

**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 18<sup>th</sup> May 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 5<sup>th</sup> May 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/26/0662/FUL** – Planning application – conversion of ground, first and second floor to three dwellings with access from Palace Street – Surrey House, 41 High Street, Newmarket
  - b) **DC/26/0694/ADV** – Application for advertisement consent – replacement fascia sign – 104 High Street, 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 27/04/26, 06/05/26
- 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. Traffic Regulation Order for parking changes in West Suffolk** – to consider the proposal from WSC
- 16. Correspondence**
- 17. Date of next meeting –Monday 2<sup>nd</sup> June 2026**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 12<sup>th</sup> May 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 Tuesday 5<sup>th</sup> May 2026 at 6:15pm

#### Attendance:

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

Councillor J McHugh  
Councillor R Nobbs  
Councillor K Yarrow

Also Present: C Whitaker - Town Clerk, Cllrs Revitt and Winter as observers (PW from 6.28pm) and 1 Member of the Press

|           | Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Action<br>by |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| D/26/05/1 | <p><b><u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b></p> <p>The Chair welcomed everyone, read the Fire Safety Notice and asked if anyone intended on recording the meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| D/26/05/2 | <p><b><u>Apologies</u></b></p> <p>Apologies were received from Cllrs Berry and Hulbert.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| D/26/05/3 | <p><b><u>Declaration of Members Interests &amp; 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></b></p> <p>There were no declarations of members interests or requests for dispensations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| D/26/05/4 | <p><b><u>To Confirm the Minutes of the Meeting Held on 20<sup>th</sup> April 2026 and any Matters Arising</u></b></p> <p>The Chair presented the minutes of the Development &amp; Planning Committee held on 20<sup>th</sup> April 2026 and Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:</p> <p><b><u>D/26/05/04.01 Resolved</u></b></p> <p><b>That the minutes of the Development &amp; Planning Committee held on 20<sup>th</sup> April 2026 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b></p> <p>Matters arising:</p> <p><b>D/26/04/32 – Enforcement</b> – Cllr Hood reported that the potholes on the High Street and The Avenue have now been addressed.</p> <p><b>D/26/04/34 – Tree Issue</b> – Cllr Yarrow will follow up with the WSC Officer that a letter was sent to.</p> |              |

**D/26/05/5 Public Open Session**

No members of the public were in attendance.

**D/26/05/6 Planning Applications**

**D/26/05/6/1 DC/26/0589/FUL** – Planning application – subdivide existing detached two storey dwelling into two self-contained residential units – 260 Hethersett Close, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

**D/26/05/6.01 Resolved**

**The Committee deferred the item and requested a site visit.**

*Cllr Hood declared an other interest and left the room at 6.30pm. Cllr Harvey took the Chair.*

**D/26/05/6/2 DC/26/0582/TPO** – TPO 02 (1980) tree preservation order – one Maple (T01 on plan T40 on order) fell – Linden Lodge, Rowley Drive, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/04/6.02 Resolved**

**The Committee does not support the felling of healthy trees, however, accepts the tree survey reports findings and would appreciate a replanting in a suitable location.**

*Cllr Hood returned to the meeting and took the Chair at 6.34pm*

**D/26/05/6/3 DC/26/0608/FUL** – Planning application – install two rapid electric vehicle charging stations and associated equipment within the car park of McDonalds – The Arches, Willie Snaith Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/26/05/06.03 Resolved**

**The Committee voiced no objection.**

**D/26/05/6/4 DC/26/0612/TPO** – TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell – 5 Mill Reef, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/05/06.04 Resolved**

**The Committee strongly objects and insists on a tree report as the reasons do not justify a felling.**

**D/26/05/6/5 DC/26/0621/TCA** – Trees in a conservation area notification – one Sycamore (T1 on plan) fell – 20 The Maltings, Brewers Lane, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

**D/26/05/06.05 Resolved**

**The Committee strongly objects to the felling of healthy trees, particularly with the absence of a tree report and suitable photos.**

**D/26/05/6/6 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. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/05/06.06 Resolved**

**The Committee welcome the new business and support the Conservation Officer's comments.**

**D/26/05/6/7 DC/26/0646/TPO** – TPO 234(1972) tree preservation order – two beech, one elm and one hornbeam (marked on plan and within A13 on order) crown lift by one metre and overall reduction by 1.5 metres back to boundary – 14A Depot Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/26/05/06.07 Resolved**

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

**D/26/05/7 Amended and Deferred Plans**

None noted.

**D/26/05/8 Planning Appeals**

None noted.

**D/26/05/9 East Cambs Planning Applications**

**D/26/05/9/1 26/00135/OUM** – The erection of up to 35 dwellings with associated landscaping, open space, vehicular access and parking provision. All matters reserved aside from access – Land North of Blackberry Lane, Soham. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/05/09.01 Resolved**

**The Committee requested the DTC to investigate further.**

**D/26/05/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during weeks commencing 13/04/2026 and 20/04/2026 were noted.

| Applications | Description | Address | WSC Decision | NTC Decision |
|--------------|-------------|---------|--------------|--------------|
|--------------|-------------|---------|--------------|--------------|

|                |                                                                                                                                                                                                                                                                                                                                                       |                                                |          |              |  |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------|--------------|--|
| DC/26/0190/FUL | Planning application – change of use of holiday let (class C1) to annexe (ancillary to main dwelling) (class C3)                                                                                                                                                                                                                                      | Annexe, Paddock View, 6 Exning Road, Newmarket | Approved | No objection |  |
| DC/26/0173/HH  | Householder planning application – a. raise roof to provide additional habitable accommodation b. changes to fenestration on front elevation including timber cladding c. one dormer and one rooflight on front elevation d. single storey rear extension including air source heat pump and e. rooflights on rear elevation f. render all elevations | 22 Edinburgh Road, Newmarket                   | Approve  | No objection |  |
| DC/26/0414/TCA | Trees in conservation area notification – five Amelanchier and five Malus (shown within the area labelled Group 1 on the attached plan) fell                                                                                                                                                                                                          | Meridian Gardens, Newmarket                    | Approved | No objection |  |
| 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             | Approved | No objection |  |
| DC/26/0242/HH  | Householder planning application – a. single storey front extension b. render to front elevation and c. first floor extension above existing garage                                                                                                                                                                                                   | 57 Edinburgh Road, Newmarket                   | Approved | No objection |  |

**D/26/05/11 Delegation Panel Decisions**

None noted.

**D/26/05/12 Licensing**

a: **Pavement Licence** – Sourdough Hub, 47 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/26/05/12.01 Resolved**

**The Committee strongly supports this application.**

**D/26/05/13 Enforcement**

Minutes to be circulated of the recent Enforcement Working Group meeting. A representative from WSC has been invited to visit the Council to discuss the lack of enforcement and progress as soon as possible.

**D/26/05/14 Working Group Reports**

No reports offered.

**D/26/05/15 Correspondence**

None noted.

**D/26/05/16 Date of Next Meeting**

Monday 18<sup>th</sup> May 2026 at the Memorial Hall.

Meeting closed 7:08pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_

### Summary of Resolutions/Recommendations

| Resolution/Recommendation            | Resolution/Recommendation Wording                                                                                                                                                                            |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/26/05/04.01 Resolved</u></b> | <b>That the minutes of the Development &amp; Planning Committee held on 20<sup>th</sup> April 2026 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b> |
| <b><u>D/26/05/6.01 Resolved</u></b>  | <b>The Committee deferred the item and requested a site visit.</b>                                                                                                                                           |
| <b><u>D/26/04/6.02 Resolved</u></b>  | <b>The Committee does not support the felling of healthy trees, however, accepts the tree survey reports findings and would appreciate a replanting in a suitable location.</b>                              |
| <b><u>D/26/05/06.04 Resolved</u></b> | <b>The Committee strongly objects and insists on a tree report as the reasons do not justify a felling.</b>                                                                                                  |
| <b><u>D/26/05/06.05 Resolved</u></b> | <b>The Committee strongly objects to the felling of healthy trees, particularly with the absence of a tree report and suitable photos.</b>                                                                   |
| <b><u>D/26/05/06.06 Resolved</u></b> | <b>The Committee welcome the new business and support the Conservation Officer's comments.</b>                                                                                                               |
| <b><u>D/26/05/06.07 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and object to the felling of healthy trees.</b>                                                                                             |

## Items 6 & 7

Development and Planning Committee  
Planning Applications – West Suffolk Council

| Application                                                                                                                                                                                                                 | Constraints/ Neighbourhood<br>Plan Policies    | Case<br>Officer    | Applicant name                         | Consultation<br>expiry date   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------|----------------------------------------|-------------------------------|
| <a href="#">DC/26/0662/FUL</a><br><br>Planning application - conversion of ground, first and second floor to three dwellings<br>with access from Palace Street<br><br>Surrey House 41 High Street Newmarket Suffolk CB8 8NA | Conservation Area<br><br>NKT1<br>NKT2          | Ed Fosker          | A Barnes                               | Thurs 28 <sup>th</sup><br>May |
| <a href="#">DC/26/0694/ADV</a><br><br>Application for advertisement consent - replacement fascia sign<br><br>104 High Street Newmarket Suffolk CB8 8JQ                                                                      | Conservation Area<br><br>NKT1<br>NKT2<br>NKT30 | Cara<br>Fieldhouse | REMCO LEISURE<br>LTD JOHN<br>REMBLANCE | Sat 30 <sup>th</sup> May      |

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

NKT2 – Key Views

NKT30 - Shop Fronts

# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

## WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 24th April 2026

**Reference:** 26/00346/FUL

**Officer:** Samar Nakhleh

**Location:** 2 Centre Drive Newmarket Suffolk CB8 8AN

**Date application valid:**

17th April 2026

**Parish:**

Cheveley

**Proposal:** Conversion of garage to an annexe

**Applicant:**

Mrs Jenny Abbott  
2 Centre Drive  
Newmarket  
Suffolk  
CB8 8AN

**Agent:**

The Cambridge Conservatory Centre  
FAO Mr Moore  
Scotsdales Garden Centre  
120 Cambridge Road  
Great Shelford  
Cambridge  
Cambridgeshire  
CB22 5JT

**Grid Reference:** 565519 262898

**Reference:** 26/00398/FUL

**Officer:** Jasmine Moffat

**Location:** Palace Cottage 2 Palace Lane Chippenham Ely Cambridgeshire

**Date application valid:**

17th April 2026

**Parish:**

Chippenham

**Proposal:** Two-storey rear extension

**Applicant:**

Mr Robert Palmer  
Palace Cottage  
2 Palace Lane  
Chippenham  
Ely  
Cambridgeshire  
CB7 5QE

**Agent:**

Julie Sheldrick  
Merlin House  
Fred Dannatt Road  
Mildenhall  
IP28 7RD

**Grid Reference:** 566112 269909

**Reference:** 26/00409/FUL

**Officer:** Jasmine Moffat

**Location:** White Gables 74 Station Road Dullingham Newmarket Suffolk

**Date application valid:**

21st April 2026

**Parish:**

Dullingham

**Proposal:** Single-storey porch and a single-storey rear extension with alterations to exterior facade

**Applicant:**

Mr & Mrs Pedley  
White Gables  
74 Station Road  
Dullingham  
Newmarket  
Suffolk  
CB8 9UP

**Agent:**

Ms E Pedley  
Bond House  
London  
SE14 6FE

**Grid Reference:** 562433 258191

**Reference:** 26/00388/FUL

**Officer:** Jasmine Moffat

**Location:** 37 Mill Lane Fordham Ely Cambridgeshire CB7 5NH

**Date application valid:**

**Parish:**

16th April 2026

Fordham

**Proposal:** Replacement windows

**Applicant:**

Mrs Page  
37 Mill Lane  
Fordham  
Ely  
Cambridgeshire  
CB7 5NH

**Agent:**

First Home Improvements  
FAO Izzy Higgins  
Station Road  
Lenwade  
NR9 5LY

**Grid Reference:** 563113 270579

**Reference:** 26/00343/FUL

**Officer:** Samar Nakhleh

**Location:** 27 Townsend Soham Ely Cambridgeshire CB7 5DD

**Date application valid:**

**Parish:**

7th April 2026

Soham

**Proposal:** Loft conversion, incursion of two dormers and roof lights, garage conversion and associated fenestration alterations

**Applicant:**

Mrs Alison Smith  
C/o Agent  
27 Townsend  
Soham  
Ely  
Cambridgeshire  
CB7 5DD

**Agent:**

N.H. Building Design  
FAO Mr Nigel Hurrell  
18 Plasset Drive  
Attleborough  
NR17 2NU

**Grid Reference:** 558746 274596

**Reference:** 26/00419/FUL

**Officer:** Samar Nakhleh

**Location:** 24 Malvern Close Newmarket Suffolk CB8 8BP

**Date application valid:**

**Parish:**

16th April 2026

Woodditton

**Proposal:** Single-storey rear extension

**Applicant:**

Mr R. Stafford  
24 Malvern Close  
Newmarket  
Suffolk  
CB8 8BP

**Agent:**

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

**Grid Reference:** 564920 262705

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# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

## WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

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List produced on 1st May 2026

**Reference:** 26/00392/FUL

**Officer:** Olivia Akroyd

**Date application valid:** 21st April 2026

**Parish:** Soham

**Location:** JRD Mouldings Limited 26 Regal Drive Soham Ely Cambridgeshire

**Proposal:** Installation of an extract unit and 2m high palisade fencing

**Applicant:**

Coulson Building Group  
C/O Agent  
Progress House  
Rowles Way  
Swavesey  
CB24 4UG

**Agent:**

Carter Jonas LLP  
FAO Raymond Chan  
1 Station Square  
Cambridge  
CB1 2GA

**Grid Reference:** 560295 272376

**Reference:** 26/00445/FUL

**Officer:** Olivia Akroyd

**Date application valid:** 23rd April 2026

**Parish:** Soham

**Location:** 42 Great Fen Road Soham Ely Cambridgeshire CB7 5UH

**Proposal:** Demolition of existing dwelling and outbuildings, to be replaced with a new dwelling and single carport. Creation of new access, parking area and all associated site works

**Applicant:**

C. J. Murfitt Ltd  
FAO Mr C.J. Murfitt  
12A The Shade  
Soham  
Cambridgeshire  
CB7 5DE

**Agent:**

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

**Grid Reference:** 559667 278978

## **Decision List**

| Weeks commencing- 27/04/26 & 4/5/26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | NTC Comments                                                                                                                                                                                                                                                                                                                                       | West Suffolk Council Decision                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <p><u>DC/26/0431/TPO</u></p> <p>TPO 04(1994) tree preservation order - works stated on submitted tree schedule of works</p> <p>Play Area Heasman Close Newmarket Suffolk CB8 0AD</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The Committee actively encourages responsible tree management and does not object to this application for scheduled works.</p>                                                                                                                                                                                                                  | <p>Decided- Approve application.</p>    |
| <p><u>DC/26/0432/TPO</u></p> <p>TPO 01(1987) tree preservation order - works stated on submitted tree schedule of works</p> <p>Street Record Laureate Gardens Newmarket Suffolk CB8 0AW</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The Committee actively encourages responsible tree management and does not object to this application for scheduled works.</p>                                                                                                                                                                                                                  | <p>Decided- Approve application.</p>    |
| <p><u>DC/26/0420/TPO</u></p> <p>TPO 04(1977) tree preservation order - one horse chestnut (marked T1 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging garden on the north-west aspect by up to two metres, one horse chestnut (marked T2 on plan and within G3 on order) crown lift up to four metres above ground level, one horse chestnut (marked T5 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging driveway by up to 1.5 metres on the north-west aspect.</p> <p>15 Bartons Place Newmarket Suffolk CB8 0EY</p> | <p>The Committee actively encourages responsible tree management and supports the Tree Officers recommendations; being very pleased to see a thorough report. -<i>Comment from 9/4/26.</i></p> <p>The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations. -<i>Comment from 23/4/26.</i></p> | <p>Decided- Approve application.</p>  |

## **Decision List**

|                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                      |                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><u>DC/26/0406/TPO</u></p> <p>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</p> <p>2 Arborfield Drive Newmarket Suffolk<br/>CB8 7FL</p>                                                                                                                                | <p>The Committee actively encourages responsible tree management and does not object to this application.</p>                                                                                                        | <p>Decided- Approve application.</p> <p style="text-align: center;"></p>   |
| <p style="text-align: center;"><u>DC/26/0345/HH</u></p> <p>Householder planning application - a. single storey side extension, b. first floor side extension, c. single storey rear extension</p> <p>31 Barry Lynham Drive Newmarket<br/>Suffolk CB8 8YU</p>                                                                                                                                            | <p>The Committee voiced no objection.</p>                                                                                                                                                                            | <p>Decided- Approve application.</p> <p style="text-align: center;"></p>   |
| <p style="text-align: center;"><u>DC/25/2037/FUL</u></p> <p>Planning application - a. two-storey hospital building with roof mounted solar PV panels b. manifold building c. electricity sub-station building d. parking and cycle storage e. plant and associated infrastructure f. hard and soft landscaping</p> <p>Newmarket Community Hospital 56<br/>Exning Road Newmarket Suffolk CB8<br/>7JG</p> | <p>The Committee welcomed and supported the investment by West Suffolk NHS Foundation Trust into the hospital site and voiced no objection. They also welcomed the measures to improve biodiversity on the site.</p> | <p>Decided- Approve application.</p> <p style="text-align: center;"></p> |
| <p style="text-align: center;"><u>DC/25/1419/HH</u></p> <p>Householder planning application - a. replacement vehicular entrance gates b. pedestrian gate</p> <p>33 Edinburgh Road Newmarket Suffolk<br/>CB8 0QE</p>                                                                                                                                                                                     | <p>The Committee voiced no objection to this application.</p>                                                                                                                                                        | <p>Decided- Approve application.</p> <p style="text-align: center;"></p> |

To: **Recipients of Delegation Panel papers**

Contact Email Planning Department  
[planning.technical@westsuffolk.gov.uk](mailto:planning.technical@westsuffolk.gov.uk)

8 May 2026

Dear all

**Delegation Panel - Tuesday 5 May 2026**

Following consultation with the members of the Delegation Panel on the above date, the Director of Planning and Growth has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

**Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to**  
[planning.technical@westsuffolk.gov.uk](mailto:planning.technical@westsuffolk.gov.uk)

Yours sincerely



Marie Smith  
Director of Planning and Growth

|    |                                      |                                                                                          |
|----|--------------------------------------|------------------------------------------------------------------------------------------|
| 6. | Application number                   | DC/26/0430/TPO                                                                           |
|    | Proposal:                            | TPO 234(1972) tree preservation order - works stated on submitted tree schedule of works |
|    | Location:                            | Tree Belt, Gordon Richards Close, Newmarket                                              |
|    | Case officer:                        | Philip Crutchlow                                                                         |
|    | Parish:                              | Newmarket Town Council                                                                   |
|    | Ward:                                | Newmarket North                                                                          |
|    | Member comment:                      | No comments received                                                                     |
|    | <b>Officer 'minded to' position:</b> | <b>GRANT</b>                                                                             |
|    | <b>Recommendation of the Panel:</b>  | <b>Delegated Approval</b>                                                                |
|    | <b>Reason for DCC referral:</b>      |                                                                                          |
|    | <b>Director decision:</b>            | <b>Agreed</b>                                                                            |

|    |                                      |                                                                                         |
|----|--------------------------------------|-----------------------------------------------------------------------------------------|
| 7. | Application number                   | DC/26/0431/TPO                                                                          |
|    | Proposal:                            | TPO 04(1994) tree preservation order - works stated on submitted tree schedule of works |
|    | Location:                            | Play Area, Heasman Close, Newmarket                                                     |
|    | Case officer:                        | Cara Fieldhouse                                                                         |
|    | Parish:                              | Newmarket Town Council                                                                  |
|    | Ward:                                | Newmarket North                                                                         |
|    | Member comment:                      | No comments received                                                                    |
|    | <b>Officer 'minded to' position:</b> | <b>GRANT</b>                                                                            |
|    | <b>Recommendation of the Panel:</b>  | <b>Delegated Approval</b>                                                               |
|    | <b>Reason for DCC referral:</b>      |                                                                                         |
|    | <b>Director decision:</b>            | <b>Agreed</b>                                                                           |

|    |                                      |                                                                                         |
|----|--------------------------------------|-----------------------------------------------------------------------------------------|
| 8. | Application number                   | DC/26/0432/TPO                                                                          |
|    | Proposal:                            | TPO 01(1987) tree preservation order - works stated on submitted tree schedule of works |
|    | Location:                            | Street Record, Laureate Gardens, Newmarket                                              |
|    | Case officer:                        | Cara Fieldhouse                                                                         |
|    | Parish:                              | Newmarket Town Council                                                                  |
|    | Ward:                                | Newmarket North                                                                         |
|    | Member comment:                      | No comments received                                                                    |
|    | <b>Officer 'minded to' position:</b> | <b>GRANT</b>                                                                            |
|    | <b>Recommendation of the Panel:</b>  | <b>Delegated Approval</b>                                                               |
|    | <b>Reason for DCC referral:</b>      |                                                                                         |
|    | <b>Director decision:</b>            | <b>Agreed</b>                                                                           |

**Fw: Traffic Regulation Order for parking changes in West Suffolk.**

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**From:** Beaumont, Mark <Mark.Beaumont@westsuffolk.gov.uk>

**Sent:** Tuesday, May 12, 2026 10:25

**To:** Townclerk <Townclerk@newmarket.gov.uk>

**Cc:** Taylor, David <David.Taylor@westsuffolk.gov.uk>

**Subject:** Traffic Regulation Order for parking changes in West Suffolk.

Morning Cathy – the message below is sent on behalf of Cllr Dave Taylor

Good morning Cathy,

This is to make you aware of a Traffic Regulation Order for parking changes in West Suffolk.

Councillors agreed in February to use up to £1.2m of council reserves over two years to support local high streets with free parking trials.

West Suffolk Council is now advertising the parking changes under a Traffic Regulation Order (TRO) a statutory consultation that enables people to put forward their views on the proposed change.

Subject to that consultation, the changes across the three towns will come into effect from Monday 15 June.

The changes in Haverhill would apply to the Arts Centre, Jubilee Walk, and Lower Downs Slade car parks, while in Newmarket All Saints, The Guineas, and Rous Road car parks would also be free for first hour.

Drivers coming to Bury St Edmunds could also be able to park for free between 8am and 10am on Mondays in the arc surface and underground.

People would still need to display a parking ticket during these free parking periods but wouldn't have to pay. They could then pay to stay longer.

We welcome your input on these proposed changes. You can comment on the Traffic Regulation Order by emailing [parking@westsuffolk.gov.uk](mailto:parking@westsuffolk.gov.uk) The deadline for comments is 4 June 2026.

With best wishes

Cllr David Taylor

Cabinet Member for Operations

West Suffolk Council

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Mark Beaumont

Communications Manager

Corporate Communications

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Email: [Mark.Beaumont@westsuffolk.gov.uk](mailto:Mark.Beaumont@westsuffolk.gov.uk)

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**West Suffolk Council**

#TeamWestSuffolk

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