

**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 15<sup>th</sup> June 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 1<sup>st</sup> June 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/26/0780/FUL** – Planning application – a. internal retail fit out to ground floor b. external wall louvers c. installation of AC condenser units to rear – 69 The Guineas Shopping Centre, The Rookery, Newmarket
  - b) **DC/26/0779/TPO** – TPO 012 (1956) tree preservation order – two Horse chestnuts (in area A7 on plan and T1 and T2 on plan) reduce height by four metres – 17 Collings Place, Newmarket
  - c) **DC/26/0818/HH** – Householder planning application – remove front ground floor window and replace with bay window – 70 Bill Rickaby Drive, Newmarket
  - d) **DC/26/0812/FUL** – Planning application – three additional studio apartments on first and second floors – 2 Sun Lane, Newmarket
  - e) **DC/26/0859/TCA** – Trees in a conservation area – one eucalyptus (marked on plan) fell – 3 Rockingham Villas, Church Lane, Newmarket
  - f) **DC/26/0861/TCA** – Trees in a conservation area – one conifer (marked on plan) overall crown reduction and reduction of lateral branches by two metres
- 7. Planning applications** – Amended and Deferred Plans
  - a) **DC/26/0694/ADV** – re-consultation to amend red line and location plan – 104 High Street, Newmarket
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 27/05/26, 03/06/26
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
  - a) **Pavement Licence** – Brazuca, 6 Sun Lane, Newmarket

**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. Correspondence**

**16. Date of next meeting –Monday 6<sup>th</sup> July 2026; 6.15pm**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 9<sup>th</sup> June 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 1<sup>st</sup> June 2026 at 6:15pm

#### Attendance:

Councillor R Hood (Chair)  
Councillor J Berry (from 6.18pm)  
Councillor A Drummond  
Councillor J Harvey (Vice Chair)

Councillor P Hulbert  
Councillor J Jarvis  
Councillor J McHugh

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Tim Cleary – WSC, Cllr Winter as observer, Cllr J Borda as observer (from 7.07pm), C O'Reilly – Events Manager as observer (from 7.00pm), 3 Members of the public and 1 Member of the Press (from 6.16pm)

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action<br>by |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p><b>D/26/06/1 <u>Election of Chair</u></b><br/>Cllr Hood took the Chair and asked for nominations for Chair of the Development and Planning Committee. Cllr Drummond nominated Cllr Hood for Chair, seconded by Cllr Hulbert. There were no other nominations, a vote was taken, and the following was agreed:</p> <p><b><u>D/26/06/1.01 Resolved</u></b><br/><b>That Cllr Hood be elected as the Chair of the D&amp;P Committee for 2026/2027 Municipal Year.</b></p> |              |
| <p><b>D/26/06/2 <u>Election of Vice Chair</u></b><br/>Cllr Hood nominated Cllr Harvey, seconded by Cllr Drummond. There were no other nominations, a vote was taken, and the following was agreed:</p> <p><b><u>D/26/06/2.01 Resolved</u></b><br/><b>That Cllr Harvey be elected as the Vice Chair of the D&amp;P Committee for 2026/2027 Municipal Year.</b></p>                                                                                                        |              |
| <p><b>D/26/06/3 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br/>The Chair welcomed everyone, read the Fire Safety Notice and asked if anyone intended to record the meeting.</p>                                                                                                                                                                                                                             |              |
| <p><b>D/26/06/4 <u>Apologies</u></b><br/>Apologies were received from Cllrs Nobbs and Yarrow.</p>                                                                                                                                                                                                                                                                                                                                                                        |              |
| <p><b>D/26/06/5 <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><br/>There were no declarations of members interests or requests for dispensations.</p>                                                                                                                                                       |              |

**D/26/06/6    To Confirm the Minutes of the Meeting Held on 18<sup>th</sup> May 2026 and any Matters Arising**

The Chair presented the minutes of the Development & Planning Committee held on 18<sup>th</sup> May 2026 and Cllr Drummond made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/26/06/6.01 Resolved**

**That the minutes of the Development & Planning Committee held on 18<sup>th</sup> May 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.**

*Councillor Berry joined the meeting at 6.18pm.*

There were no matters arising.

The Chair made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/26/06/6.02 Resolved**

**That item 8 – Licensing be brought forward.**

**D/26/06/7    Licensing**

Tim Cleary – Licensing Manager from WSC gave an overview on the remit of the Licensing Department at WSC.

*1 Member of the Public joined the meeting at 6.21pm.*

He provided clarification over pavement licences and the process for these and answered questions from Members.

*1 Member of the Public left the meeting at 6.44pm.*

*Tim Cleary left the meeting at 6.46pm.*

**D/26/06/8    Public Open Session**

No members of the public wished to speak.

**D/26/06/9    Planning Applications**

**D/26/06/9/1 DC/26/0683/RM** – Reserved matters application – submission of details under outline planning permission DC/24/0720/OUT – appearance, landscaping, layout and scale – for the construction of three commercial units (use class B2/B8 and E(g)) – Hatchfield Farm, Fordham Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/06/9.01 Resolved**

**The Committee continues to strongly object to this application on numerous grounds: Traffic is frequently gridlocked already and no traffic survey has taken into account the additional traffic that will arise from the 400 houses on the Hatchfield development and 50 houses on the St Felix site development. If this application were to be approved, all HGV traffic must access and egress the site via the A14 to prevent a life threatening danger to residents and horses by vehicles passing through the town. The Committee are disappointed that this**

application has been submitted with no consultation with the Planning Officer. They would prefer a mixed employment scheme of small and medium light industrial units that offer a higher employment density and which is more economically resilient, instead of over urbanisation. The development is out of odds with the needs of the town and the Committee are concerned that this development will be like Culina in Haverhill, enduring issues such as noise from HGV's and refrigeration units and light pollution. The Committee would much prefer a science park or similar with park and ride. We have received 4 significant objections from members of the public and local organisations which the Committee agree with.

*1 Member of the Public left at 6.48pm.*

*1 Member of the Public returned at 6.54pm.*

*Events Manager joined the meeting as an observer at 7.00pm.*

*Councillor Borda joined the meeting as an observer at 7.07pm.*

**D/26/06/9/2 DC/26/0684/FUL** – Planning application – Change of use from HMO (sui generis) to dwelling (class C3) – 15 The Avenue, Newmarket. Cllr Berry made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

**D/26/06/9.02 Resolved**

**The Committee voiced no objection.**

*1 Member of the Public left at 7.11pm.*

**D/26/06/9/3 DC/26/0679/FUL** – Planning application – electricity substation and concrete pad surround – International House, Willie Snaith Road, Newmarket. Cllr Berry made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/06/9.03 Resolved**

**Subject to the area being fully screened, the Committee voiced no objection.**

**D/26/06/10 Amended and Deferred Plans**

None noted.

**D/26/06/11 Planning Appeals**

AP/26/0023/STAND noted.

**D/26/06/12 East Cambs Planning Applications**

Noted.

**D/26/06/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during weeks commencing 13/05/2026 and 20/5/2026 were noted.

| Applications   | Description                                                       | Address                | WSC Decision | NTC Decision |
|----------------|-------------------------------------------------------------------|------------------------|--------------|--------------|
| DC/26/0430/TPO | TPO 234(1972) tree preservation order – works stated on submitted | Gordon Richards Close, | Approved     | No objection |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                              |          |              |  |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------|--------------|--|
|                | tree schedule of works                                                                                                                                                                                                                                                                                                                                                                                                                                | Newmarket                                    |          |              |  |
| DC/26/0379/HH  | Householder planning application – single storey rear extension                                                                                                                                                                                                                                                                                                                                                                                       | 88 Weston Way, Newmarket                     | Approve  | No objection |  |
| 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 | Approved | No objection |  |
| DC/26/0489/TPO | TPO 17 (1991) tree preservation order – one lime (T2 on plan and order) crown lift up to four metres above ground level and pole-think up to one third of regrowth stems from previous reduction points; one horse chestnut (T5 on plan and order) and one beech (T4 on plan and order) crown lift up to three metres above ground level, and prune back to suitable pruning points to provide up to 2.5 metres clearance from surrounding structures | Oakfields, Vicarage Road, Newmarket          | Approved | No objection |  |
| DC/26/0544/HH  | Householder planning application – replacement fence and gates to front boundary                                                                                                                                                                                                                                                                                                                                                                      | Barkway House, 18 Bury Road, Newmarket       | Approved | No objection |  |

#### **D/26/06/14 Delegation Panel Decisions**

None Noted.

#### **D/26/06/15 Licensing**

None noted.

#### **D/26/06/16 Enforcement**

The appeal against the enforcement notice at 67A – 67C Exning Road was discussed. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

##### **D/26/06/16.01 Resolved**

**DTC to e-mail WSC / Inspector before the deadline 19<sup>th</sup> June 2026 reiterating the previous concerns raised by the Committee and refuting their 2 specific reasons for appeal i.e. retrospective granting and insufficient time to adhere to the notice, once the response is approved by the Chair.**

#### **D/26/06/17 Working Group Reports**

No reports offered.

#### **D/26/06/18 Newmarket Railway Station Signage**

The Committee discussed the early designs of the signage. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

##### **D/26/06/18.01 Resolved**

**That delegation be given to the Mayor and Deputy Mayor to submit comments**

regarding the preferred colour and content of the signage.

**D/26/06/19 Correspondence**

An email has been received regarding kerbside cleaning along Fordham Road. Cllr Jarvis will meet with the resident and report back to the next meeting.

**D/26/06/20 Date of Next Meeting**

Monday 15<sup>th</sup> June 2026 at the Memorial Hall.

Meeting closed 7:23pm.

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

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>    | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/26/06/1.01 Resolved</u></b> | <b>That Cllr Hood be elected as the Chair of the D&amp;P Committee for 2026/2027 Municipal Year.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>D/26/06/2.01 Resolved</u></b> | <b>That Cllr Harvey be elected as the Vice Chair of the D&amp;P Committee for 2026/2027 Municipal Year.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b><u>D/26/06/6.01 Resolved</u></b> | <b>That the minutes of the Development &amp; Planning Committee held on 18<sup>th</sup> May 2026 be adopted and be signed as a true record by the Chair of the Development &amp; Planning Committee.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b><u>D/26/06/6.02 Resolved</u></b> | <b>That item 8 – Licensing be brought forward.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b><u>D/26/06/9.01 Resolved</u></b> | <b>The Committee continues to strongly object to this application on numerous grounds: Traffic is frequently gridlocked already and no traffic survey has taken into account the additional traffic that will arise from the 400 houses on the Hatchfield development and 50 houses on the St Felix site development. If this application were to be approved, all HGV traffic must access and egress the site via the A14 to prevent a life threatening danger to residents and horses by vehicles passing through the town. The Committee are disappointed that this application has been submitted with no consultation with the Planning Officer. They would prefer a mixed employment scheme of small and medium light industrial units that offer a higher employment density and which is more economically resilient, instead of over urbanisation. The development is at odds with the needs of the town and the Committee are concerned that this development will be like Culina in Haverhill, enduring issues such as noise from HGV's and refrigeration units and light pollution The Committee would much prefer a science park or similar with park and ride. We</b> |

|                                      |                                                                                                                                                                                                                                                                                                                |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | have received 4 significant objections from members of the public and local organisations which the Committee agree with.                                                                                                                                                                                      |
| <b><u>D/26/06/9.02 Resolved</u></b>  | The Committee voiced no objection.                                                                                                                                                                                                                                                                             |
| <b><u>D/26/06/9.03 Resolved</u></b>  | Subject to the area being fully screened, the Committee voiced no objection.                                                                                                                                                                                                                                   |
| <b><u>D/26/06/16.01 Resolved</u></b> | DTC to e-mail WSC / Inspector before the deadline 19 <sup>th</sup> June 2026 reiterating the previous concerns raised by the Committee and refuting their 2 specific reasons for appeal i.e. retrospective granting and insufficient time to adhere to the notice, once the response is approved by the Chair. |
| <b><u>D/26/06/18.01 Resolved</u></b> | That delegation be given to the Mayor and Deputy Mayor to submit comments regarding the preferred colour and content of the signage.                                                                                                                                                                           |

## Items 6 & 7

Development and Planning Committee  
Planning Applications – West Suffolk Council

| <b>Application</b>                                                                                                                                                                                                                  | <b>Constraints/ Neighbourhood<br/>Plan Policies</b> | <b>Case<br/>Officer</b> | <b>Applicant name</b>            | <b>Consultation<br/>expiry date</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------|----------------------------------|-------------------------------------|
| <p>DC/26/0780/FUL</p> <p>Planning application – a. internal retail fit out to ground floor b. external wall louvers c. installation of AC condenser units to rear</p> <p>69 The Guineas Shopping Centre, The Rookery, Newmarket</p> |                                                     | Gregory McGarr          | Cash Access UK                   | 18 June 2026                        |
| <p>DC/26/0779/TPO</p> <p>TPO 012 (1956) tree preservation order – two Horse chestnuts (in area A7 on plan and T1 and T2 on plan) reduce height by four metres</p> <p>17 Collings Place, Newmarket</p>                               |                                                     | Philip Crutchlow        | Godolphin Management Ltd         | 19 June 2026                        |
| <p>DC/26/0818/HH</p> <p>Householder planning application – remove front ground floor window and replace with bay window</p> <p>70 Bill Rickaby Drive, Newmarket</p>                                                                 |                                                     | Philip Crutchlow        | Mr and Mrs Barry and Susan Smith | 23 June 2026                        |
| <p>DC/26/0812/FUL</p> <p>Planning application – three additional studio apartments on first and second floors</p> <p>2 Sun Lane, Newmarket</p>                                                                                      | <p>Conservation Area</p> <p>NKT1</p>                | Savannah Vince          | Unique 2 Leisure Ltd             | 23 June 2026                        |

## Items 6 & 7

Development and Planning Committee  
Planning Applications – West Suffolk Council

|                                                                                                                                                                                    |                                                |                              |                                  |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------|----------------------------------|---------------------|
| <p>DC/26/0859/TCA</p> <p>Trees in a conservation area – one eucalyptus (marked on plan) fell</p> <p>3 Rockingham Villas, Church Lane, Newmarket</p>                                | <p>Conservation Area</p> <p>NKT14</p>          | <p>Nathan<br/>McGreachie</p> | <p>Marie-Gabrielle<br/>Rotie</p> | <p>25 June 2026</p> |
| <p>DC/26/0861/TCA</p> <p>Trees in a conservation area – one conifer (marked on plan) overall crown reduction of lateral branches by two metres</p> <p>12 The Avenue, Newmarket</p> | <p>Conservation Area</p> <p>NKT2<br/>NKT14</p> | <p>Nathan<br/>McGeachie</p>  | <p>Mr Ken Charity</p>            | <p>30 June 2026</p> |
| Amended/ Deferred                                                                                                                                                                  |                                                |                              |                                  |                     |
| <p>DC/26/0694/ADV</p> <p>Re-consultation to amend red line and location plan</p> <p>104 High Street, Newmarket</p>                                                                 | <p>Conservation Area</p> <p>NKT2</p>           | <p>Cara<br/>Fieldhouse</p>   | <p>Mr Colin Stone</p>            | <p>26 June 2026</p> |

NKT1 – Traditional Features and Materials within the Conservation Area

NKT2 – Key Views

NKT14 - Trees

## Townclerk

**From:** OLIVANT, Adam (CAMBRIDGE UNIVERSITY HOSPITALS NHS FOUNDATION TRUST)  
<adam.olivant@nhs.net>  
**Sent:** 05 June 2026 15:09  
**To:** townclerk@newmarket.gov.uk  
**Cc:** dtc@newmarket.gov.uk  
**Subject:** Planning Application DC/26/0812/FUL – 2 Sun Lane, Newmarket  
**Importance:** High

Dear Town Clerk,

I hope that you are well.

I am writing ahead of the forthcoming Planning & Development Committee meeting to ask that the below concerns regarding application DC/26/0812/FUL – 2 Sun Lane, Newmarket are brought to the attention of Members during their consideration of the application.

Having reviewed the wider planning history for the property, I am increasingly concerned about the cumulative intensification and overdevelopment of the site over recent years.

The property has already undergone a series of extensions, roof alterations, internal reconfigurations and additional residential conversions, alongside continued nightclub/public use at ground and basement level. The current application further increases the number of residential units within what is already a heavily constrained mixed-use building.

In particular, I would ask the Committee to carefully consider the following matters:

- Whether the proposed units comply with the Nationally Described Space Standards (NDSS), given the constrained nature of the building and the history of very compact studio accommodation on site.
- Concerns regarding inaccuracies and inconsistencies within the planning history presented across previous applications. It is my understanding that application DC/22/2051/FUL approved two one-bedroom apartments within the roof extension works, however a later application, DC/23/1562/FUL, appears to have referenced three one-bedroom apartments as already approved.
- Furthermore, DC/17/1226/FUL originally approved a mixture of flats and studio apartments, however parts of the accommodation now appear to be occupied as four two-bedroom flats, and I have been unable to identify any planning permission authorising this altered configuration.
- The adequacy of waste storage arrangements. Despite the level of occupation proposed, the residential accommodation is currently understood to rely upon only two general waste bins.
- The adequacy and deliverability of cycle storage provision. The application refers to increased cycle storage numbers, however there are concerns that the storage either does not currently exist as shown or is proposed on communal/shared land rather than within the application site itself.
- The communal enclosed yard/fire exit route is also used by adjoining properties, and it is unclear whether the cumulative impacts upon this shared area have been properly assessed.

- Emergency access concerns within Kingston Passage, where vehicles are frequently left in positions that obstruct access routes for emergency services, particularly given the continued intensification of the site.
- Wider residential amenity concerns associated with additional residential occupation above and adjacent to late-night commercial uses, including ongoing noise disturbance and anti-social behaviour within the surrounding area.

Overall, I am concerned that the application represents another stage of piecemeal intensification without sufficient supporting infrastructure, servicing provision, amenity space or clear evidence that the site can safely and sustainably accommodate the continued increase in residential occupation.

I would therefore respectfully ask the Committee to carefully scrutinise the application, the accuracy of the submitted planning history, and whether the current and proposed residential arrangements are fully authorised and policy compliant.

Thank you for your time and consideration.

Best regards,  
Adam.

Mr Adam Olivant

Flat 5, 2 Sun Lane, Newmarket, Suffolk CB8 3EJ

Tel: 07391 476612

\*\*\*\*\*  
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# EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 8th June 2026

**Reference:** 26/00561/FUL

**Officer:** Jasmine Moffat

**Location:** Sunny Acre 33A Church Street Ashley Newmarket Suffolk

**Date application valid:** 2nd June 2026

**Parish:** Ashley

**Proposal:** New single storey rear extension to dwelling. Approval for existing outbuilding (retrospective)

**Applicant:**

Ms J Boot  
Sunny Acre  
33A Church Street  
Ashley  
Newmarket  
Suffolk  
CB8 9DU

**Agent:**

J Mason Associates Ltd  
FAO Mr John Mason  
St Thomas House  
Wolverhampton Road  
Cannock  
WS11 1AR

**Grid Reference:** 569945 261708

**Reference:** 26/00590/FUL

**Officer:** Olivia Akroyd

**Location:** 70 Silver Street Burwell Cambridge CB25 0EF

**Date application valid:** 1st June 2026

**Parish:** Burwell

**Proposal:** Ground floor side & rear wrap around extension

**Applicant:**

Mr Daniel Sumner  
70 Silver Street  
Burwell  
Cambridge  
CB25 0EF

**Agent:**

Camplans Ltd  
FAO Mr Dean Girling  
21 Merton Road  
Histon  
Cambridge  
CB24 9JW

**Grid Reference:** 558792 267500

**Reference:** 26/00563/FUL

**Officer:** Samar Nakhleh

**Location:** 12 Little Green Cheveley Newmarket Suffolk CB8 9RG

**Date application valid:**

1st June 2026

**Parish:**

Cheveley

**Proposal:** Single storey rear extension

**Applicant:**

Miss Susanne Jane Olive  
12 Little Green  
Cheveley  
Newmarket  
Suffolk  
CB8 9RG

**Agent:**

**Grid Reference:** 568403 260233

**Reference:** 26/00558/FUL

**Officer:** Olivia Akroyd

**Location:** 58 Hall Street Soham Ely Cambridgeshire CB7 5BW

**Date application valid:**

29th May 2026

**Parish:**

Soham

**Proposal:** Demolition of existing conservatory, construction of two-storey rear extension, fenestration alterations and associated works

**Applicant:**

Melcon Services Ltd  
C/o Agent

**Agent:**

AJS Architecture Ltd  
FAO Mr Antony Smith  
Cleveland House,  
Old Station Road  
Newmarket  
CB8 8QE

**Grid Reference:** 559115 273975

## **Decision List**

| Weeks commencing 27/05/26 &<br>03/06/26                                                                                                                                                                                                                                                          | NTC Comments                                                                                                                                                            | West Suffolk Council<br>Decision                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <u>DC/26/0352/FUL</u><br><br>Planning application – a. existing front elevation and side elevation windows and doors replaced with black aluminium b. existing ground floor and first floor aluminium windows replaced with timber sash windows<br><br>182 High Street Newmarket Suffolk CB8 9AP | The Committee welcome the new business and support the Conservation Officer's comments.                                                                                 | Decided- Approve application.<br><br>   |
| <u>DC/26/0509/HH</u><br><br>Householder planning application - single storey side and rear extension replacing existing side garage and rear extension and conservatory<br><br>38 Exning Road Newmarket Suffolk CB8 0AB                                                                          | The Committee voiced no objection.                                                                                                                                      | Decided- Approve application.<br><br>  |
| <u>DC/26/0582/TPO</u><br><br>TPO 02 (1980) tree preservation order – one Maple (T01 on plan T40 on order) fell<br><br>Linden Lodge Rowley Drive Newmarket Suffolk CB8 0NH                                                                                                                        | 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 | Decided- Approve application.<br><br> |
| <u>DC/26/0621/TCA</u><br><br>Trees in a conservation area notification – one Sycamore (T1 on plan) fell<br><br>20 The Maltings Brewers Lane<br>Newmarket Suffolk CB8 7FP                                                                                                                         | The Committee strongly objects to the felling of healthy trees, particularly with the absence of a tree report and suitable photos.                                     | Decided- Approve application.<br><br> |

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To: **Recipients of Delegation Panel papers**

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

3 June 2026

Dear all

**Delegation Panel - Tuesday 2 June 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/26/0612/TPO                                                                       |
|   | Proposal:                            | TPO 04 (2012) tree preservation order - one Sycamore (T1 on plan, T26 on order) fell |
|   | Location:                            | 5 Mill Reef, Newmarket                                                               |
|   | Case officer:                        | Clare Oliver                                                                         |
|   | Parish:                              | Newmarket                                                                            |
|   | 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</b>                                                                     |
|   | <b>Reason for DCC referral:</b>      | <b>n/a</b>                                                                           |
|   | <b>Director decision:</b>            | <b>Delegated</b>                                                                     |

*Marie Smith*

Marie Smith  
Director of Planning and Growth

## 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                              | <input type="checkbox"/> | Re-licence | <input type="checkbox"/> |
| Licence number (if a re-licence) |                          |            |                          |

### Section 1. Applicant details

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

#### 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 |  |
|---------------------------------------------------------------|-----|--|----|--|

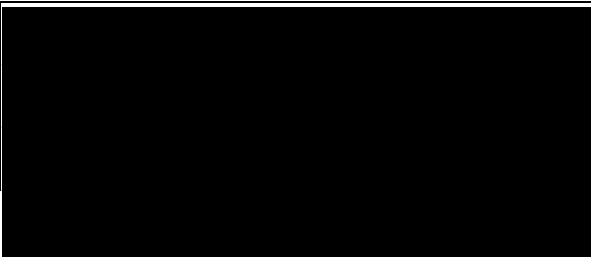
If you answered yes to the above, please provide the following information:

|                  |  |
|------------------|--|
| 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<br>(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<br>(for example, barriers, benches, counters,<br>heaters, planters, shelves, stalls,<br>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<br>(for example, barriers, benches, counters,<br>heaters, planters, shelves, stalls,<br>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 <a href="#">Pavement licence guidance</a> |  |
| 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 £100                 |  | Re-licence £100 |  |
| Payment reference number |  |                 |  |

## Section 9. Next steps

Please submit your completed form and supporting documents to [licensing@westsuffolk.gov.uk](mailto: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

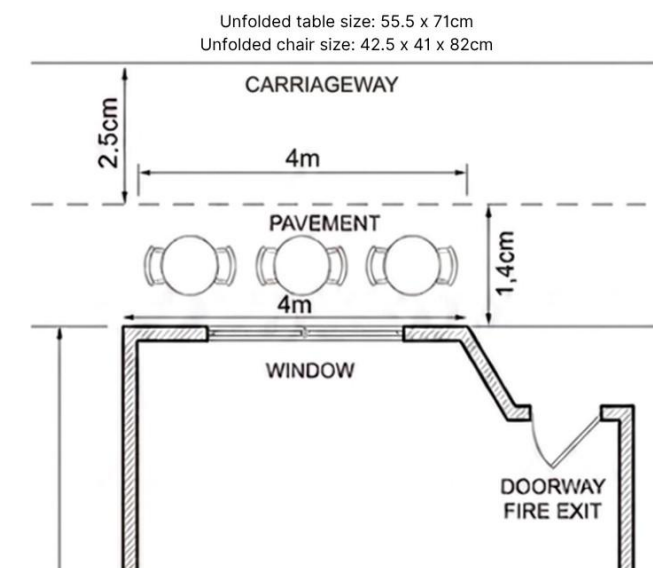
Business and Planning Act 2020 and  
Levelling Up and Regeneration Act 2023

|                                                                                                                   |                                                                                                                                       |               |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Name of Applicant:</b><br>BRAZUCA MARKET LTD                                                                   | <b>Name of Premises:</b><br><b>BRAZUCA - BRAZILIAN MARKET &amp; COFFEE</b>                                                            |               |
| <b>Postal address of premises relevant to this application.</b><br><br>6 Sun Lane, Newmarket,<br>Suffolk, CB8 8EW | <b>This application may be viewed at:</b><br>West Suffolk Council<br>West Suffolk House<br>Western Way<br>Bury St Edmunds<br>IP33 3YU |               |
| <b>Proposed activities:</b><br>Pavement Licence, Tables, Chairs and other Furniture                               |                                                                                                                                       |               |
| Pavement use                                                                                                      | Day/s                                                                                                                                 | Times         |
| 3 Tables, 6 Chairs,                                                                                               | Monday to<br>Sunday                                                                                                                   | 07:00 – 22:30 |

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

**End Date:- 17 June 2026**

### Overhead Plan of Licensable Area



### Premises to Which Licence Relates



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

## **PROPOSED GOODS VEHICLES LOADING ONLY OUTSIDE NOS. 74 TO 80 HIGH STREET, NEWMARKET**

Suffolk County Council is proposing to introduce a new 'Goods Vehicles Loading Only' restriction in the layby outside Nos. 74 to 80 High Street.

The new loading bay will operate at all times and its use will be permitted for loading only by goods or commercial vehicles.

Currently, this layby is subject to 'No waiting at any time' (double yellow lines) to facilitate loading/unloading activities. However, it is often occupied by other vehicles or used as an overflow area for the adjacent taxi rank.

The proposed 'Goods Vehicles Loading Only' restriction is intended to facilitate the passage of traffic on the road, by providing a dedicated area where goods vehicles can load and unload without conflicting with other road users.

Please refer to the attached plan.

Should you wish to comment on this proposal, please ensure that your response reaches me by 3<sup>rd</sup> July 2026.

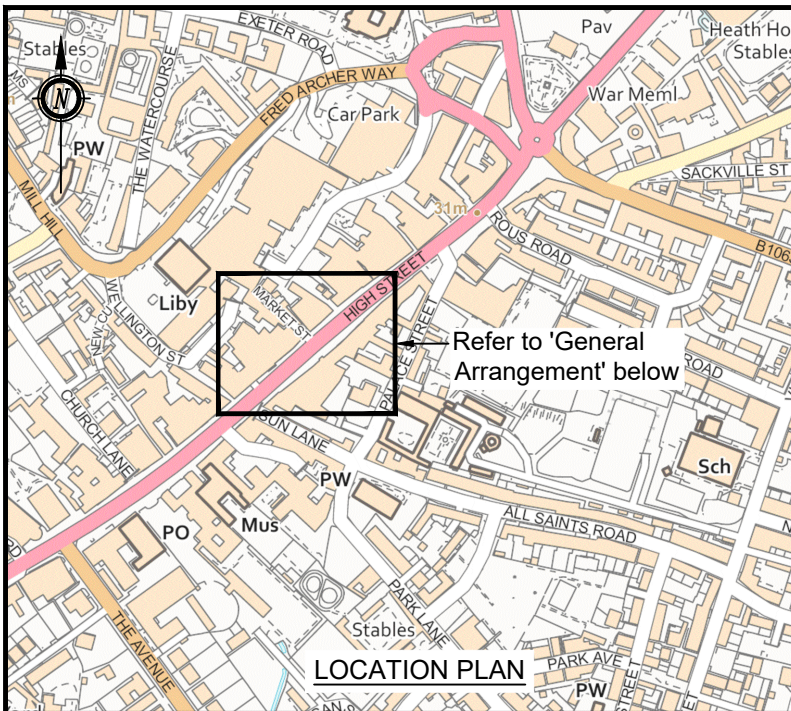
Kind regards,

**Susan Broom**

Design Engineer

LHB and Minor Works Team

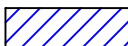
**Suffolk Highways** | Phoenix House, Goddard Road, Ipswich, Suffolk, IP1 5NP  
[www.suffolk.gov.uk/highways](http://www.suffolk.gov.uk/highways)

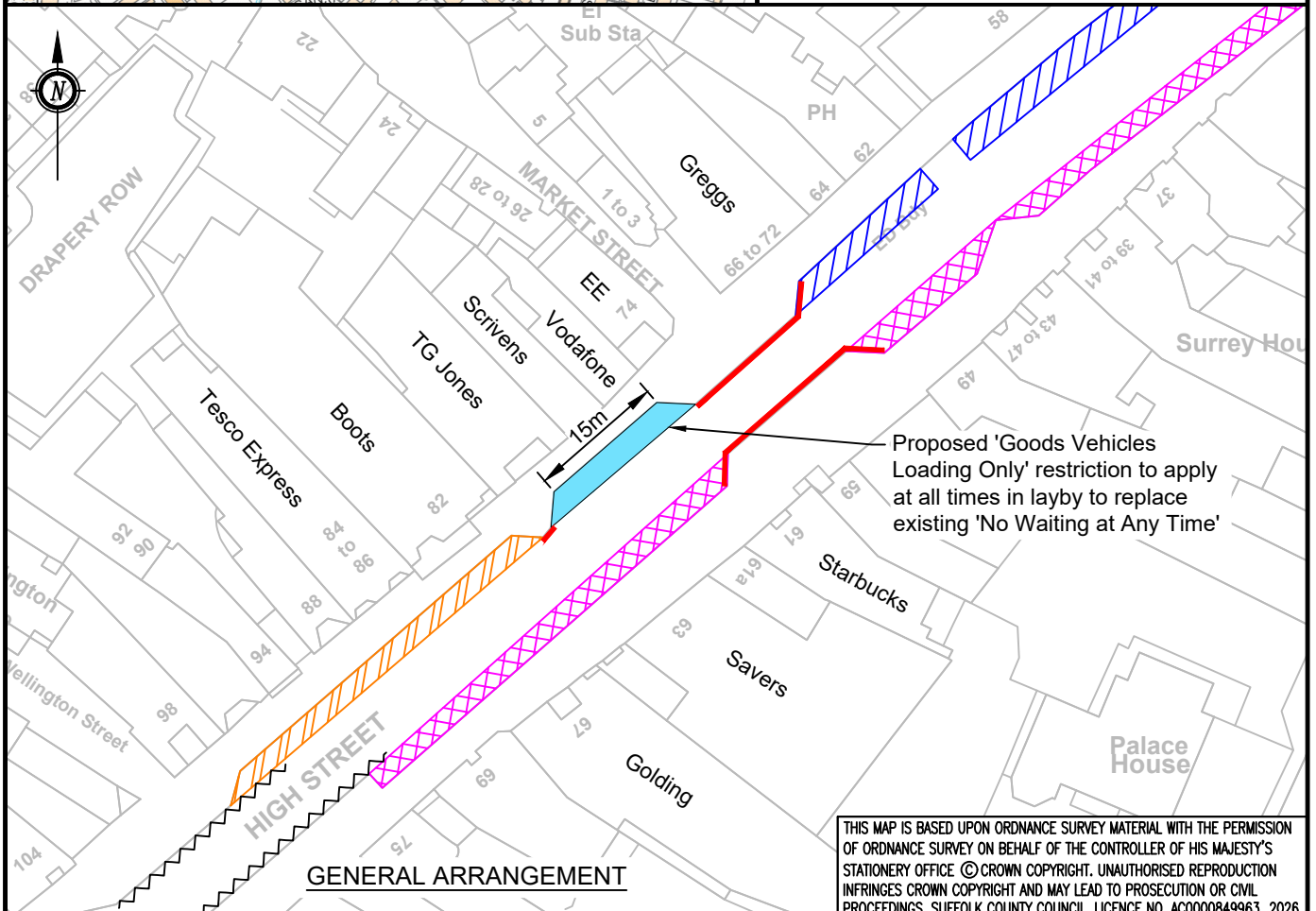


## NOTES

1. Do not scale from this drawing.
2. Existing restrictions shown are to be retained.

## KEY

-  Existing No Waiting at Any Time
-  Existing No Waiting at Any Time Except Taxis
-  Existing 1hr Limited Waiting Mon/Wed/Thurs/Fri 8am-6pm & No Waiting Mon/Fri 6pm-midnight and Tues/Sat midnight-6pm
-  Existing 1hr Limited Waiting Mon-Sat 8am-6pm
-  Toucan crossing zig zags
-  **Proposed Goods Vehicles Loading Only (at all times)**



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Phoenix House, 3 Goddard Road, Ipswich, Suffolk IP1 5NP  
Highways enquiries: 0345 606 6171 www.suffolk.gov.uk/highways

## REVISION(S)

DIMENSION OF LOADING BAY UPDATED & NOTE REMOVED  
FIRST ISSUE

P02 6/26 SLB  
P01 5/26 SLB

## DESCRIPTION

REV. DATE INTL.

## PROJECT TITLE

HIGH STREET, NEWMARKET  
PROPOSED LOADING BAY OUTSIDE NOS. 74-80

## ORIGINATOR

SLB

## CHECKER

DS

## DESIGNER

SLB

## REVIEWER

DS

## SCALE(S)

N.T.S.

## ORIGINAL SIZE A4

## DATE

13/05/2026

## DRAWING TITLE

CONSULTATION PLAN

## DRAWING NUMBER

292647-NMKT-HS-0100

## REVISION

P02