate
- Free 30-minute consult

Operations Plan

- Gym Manager
- x3 gym staff
- x4 Part-time Coaches
- 1x Admin/Social Media Assistant

Hours of Operation:

Monday–Friday: 6am–9pm

Saturday: 7am–3pm

Sunday: 9am–3pm

Financial Plan

Startup Costs:

Item	Estimated Cost
Equipment	£68,500 (actual cost)
Lease Deposit Rent (3 months)	£7,000
Branding/Signage	£2,000
Marketing Launch Campaign	£3,000
Website & Booking System	£1,500
Legal, Insurance & Licensing	£2,500

Flooring	£10,000
Changing rooms	£12,000
Lighting & decorating	£7000
Miscellaneous/Buffer	£6500
Total	£120,000

Revenue Projections (Year 1):

Revenue Source	Monthly	Annual
Memberships (200 x £50 avg)	£10,000	£120,000
Personal Training (100 sessions/month avg)	£5,000	£60,000
Nutrition & Other Add-ons	£1,000	£12,000
Total Revenue	£16,000	£192,000

Growth Strategy

- Scale online training/coaching platform for remote clients
- Introduce branded merch and supplements
- Host quarterly community events and competitions
- Launch "Form Athlete Program" for semi-pro and serious lifters

Management Team

Luke Hayes – with over 13 years of experience as a personal trainer, Luke has built a loyal client base, his ability to constantly attract and retain clients speaks to his deep understanding of the fitness business

Luke Watson – a well-established local business owner with a proven track record of success, Luke currently operates a thriving enterprise that employs over 25 local staff members. His leadership and strategic approach have enabled consistent growth, operational efficiency, and a strong reputation within the community. Now looking to expand into the fitness industry, Luke brings not only sound business management skills but also a clear vision for developing a high-quality gym that prioritizes customer

experience, community engagement, and long-term sustainability. With extensive experience in team management, budgeting, marketing, and service delivery, they are well-positioned to take on this new venture and replicate the success of their existing business in a new sector

Call for sites to help meet future growth needs of West Suffolk

Developers and landowners are being asked to put forward sites to be considered for potential future growth in West Suffolk.

West Suffolk Council has issued the call for sites ahead of formally starting work on the preparation of the next local plan for the district. The call for sites will run for a period of eight weeks from the 23 March to 20 May 2026.

The council adopted the current West Suffolk Local Plan in July last year. The adopted plan runs to the year 2041 and governs where new homes can be built. It also sets aside land to support employment growth and policies to shape the housing that comes forward including to increase the number of affordable homes that are being built.

The preparation of a new local plan for West Suffolk will ensure growth will be plan led.

With or without a local plan, new housing development will still take place. Local plans serve to protect the countryside as well as against speculative and piecemeal development and ensure infrastructure funding is secured from developers for things such as community facilities, education, health, and transport including roads, footpaths and cycleways.

The call for sites will feed into the next West Suffolk local plan, currently due to cover the period up to 2045.

The council is asking for land to be put forward for consideration for new housing, employment uses, mixed use sites, and for infrastructure and green infrastructure such as parks, allotments, area of biodiversity net gain, play areas and other open space.

The eight-week call for sites will close at 5pm Wednesday 20 May.

No decisions have been taken into what land uses will be allocated. Sites submitted during the call for sites will be assessed to ensure they are suitable, available and achievable for potential development. These assessments will be used to inform the preparation of the local plan.

Cllr Frank Stennett, Cabinet Member for Planning at West Suffolk Council said: "We are at the very early stages at looking at the next local plan beyond our current one, to ensure we can meet the future local homes and business growth needs in West Suffolk. One of the first things we need to do is to understand the sites that are available for consideration, and whether they are suitable, available and can be delivered. That is why we are issuing this call for sites not just for land for new homes, but for employment, mixed use site and for infrastructure growth as well as land for parks and other open green space so that we can continue to deliver toward our ambition for a thriving West Suffolk."

Item 16

Further details on the call for sites consultation can be found at [West Suffolk Planning Policy Consultations - West Suffolk Planning Policy Consultations](#)

Parking Justification Statement

We understand the raised concerns regarding parking provision in relation to our proposed gym. In order to provide reassurance, we would like to highlight several examples of comparable gyms operating successfully within the local area that demonstrate parking does not present an issue in practice.

Case Scenario 1 – Asgard Gym

Asgard operates from an industrial estate location and has provision for only 5 on-site car parking spaces. Despite this limited provision, the gym currently supports approximately 295 members. The estate also accommodates other businesses which generate their own parking demands. Notwithstanding this, Asgard has reported no difficulties or complaints regarding parking availability or highway safety.

Case Scenario 2 – Fit Factory

Fit Factory operates from a very busy industrial estate which has no dedicated parking. Members rely solely on on-street parking in an environment shared with HGV traffic and multiple businesses. Despite this constrained setting, the gym has approximately 310 members and continues to operate without issue. No concerns have been raised to the 2 owners regarding parking or congestion.

Case Scenario 3 – Shark Tank Gym

Shark Tank Gym follows a different training model (Hyrox classes) with up to 40 participants per class. The site itself has just 3 car parking spaces available within an industrial estate. Even with these larger class sizes and extremely limited on-site parking, the gym continues to operate effectively, with no evidence of parking-related difficulties

Conclusion

These examples clearly demonstrate that gyms of a larger scale can successfully operate in the area with very limited on-site parking. The operational patterns of gyms typically result in staggered usage throughout the day, the majority being between 6-8pm, as shown in pictures and will continue to do so there is practically no cars or traffic after 5pm, Furthermore, a significant proportion of members are drawn from the local community being closer to housing and town more people will walk, cycle, or share lifts, we will offer a incentive scheme for people who do not drive, & everyone entering the gym will have to sign a vehicle registration form so we can monitor parking through cctv.

Based on these comparable operations, we are confident that the proposed gym can be accommodated without adverse impacts on parking provision or local highway conditions