

Membership as from May 26

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 20th July 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 6th July 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/26/0996/TCA** – Trees in a conservation area notification – one Acacia (marked on plan) overall crown reduction by up to two metres – 16 Mill Hill, Newmarket
 - b) **DC/26/1004/TPO** – TPO 04 (2012) tree preservation order – two Yew (T18 and T20 on plan and order) overall crown reduction by two metres, one Yew (T24 on plan and on order) crown lift to three and a half metres above ground level – 3 Arborfield Drive, Newmarket
 - c) **DC/26/0982/FUL** – Planning application – a. widening of existing access (following demolition of existing walls, gates and kerbs) b. timber entrance gates c. timber pedestrian gate d. brick wall and piers – Eve Lodge Stables, Hamilton Road, Newmarket
7. **Planning applications** – Amended and Deferred Plans
8. **Planning and Enforcement Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/26/0023/STAND** – Brickfields Stud, Cemetery Hill, Newmarket - in progress
 - b) **AP/26/0024/ENF** – 67A-C Exning Road, Newmarket – in progress
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 01/07/26, 08/07/26
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. **Woodditton Road/ Dullingham Road junction mini roundabout** – to discuss a request
15. **Palace Street** – to discuss an email from the Police
16. **WSC Local Plan Consultation** – to consider a response

17. The Silks – to receive an update

18. Working Group Report for DP Committee – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee

19. Correspondence

20. Date of next meeting –Monday 3rd August 2026; 6.15pm

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 14th July 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 6th July 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor P Hulbert
Councillor J McHugh

Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Cllrs Winter, Revitt, Borda, Kavanagh as observers, 5 Members of the public and 1 Member of the Press

	Minute	Action by
D/26/07/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, read the Fire Safety Notice and asked if anyone intended to record the meeting.	
D/26/07/2	<u>Apologies</u> Apologies were received from Cllrs Berry, Drummond, Harvey and Jarvis.	
D/26/07/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> All councillors declared an 'other' interest in item 6b – DC/26/0936/TCA. Cllr Nobbs declared an 'other' interest in item 7a – DC/26/0812/FUL. A dispensation was granted to allow councillors to discuss and consider item 6b.	
D/26/07/4	<u>To Confirm the Minutes of the Meeting Held on 15th June 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15th June 2026 and Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed: <u>D/26/07/04.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th June 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/07/5	<u>Public Open Session</u> <i>Councillor Winter joined the meeting as an observer at 6.21pm.</i>	

Michael Smy requested support from the Council for a mini roundabout at the junction of Woodditton Road and Dullingham Road following several recent accidents.

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

D/26/07/05.01 Resolved

That the correspondence regarding the junction of Woodditton Road at item 17 be brought forward.

The correspondence was discussed and it was agreed to add to the next agenda for consideration.

*1 Member of the Public left the meeting at 6.25pm.
Councillor Nobbs left the meeting at 6.26pm.*

The Chair reported that a response had been received from the Case Officer in relation to DC/26/0812/FUL; a site visit has been carried out and they have confirmed that the proposed 1st and 2nd floor plans reflect what is currently there.

1 Member of the Public left the meeting at 6.30pm.

The applicant of the planning application at 2 Sun Lane, Newmarket clarified what permission is being applied for.

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

D/26/07/05.02 Resolved

That item 7a – DC/26/0812/FUL be brought forward.

Andrew Woollard raised concerns around parking, cycle storage, waste provision and council tax contributions. He also questioned compliance around space standards and how many living accommodations have been granted permission by the Planning Department.

A member of the public started recording the meeting at 6.54pm.

Adam Olivant reported that minor changes have been made to the rooms of the 1st floor and the cycle storage shown on the plans does not exist.

Councillor Revitt joined the meeting as an observer at 7.00pm.

Councillor Borda joined the meeting as an observer at 7.05pm.

D/26/07/6 Amended and Deferred Plans

D/26/07/06/1 DC/26/0812/FUL – Planning application – three additional studio apartments on first and second floors – 2 Sun Lane. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/07/06.01 Resolved

In light of the concerns raised around inadequate bin storage, no existing cycle storage, council tax payments, overdevelopment of the site, rooms not meeting the current minimum national space requirements and uncertainty over whether the 3 bed flat has been granted planning permission, the Committee would like to refer this back to the Planning Department for a decision.

*3 Members of the Public left the meeting at 7.07pm.
Councillor Nobbs rejoined the meeting at 7.08pm.*

D/26/07/7 Planning Applications

D/26/07/07/1 DC/26/0912/TCA – Trees in a conservation area notification – one Acacia, one Horse Chestnut, one Apple, two Beech and two Sycamore (marked on plan) fell, one Beech (marked on plan) reduce height by 2.5 metres, one Willow (marked on plan) overall reduction by four metres, one Horse Chestnut (marked on plan) overall reduction by six metres, one Horse Chestnut (marked on plan) overall reduction by 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) pollard to five metres above ground level, one Gleditsia (marked on plan) overall reduction by three metres, one Swamp Cypress (marked on plan) crown lift by one metre clearance of street lamp – Tattersalls, The Avenue, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.01 Resolved

The Committee supports responsible tree management and objects to the felling of healthy trees and would refer to the Tree Officer for advice and ask that, if approved, they recommend suitable replacement trees.

D/26/07/07/2 DC/26/0936/TCA – Trees in a conservation area notification – 22 Limes, six Horse Chestnut and 11 Sycamore (marked on plan) re-pollard – Play Area, High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.02 Resolved

The Committee supports responsible tree management and voiced no objection.

Councillor Kavanagh joined the meeting at 7.12pm as an observer.

D/26/07/07/3 DC/26/0947/TCA – Trees in a conservation area notification – a. conifer hedge (G1 on plan) reduce height by three metres b. four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground – Netherby, 48 Bury Road, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.03 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/07/07/4 DC/26/0910/TPO – TPO 032 (1960) tree preservation order – two Maple (T1 & T2 on plan within A1 on order) pollard back to previous points by up to three metres – Charles House, 2 Argent Place, Newmarket. Cllr Hood made a proposal, seconded

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

D/26/06/07.04 Resolved

The Committee supports responsible tree management and voiced no objection.

1 Member of the Press left the meeting at 7.13pm.

D/26/07/07/5 DC/26/0907/VAR – Planning application – Variation of condition 2 (opening hours) of DC/14/0340/FUL to enable store to open an hour earlier at 06.00 – 2-5 Elizabeth Parade, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.05 Resolved

The Committee voiced no objection.

D/26/07/07/6 DC/26/0898/HH – Householder planning application – single storey rear extension (following demolition of existing conservatory – 64 Edinburgh Road, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.06 Resolved

The Committee voiced no objection.

D/26/07/07/7 DC/26/0981/TCA – Trees in a conservation area notification – one Holly (T1 on plan) crown reduction in height by 2.5 metres and lateral crown reduction by one metre – 1 Heath Villas, Old Station Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.07 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/07/8 Planning and Enforcement Appeals

Planning appeal AP/26/0023/STAND and enforcement appeal AP/26/0024/ENF were noted.

D/26/07/9 East Cambs Planning Applications

Noted.

D/26/07/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 10/06/2026, 17/06/2026 and 24/06/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
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	Approved	No objection

DC/2/0612/TPO	TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell	5 Mill Reef, Newmarket	Approved	Strongly objected	
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	Withdrawn	Objected	
DC/24/0394/LB	Application for listed building consent – conversion of three upper floors to eight flats with extension to form access stairs	89-95 High Street, Newmarket	Withdrawn	Objected	
DC/24/0393/FUL	Planning application – a. change of use from retail (class E) to eight flats (class C3), including minor external changes; b. extension to form access stairs	89-95 High Street, Newmarket	Withdrawn	Objected	
DC/26/0684/FUL	Planning application – change of use from HMO (sui generis) to dwelling (class C3)	15 The Avenue, Newmarket	Approve	No objection	

D/26/07/11 Delegation Panel Decisions

None noted.

D/26/07/12 Licensing

None noted.

Councillor Nobbs left the meeting at 7.17pm.

D/26/07/13 Enforcement

Cllr Yarrow has challenged WSC on the enforcement action taken on 128 High Street and they have confirmed that legal proceedings are in place.

D/26/07/14 West Suffolk Local Plan 2045

Cllr Hood made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/14.01 Resolved

Delegation be given to Cllrs Hood, Yarrow and Harvey to draft a response for approval regarding the scoping consultation at the next meeting.

D/26/07/15 Sunnica

An update was received and noted from the SNTS (Say No To Sunnica) group.

D/26/07/16 Working Group Reports

No reports offered.

D/26/07/17 Correspondence

An email regarding Kingsway Solar was received and it was noted that the application has been withdrawn with a view to amend and resubmit.

Cllr Yarrow has received an update from Anchor regarding The Silks stating that they are going through the planning process and working with WSC Housing Team; there has been a delay with the Home England grants. It was agreed to add to the next agenda. He read out a Statement from Anchor.

Councillor Nobbs rejoined the meeting at 7.25pm.

D/26/07/18 Date of Next Meeting

Monday 20th July 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:29pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/07/04.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 15th June 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/07/05.01 Resolved</u>	That the correspondence regarding the junction of Woodditton Road at item 17 be brought forward.
<u>D/26/07/05.02 Resolved</u>	That item 7a – DC/26/0812/FUL be brought forward.
<u>D/26/07/06.01 Resolved</u>	In light of the concerns raised around inadequate bin storage, no existing cycle storage, council tax payments, overdevelopment of the site, rooms not meeting the current minimum national space requirements and uncertainty over whether the 3 bed flat has been granted planning permission, the Committee would like to refer this back to the Planning Department for a decision.
<u>D/26/07/07.01 Resolved</u>	The Committee supports responsible tree management and objects to the felling of healthy trees and would refer to the Tree Officer for advice and ask that, if approved, they recommend suitable replacement trees.
<u>D/26/07/07.02 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/07.03 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/06/07.04 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/07.05 Resolved</u>	The Committee voiced no objection.

<u>D/26/07/07.06 Resolved</u>	The Committee voiced no objection.
<u>D/26/07/07.07 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/14.01 Resolved</u>	Delegation be given to Cllrs Hood, Yarrow and Harvey to draft a response for approval regarding the scoping consultation at the next meeting.

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Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/26/0996/TCA Trees in a conservation area notification – one Acacia (marked on plan) overall crown reduction by up to two metres 16 Mill Hill, Newmarket	Conservation Area NKT2 NKT14	Nathan McGeachie	Lucy Pluckrose	22 July 2026
DC/26/1004/TPO TPO 04 (2012) tree preservation order – two Yew (T18 and T20 on plan and order) overall crown reduction by two metres, one Yew (T24 on plan and on order) crown lift to three and a half metres above ground level 3 Arborfield Drive, Newmarket	Tree Preservation Order NKT14	Philip Crutchlow	Mrs L Hartley	28 July 2026
DC/26/0982/FUL Planning application – new walls, piers, kerbs, groundworks and timber gates Eve Lodge Stables, Hamilton Road, Newmarket		Cara Fieldhouse	Mrs Alex Mant, George Scott Racing Ltd	29 July 2026

NKT2 – Key Views

NKT14 - Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 26th June 2026

Reference: 26/00650/FUL**Officer:** Jasmine Moffat**Location:** 52 Station Road Soham Ely Cambridgeshire CB7 5DY**Date application valid:**

23rd June 2026

Parish:

Soham

Proposal: Two storey side extension**Applicant:**John Alford
52 Station Road
Soham
Ely
Cambridgeshire
CB7 5DY**Agent:**Horizon Architectural And Design Limited
FAO Joe Tynan
Archers Cottage
Broadway
Halesworth
Suffolk
IP19 8QW**Grid Reference:** 559103 273362**Reference:** 26/00661/FUL**Officer:** Olivia Akroyd**Location:** Land Adjacent To 73 Fordham Road Soham Cambridgeshire CB7 5AJ**Date application valid:**

18th June 2026

Parish:

Soham

Proposal: 2no new dwellings, new/alterd access, dropped kerbs and associated works**Applicant:**Mr Antony Collins
C/o Agent**Agent:**AJS Architecture Ltd
FAO Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
Suffolk
CB8 8QE**Grid Reference:** 560982 271824**Reference:** 26/00674/CLP**Officer:** Samar Nakhleh**Location:** Britannia 5 Kirtling Road Saxon Street Newmarket Suffolk**Date application valid:**

22nd June 2026

Parish:

Woodditton

Proposal: Rear and side single storey extensions**Applicant:**Mr And Mrs Mansfield
Britannia
5 Kirtling Road
Saxon Street
Newmarket
Suffolk
CB8 9RR**Agent:**Lynwood Associates Ltd
FAO Mr Dennis Brocklesby
Lynwood House
Murray Park
Newmarket
Suffolk
CB8 9BU**Grid Reference:** 568066 259216

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 3rd July 2026

Reference: 26/00711/FUL

Officer: Samar Nakhleh

Location: 3 Manor Farm Barns 32A The Street Snailwell Cambridgeshire CB8 7LX

Date application valid: 30th June 2026

Parish: Snailwell

Proposal: 3 replacement french door sets with fanlights and sidelights

Applicant:

Ms Joanne Fallowfield
3 Manor Farm Barns
32A The Street
Snailwell
Cambridgeshire
CB8 7LX

Agent:

RB Design Essex Ltd
FAO Mr Russell Beattie
Brocksey Dyers Cottage
Rayne Road
Braintree
Essex
CM77 6RG

Grid Reference: 564373 267668

Reference: 26/00604/FUL

Officer: Jasmine Moffat

Location: Pendene 3 Stetchworth Road Woodditton Newmarket Cambridgeshire

Date application valid: 24th June 2026

Parish: Woodditton

Proposal: Partial first-floor extension, ground-floor front extensions, garage conversion, new rear bay window and external alterations

Applicant:

Mr Damian Culhane
Pendene
3 Stetchworth Road
Woodditton
Newmarket
Cambridgeshire
CB8 9SP

Agent:

AHP Design Ltd
FAO Mr Leigh Graves
14 Rosemary House
Lanwades Business Park
Kentford
Newmarket
CB8 7PN

Grid Reference: 565674 258092

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 10th July 2026

Reference: 26/00726/FUL

Officer: Jasmine Moffat

Location: Snailhouse 18 River Lane Fordham Cambridgeshire CB7 5PF

Date application valid:

6th July 2026

Parish:

Fordham

Proposal: Alterations to rear elevation to include first-floor dormer window

Applicant:

Ms Watmough And Ms Flackston
18 River Lane
Fordham
Cambridgeshire
CB7 5PF

Agent:

Ely Design Group
FAO Mr Allen Norman
3 Short Road
Stretham
CB6 3

Grid Reference: 563018 270305

Reference: 26/00655/FUL

Officer: Jasmine Moffat

Location: 66 Clay Street Soham Ely Cambridgeshire CB7 5HH

Date application valid:

8th July 2026

Parish:

Soham

Proposal: Replacement roof

Applicant:

Mr Colin Gannon
66 Clay Street
Soham
Ely
Cambridgeshire
CB7 5HH

Agent:

Grid Reference: 559095 273109

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Decision List

Weeks commencing 01/07/26, 08/07/26	NTC Comments	West Suffolk Council Decision
<u>DC/25/1929/FUL</u> Planning application – one industrial unit (class B2 – general industrial use) Land at Newmarket Business Park Studlands Park Avenue Newmarket Suffolk	The Committee voiced no objection.	Decided- Approve application. 
<u>DC/26/0694/ADV</u> Application for advertisement consent – replacement fascia sign 104 High Street Newmarket Suffolk CB8 8JQ	21/05/26 The Committee strongly objects to this application as it contravenes the Newmarket Neighbourhood Plan and the WSC Shopfront and Advertisement Guidance Document. Although it is an improvement on the current signage, the overall appearance still remains unacceptable in colour and grammar for a heritage High Street in a Conservation Area and is offensive. They would like the vinyl window decals replacing with more heritage style decals. The Committee would also like clarification on the position of the doors as they have highlighted that the plans do not reflect the current doors. They remain disappointed that the doors are kept open and it is possible to see the gaming machines from the High Street and welcome good practice to be followed. The Committee are extremely disappointed that after 10 months this is no further forward and expect immediate enforcement action to be taken. 18/06/26 The Committee's previous comments still stand and a statement will be published in	Decided- Approve application. 

Decision List

	the Newmarket Journal and on our social media	
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To: Recipients of Delegation Panel papers

Contact Email Planning Department
planning.technical@westsuffolk.gov.uk

30 June 2026

Dear all

Delegation Panel - Tuesday 30 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

Yours sincerely



Marie Smith
Director of Planning and Growth

3.	Application number	DC/26/0694/ADV
	Proposal:	Application for advertisement consent - replacement fascia sign
	Location:	104 High Street, Newmarket
	Case officer:	Cara Fieldhouse
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision
	Reason for DCC referral:	N/A
	Director decision:	Delegated Decision

Marie Smith

Marie Smith
Director of Planning and Growth

To: **Recipients of Delegation Panel papers**

Contact Email Planning Department
planning.technical@westsuffolk.gov.uk

14 July 2026

Dear all

Delegation Panel - Tuesday 14 July 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

Yours sincerely



Marie Smith
Director of Planning and Growth

Agenda Item 5

Delegation Panel list

Date: Tuesday 14 July 2026
Time: 1.00pm
Location: Via MS Teams
Attended by: Councillors Andrew Smith and Jon London
Together with Sarah Drane, Tamara Benford-Brown, Adam Yancy, Savannah Vince and Clare Oliver

The Delegation Panel advised the Director of Planning and Growth of their opinion as to whether these applications should be referred to the Development Control Committee for determination or whether they should otherwise be determined using delegated powers

1.	Application number	DC/25/1664/FUL
	Proposal:	Planning application - a. Subdivision of Units 1 and 2 to allow for change of use of unit 1 from a shop (class E) to a hot food takeaway (sui generis) b. external alterations to unit 1 to include a flue to side elevation and new door to rear elevation c. opening hours of unit 1 Monday - Sunday 11.00am to 11.00pm
	Location:	Units 1 and 2, The Centre, Brickfields Avenue, Newmarket
	Case officer:	Adam Yancy
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated
	Reason for DCC referral:	
	Director decision:	Delegated

Dear Ms. Whitaker,

Further to our conversation this morning, I am forwarding a copy of the email sent to Suffolk County Council Highways department requesting the installation of a mini-roundabout at the junction of Woodditton road and the Dullingham road. Could you please forward it to the appropriate committee with the request that they endorse the proposal if they are in agreement with it.

For the record, I have also been in contact with Mr. Timothy, M.P. and Councillor Whittle to ask for their support in ensuring action is taken to solve this decade old problem.

Yours sincerely,

Michael Smy

----- Forwarded Message -----

From: Michael Smy

To: customer.services@suffolk.gov.uk <customer.services@suffolk.gov.uk>

Sent: Monday, May 25, 2026 at 07:09:06 PM GMT+1

Subject: Installation of a Mini-Roundabout - Junction of B1061 (Dullingham Road) and Woodditton Road, NEWMARKET

To whom it may concern

I am writing to request the installation of a mini-roundabout at the junction of the Dullingham Road and Woodditton Road, Newmarket in order to improve public safety, both for drivers and pedestrians.

This junction is dangerous, particularly for drivers turning right from the Dullingham road into Woodditton road as the junction is situated on a blind bend. There have now been three accidents at this junction in recent months and many more over the years. I attach photographs of the current crash sites. In addition, there have been numerous minor prangs. Last week a builders lorry travelling out Newmarket towards Dullingham clipped a car waiting to exit Woodditton road.

It is not only drivers who are at risk. I have narrowly avoided being hit twice whilst walking along the footpath at this junction by drivers using Queensberry Road during Tattersalls Sales week. They were, presumably, more concerned about dodging the vehicles coming down the Dullingham road from the town than they were about people using the footpath.

Installation of a mini-roundabout will slow the movement of traffic on this blind bend, allow vehicles entering or leaving Woodditton road to do so in greater safety, and remove the need for drivers entering Queensberry road to dodge the traffic coming down the hill and concentrate on the safety of pedestrians using the footpath.

As the installation of the roundabout will have a benefit for Tattersalls' clients, I am sure they will be keen to assist financially with this improvement.

I look forward to a positive response to my request, particularly as it will demonstrate that Newmarket is not an investment backwater like some have claimed.



Received 05/07/26

Good Afternoon,

This morning, I attended the scene of a serious road traffic collision on Palace Street, Newmarket, in which a pedestrian was struck by a vehicle.

As a result of the collision, the pedestrian sustained a serious leg injury, requiring hospital treatment.

Whilst dealing with the incident, I made several observations regarding the road layout which, in my view, present significant safety concerns for both pedestrians and motorists and may have been a contributing factor in this collision.

My observations are as follows:

- The footpath transitions directly into the roadway with little or no indication to pedestrians that the designated footpath has ended.
- The road surface is constructed from brick rather than conventional tarmac, giving the appearance of a pedestrianised area and potentially creating confusion regarding vehicle priority and pedestrian movements.
- There are no double yellow lines or comparable parking restrictions in place, allowing vehicles to park close to the footpath and obstruct sight lines for both drivers and pedestrians.

I have attached photographs which illustrate these concerns.

Given the seriousness of this incident, I believe the current layout warrants review before further injury occurs. In particular, the introduction of double yellow lines would appear to be a straightforward measure that could significantly improve visibility and safety in the area.

Consideration may also wish to be given to additional signage, road markings, or other highway engineering solutions to better define the separation between pedestrian and vehicle areas.

I have been made aware that there have previously been requests to stop parking in this area, and I feel that this incident highlights the necessity for double yellow lines.

I would be grateful if these concerns could be reviewed by the relevant highways authority. I have also submitted a road defect form my end.

Kind regards,

PC Hannah Castleton

Roads and Armed Policing Team
Suffolk Constabulary

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Dear Chair,

I am writing to update you on the proposed Forest City 1 development.

The Government's New Towns Taskforce has rejected the proposal, and West Suffolk Council, alongside neighbouring authorities, has written to Government urging ministers to ensure it does not progress any further.

While we recognise the need for new homes, West Suffolk Council remains firmly opposed to Forest City 1. The proposal is not plan-led, is not supported by sufficient evidence, has no formal status within the planning system, and would have significant impacts on local communities, infrastructure, agricultural land, and the horse racing industry.

We have asked Government to provide certainty to residents by confirming that this proposal will not be taken forward.

I would be grateful if you could share this update with your parish councillors and residents as appropriate.

Yours sincerely, Cliff

Cllr Cliff Waterman

Leader, West Suffolk Council

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