

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 7th September 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 17th August 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/26/1232/TCA** – Trees in a conservation area notification – one Marabella Plum (marked T1 on plan) overall reduction by two metres – 8 Ferndale Close, Newmarket
 - b) **DC/26/1211/TPO** – TPO 012 (1956) tree preservation order – one Beech (marked T1 on plan and within A1 on order) remove one large limb back to stem from three metres and one limb at five metres back to stem overhanging garden and one Oak (marked T2 on plan and within A1 on order) reduce branches overhanging garden by 1.5 metres – 81A Edinburgh Road, Newmarket
 - c) **DC/26/1219/TPO** – TPO 234(1972) tree preservation order – one Beech (marked ONSX on plan and within A13 on order) applying a wood chip mulch treatment to the root zone and an overall crown reduction by up to two metres – Gordon Richards Close, Newmarket
 - d) **DC/26/1226/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of first, second and third floors from commercial, business and service (class E) to seven dwellings (class C) – Rutland Chambers, 19 High Street, Newmarket
 - e) **DC/26/1202/FUL** - Single storey extension to create a trainers office with controlled entrance and parking area – Green Ridge Stables, Hamilton Road, Newmarket
 - f) **DC/26/1194/HH** - Householder planning application - a. insertion of sliding door on rear elevation

(following removal of two existing doors) b. new patio and with perimeter walls - Paddock View, 6 Exning Road Newmarket

- g) **DC/26/1283/TCA** - Trees in a conservation area notification - one Silver Maple (T4 on plan) fell - Clarehaven Stable 57 Bury Road Newmarket
 - h) **D/26/1288/TCA** – Trees in a conservation area notification – one Horse Chestnut (T1 on plan) repollard to ten metres above ground level – Barkway House, 18 Bury Road, Newmarket
 - i) **DC/26/1279/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 -change of use to first floor from commercial, business and service (class E) to two apartments (class C3) – 24 Market Street, Newmarket
 - j) **DC/26/1287/TCA** – Trees in a conservation area notification – one Cypress (T1 on plan) remove four lowest limbs on southwestern aspect – The Gables, 20 Bury Road, Newmarket
 - k) **DC/26/1307/TCA** – Trees in a conservation area notification – one Robinia and one holly (marked on plan) fell – 45 Rous Road, Newmarket
 - l) **DC/26/1280/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of first and second floors from commercial, business and service (class E) to three dwellings (class C3) – 18 High Street, Newmarket
 - m) **DC/26/1254/FUL** – Planning application – one steel frame storage building – Green Ridge Stables, Hamilton Road, Newmarket
 - n) **DC/26/1273/HH** – Householder planning application – a. single storey extension to front b. single storey extension to rear c. alterations to fenestration – 15 Adastral Close, Newmarket
 - o) **DC/26/1286/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of ground, first and second floors from commercial, business and service (class E) to four dwellings (class C3) – 74-76 High Street, Newmarket
7. **Planning applications** – Amended and Deferred Plans
- a) **Amended – DC/26/0812/FUL** – Planning application – creation of additional residential unit within existing building – 2 Sun Lane, Newmarket
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 12/08/26, 19/08/26, 26/08/26
11. **Delegation Panel & Development Control Committee Decisions** - To discuss any decisions by Delegation Panel/DCC
- a) **DC/24/0622/RM** - Non-material amendment to DC/24/0622/RM - substitute layout drawings relating to Parcels B and C including technical drawing updates to approved house types – Hatchfield Farm, Fordham Road, Newmarket – DCC 2/09/26
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
13. **Enforcement** – to discuss any enforcement issues
14. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
15. **Palace Street** – to consider a proposal to reinstate the double yellow lines
16. **Correspondence**
17. **Date of next meeting –Monday 21st September 2026; 6.15pm**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 1st September 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 17th August 2026 at 6:15pm**

Attendance:

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

Councillor P Hulbert
 Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk and Cllr Revitt as an observer

	Minute	Action by
D/26/08/17	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, and stated that the Fire Safety Notice was not required.	
D/26/08/18	<u>Apologies</u> Apologies were received from Cllrs Drummond, McHugh and Yarrow. Cllr Jarvis was absent.	
D/26/08/19	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> There were no declarations of interests or requests for dispensation.	
D/26/08/20	<u>To Confirm the Minutes of the Meeting Held on 3rd August 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 3 rd August 2026 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed: <u>D/26/08/20.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 3rd August 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.</u>	
	<i>Councillor Berry joined the meeting at 6.18pm</i> There were no matters arising.	
D/26/08/21	<u>Public Open Session</u> No members of the public were in attendance.	

D/26/08/22 Planning Applications

D/26/08/22/1 DC/26/1085/TPO – TPO 05 (2000) tree preservation order – one Lime (T1 on plan, within area A1 on order) crown lift on southeastern aspect to three metres above ground level – Paddock View, 6 Exning Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/22.01 Resolved

The Committee voiced no objection.

D/26/08/22/2 DC/26/1192/TPO – TPO/1960/032 tree preservation order – one Lawson Cypress (as indicated on plan, A1 on order) fell; one Walnut (as indicated on plan, A1 on order) remove co-dominant stem which overhangs neighbouring garden – Icen Cottage, 3 Argent Place, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/08/22.02 Resolved

The Committee objects to the felling of healthy trees and asks that the Tree Officer review the application particularly the dominant stem to confirm if removal is required and that we would support the Tree Officer's recommendations.

D/26/08/22/3 DC/26/1186/HH – Householder planning application – a. single storey front extension b. conversion of garage to habitable room c. cladding to front elevation – 4 Paget Place, Newmarket. Cllr Berry made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/22.03 Resolved

The Committee voiced no objection.

D/26/08/23 Amended and Deferred Plans

None.

D/26/08/24 Planning and Enforcement Appeals

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

D/26/08/25 East Cambs Planning Applications

Noted.

D/26/08/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 29/07/26 and 05/08/26 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0263/ADV	Application for advertisement consent – three non-illuminated fascia signs	29 High Street, Newmarket	Approved	No objection

DC/26/0324/LB	Application for listed building consent – a. three non-illuminated fascia signs to front elevation b. painting of shop front	29 High Street, Newmarket	Approved	No objection	
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 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) reduce height by five metres and crown thin by 20 percent, 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	Approved	No objection	
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	Approved	No objection	
DC/26/0947/TCA	Trees in a conservation area notification – a. conifer hedge (G1 on plan) reduce height by three metres b. four Limes and four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground	Netherby, 48 Bury Road, Newmarket	Approved	No objection	
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	Approved	No objection	
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	Approved	No objection	
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	Approved	No objection	

D/26/08/27 Delegation Panel Decisions
None Noted.

D/26/08/28 Licensing
None noted.

D/26/08/29 Enforcement

There is an Enforcement Working Group meeting scheduled for tomorrow at 11am, however we are no further forward with any cases so there is nothing to discuss. The Committee expressed its disappointment in West Suffolk not being forthcoming in providing a further date for a meeting and for the delay in any progress of reported enforcement matters and the DTC was asked to follow this up.

D/26/08/30 Pre-planning application consultation for a mobile phone base station installation at CS 30934800, Land at Newmarket Leisure Centre, Exning Road, Newmarket

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

D/26/08/30.01 Resolved

To respond to Cornerstone regarding the pre-application consultation for a mobile phone mast on Exning Road / Sports centre stating that the Committee strongly objects to the proposed mobile phone base station installation for the following reasons:

1. Significant damage to the street scene
2. Appearance and excessive height of the 20mt mast on an arterial road
3. Close proximity to local schools and sports centre
4. Unconfirmed effects of masts i.e. Radiation etc
5. Contrary to the protection and appearance of the area

Councillor Nobbs left the meeting at 6.38pm

D/26/08/31 The Silks

There was no update due to Cllr Yarrows absence.

Councillor Nobbs rejoined the meeting at 6.40pm

D/26/08/32 Working Group Reports

No reports offered.

D/26/08/33 Correspondence

None noted.

D/26/08/34 Date of Next Meeting

Monday 7th September 2026 at 6.15pm at the Memorial Hall.

Meeting closed 6:40pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Book Number 42 2026 - 2027

Minutes of Development & Planning Committee held on Monday 17th August 2026

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/08/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 3rd August 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/08/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/22.02 Resolved</u>	The Committee objects to the felling of healthy trees and asks that the Tree Officer review the application particularly the dominant stem to confirm if removal is required and that we would support the Tree Officer's recommendations.
<u>D/26/08/22.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/30.01 Resolved</u>	To respond to Cornerstone regarding the pre-application consultation for a mobile phone mast on Exning Road / Sports Centre stating that the Committee strongly objects to the proposed mobile phone base station installation for the following reasons: 1. Significant damage to the street scene 2. Appearance and excessive height of the 20mt mast on an arterial road 3. Close proximity to local schools and sports centre 4. Unconfirmed effects of masts i.e. Radiation etc 5. Contrary to the protection and appearance of the area

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Items 6, 7 & 11

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/26/1232/TCA</u> Trees in a conservation area notification – one Marabella Plum (marked T1 on plan) overall reduction by two metres 8 Ferndale Close, Newmarket	Conservation Area	Nathan McGeachie	Mr C Ward	5th September 2026 EOT Accepted Extension to 11th Sept
<u>DC/26/1211/TPO</u> TPO 012 (1956) tree preservation order – one Beech (marked T1 on plan and within A1 on order) remove one large limb back to stem from three metres and one limb at five metres back to stem overhanging garden and one Oak (marked T2 on plan and within A1 on order) reduce branches overhanging garden by 1.5 metres 81A Edinburgh Road, Newmarket		Clare Oliver	Mr & Mrs Wild	5th September 2026 EOT Accepted Extension to 11th Sept
<u>DC/26/1219/TPO</u> TPO 234(1972) tree preservation order – one Beech (marked ONSX on plan and within A13 on order) applying a wood chip mulch treatment to the root zone and an overall crown reduction by up to two metres Gordon Richards Close, Newmarket		Apryl Trask	Matt Vernon	5th September 2026 EOT Accepted Extension to 11th Sept

Items 6, 7 & 11

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/1226/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of first, second and third floors from commercial, business and service (class E) to seven dwellings (class C) Rutland Chambers, 19 High Street, Newmarket	Conservation Area	Ed Fosker	Mr Benjamin Thomas	9 th September 2026
<u>DC/26/1202/FUL</u> Single storey extension to create a trainers office with controlled entrance and parking area Green Ridge Stables, Hamilton Road, Newmarket		Philip Crutchlow	James Owen	11 th September 2026
<u>DC/26/1194/HH</u> Householder planning application - a. insertion of sliding door on rear elevation (following removal of two existing doors) b. new patio and with perimeter walls Paddock View, 6 Exning Road, Newmarket		Apryl Trask	Mr & Mrs McCusker	11 th September 2026
<u>DC/26/1283/TCA</u> Trees in a conservation area notification - one Silver Maple (T4 on plan) fell Clarehaven Stable, 57 Bury Road, Newmarket	Conservation Area	Nathan McGeachie	Mr Gosden	16 th September 2026

Items 6, 7 & 11

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/1288/TCA</u> Trees in a conservation area notification - one Horse Chestnut (T1 on plan) repollard to ten metres above ground Level Barkway House, 18 Bury Road, Newmarket	Conservation Area	Nathan McGeachie	Mr D Cattliff	16 th September 2026
<u>DC/26/1279/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first floor from commercial, business and service (class E) to two apartments (class C3) 24 Market Street, Newmarket	Conservation Area	Cara Fieldhouse	Mr Warren	17 th September 2026
<u>DC/26/1287/TCA</u> Trees in a conservation area notification - one Cypress (T1 on plan) remove four lowest limbs on southwestern aspect The Gables, 20 Bury Road, Newmarket	Conservation Area	Nathan McGeachie	Mr M Payne	16 th September 2026
<u>DC/26/1307/TCA</u> Trees in a conservation area notification - one Robinia and one holly (marked on plan) fell 45 Rous Road, Newmarket	Conservation Area	Nathan McGeachie	Ms Lucy Crofts	18 th September 2026

Items 6, 7 & 11

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/1280/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of first and second floors from commercial, business and service (class E) to three dwellings (class C3) 18 High Street, Newmarket	Conservation Area	Cara Fieldhouse	Mr Warren	19 th September 2026
<u>DC/26/1254/FUL</u> Planning application - one steel frame storage building Green Ridge Stables, Hamilton Road, Newmarket		Philip Crutchlow	Mr James Owen	19 th September 2026
<u>DC/26/1273/HH</u> Householder planning application - a. single storey extension to front b. single storey extension to rear c. alterations to fenestration 15 Adastral Close, Newmarket		Philip Crutchlow	Mr & Mrs Damien & Lauren Day	19 th September 2026
<u>DC/26/1286/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of ground, first and second floors from commercial, business and service (class E) to four dwellings (class C3) 74-76 High Street, Newmarket	Conservation Area	Gregory McGarr	Mr Warren	18 th September 2026

Items 6, 7 & 11

Development and Planning Committee
Planning Applications – West Suffolk Council

Amended/ Deferred				
<u>DC/26/0812/FUL</u> Planning application – creation of additional residential unit within existing building 2 Sun Lane, Newmarket	Conservation Area	Savannah Vince	Unique 2 Leisure Ltd	4 th September 2026 EOT Accepted
Delegation Panel & Development Control Committee Decisions				
<u>DC/24/0622/RM</u> Non-material amendment to DC/24/0622/RM – substitute layout drawings relating to Parcels B and C including technical drawing updates to approved house types Hatchfield Farm, Fordham Road, Newmarket – DCC 2/09/26		Charlotte Waugh	Countryside Properties (UK) Limited	8 th September 2026

NKT14 - Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 21st August 2026

Reference: 26/00880/FUL

Officer: Jasmine Moffat

Date application valid: 18th August 2026

Parish: Soham

Location: Land North West Of 52 Great Fen Road Soham Cambridgeshire CB7 5UH

Proposal: Demolition of existing agricultural building and replacement with one dwelling and associated works and infrastructure. Installation of outbuildings. Change of use from agricultural land to residential

Applicant:

Mr and Mrs Joseph Lee
C/O Agent

Agent:

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

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 28th August 2026

Reference: 26/00893/CLP

Officer: Samar Nakhleh

Date application valid: 21st August 2026

Parish: Cheveley

Location: Sheridan 215 High Street Cheveley Cambridgeshire CB8 9RH

Proposal: Single-storey rear infill extension with flat roof and roof lantern, front entrance porch, replacement of an existing external door on the front elevation with a window, installation of a new obscure-glazed external door within the side elevation

Applicant:

Mr Mark Price
215 High Street
Cheveley
Cambridgeshire
CB8 9RH

Agent:

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

Grid Reference: 568455 260333

Reference: 26/00898/FUL

Officer: Jasmine Moffat

Date application valid: 26th August 2026

Parish: Cheveley

Location: 165 High Street Cheveley Cambridgeshire CB8 9DG

Proposal: Extension, Internal alterations, upgrades and cart lodge replacement

Applicant:

Mr & Mrs David Gowlett
165 High Street
Cheveley
Cambridgeshire
CB8 9DG

Agent:

Mr Ian Abrams Architect Ltd
5 The Maltings Station Road
Newport
CB11 3RN

Grid Reference: 568480 260685

Reference: 26/00908/FUL

Officer: Philip Baum

Location: 6 The Street Snailwell Cambridgeshire CB8 7LX

Date application valid: 25th August 2026

Parish: Snailwell

Proposal: Conversion of existing detached, single garage to become a home office/bedroom with kitchenette and shower room.

Applicant:

Mr Mark Roberts
6 The Street
Snailwell
Cambridgeshire
CB8 7LX

Agent:

DH Architecture + Design Ltd
FAO Mr Stephen Hart
118 Main Road
Parson Drove
Wisbech
PE13 4LA

Grid Reference: 564392 267518

Reference: 26/00879/CLP

Officer: Jasmine Moffat

Location: 31 Thorn Close Soham Cambridgeshire CB7 5EH

Date application valid: 27th August 2026

Parish: Soham

Proposal: Erection of single storey extension with mono pitch roof

Applicant:

Mrs Gemma Meggison
31 Thorn Close
Soham
Ely
CB7 5EH

Agent:

Grid Reference: 558859 274048

Reference: 26/00887/FUL

Officer: Jasmine Moffat

Location: 27 Orchard Row Soham Cambridgeshire CB7 5AY

Date application valid: 24th August 2026

Parish: Soham

Proposal: Proposed construction of 1 private detached dwelling, dropped kerb and associated works

Applicant:

S.J.Marsh And Sons Developments Limited
Unit 27
Meadow View Industrial Estate
Reach Road
Burwell
Cambridgeshire
CB25 0GH

Agent:

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

Grid Reference: 560500 271920

Reference: 26/00761/FUL

Officer: Jasmine Moffat

Date application valid: 21st August 2026

Parish: Woodditton

Location: Land Adjacent To Rosewood Lodge 24 Ditton Green Woodditton Newmarket

Proposal: Erection of two storey dwelling with detached garage, bin store, cycle parking and garden store

Applicant:

Mr B Walker
Stable Lodge
53C High Street
Saffron Walden
Essex
CB10 10AA

Agent:

Richard Turner Associates
FAO R Turner
Mill Thatch
Moor End
Great Sampford
Essex
CB10 2RQ

Grid Reference: 565974 258222

Decision List

Weeks commencing 12/08/26, 19/08/26, 26/08/26	NTC Comments	West Suffolk Council Decision
DC/26/0907/VAR Planning application - Variation of Condition 2 (opening hours) of DC/14/0340/FUL to extend the opening hours to Monday to Sunday 6am to 11pm. 2-5 Elizabeth Parade Newmarket	The Committee voiced no objection.	Decided – No objections 
DC/26/0898/HH Householder planning application - single storey rear extension (following demolition of existing conservatory) 64 Edinburgh Road Newmarket	The Committee voiced no objection.	Decided – No objections 
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	The Committee supports responsible tree management and voiced no objection.	Decided – No objections 

ITEM 11A

"Statement on behalf of Newmarket Town Council by Councillor Rachel Hood, Chair of Newmarket Town Council Development and Planning Committee, to the Development Control Committee, 2 September 2026.

DC/26/0683/RM - Hatchfield Farm, Fordham Road, Newmarket, CB8 7XL

Newmarket Town Council, supported by its Development and Planning Committee, continues to strongly object to this application.

Although outline planning permission has been granted, circumstances have changed. Protections for the horseracing industry have been strengthened, and it is not accurate to say that all issues have already been settled. This proposal is not the mixed employment scheme of small and medium light industrial units that Newmarket needs. It is now clear that the application includes a large and inappropriate Distribution Centre, directly beside residents' homes.

We are deeply concerned that this could repeat the experience of Culina in Haverhill, where residents have suffered constant disruption from 24-hour HGV movements, noise, vibration, refrigeration units and light pollution. That has damaged residents' wellbeing and their quiet enjoyment of their homes. This is not acceptable.

We are also extremely disappointed that Lord Derby's Sansovino Developments Ltd submitted this application with no consultation with Newmarket Town Council and no consultation with the Planning Officer. Charlotte Waugh has herself expressed surprise and disappointment, and her report acknowledges that "the buildings are undoubtedly large". The scale, layout, appearance and internal access arrangements are unacceptable. The buildings are too large, too high and too close to homes.

The Committee has received serious and carefully considered objections from residents, businesses and local organisations. These concerns deserve full weight. The proposal conflicts with enhanced horseracing protections, the Newmarket Neighbourhood Plan, and the historic and economic importance of Newmarket. In our view, this is not sustainable development.

Traffic is already frequently gridlocked. There has been no up-to-date traffic survey taking account of the 450 currently unoccupied homes at Hatchfield and the former St Felix site, nor of how HGVs will move within the development itself. This raises serious risks for residents, children travelling to the two Fordham Road schools, and horses and riders.

We ask the Committee to reject this application. If it is not rejected, it should at least be deferred for a proper traffic and health and safety assessment.

If approval is considered, Newmarket Town Council requires strict conditions: HGVs must access and leave via the A14 only; the Distribution Centre absolutely must be moved closer to the A14 and made lower and less overbearing; operating hours must be strictly limited, with industrial vehicle use Monday to Friday 8am to 5pm, Saturday 9am to 1pm, and no Sunday or Bank Holiday working; and all conditions must be rigorously enforced.

Finally, Newmarket Town Council wholeheartedly supports the representations of Ward Member Cllr Jarvis and Suffolk County Councillor Adrian Whittle.

Thank you.

Cllr Rachel Hood, Chair of NTC Development and Planning Committee"

From: Matthew Fox

Sent: Wednesday, August 19, 2026 14:49

Subject: RE: Palace Street | reinstatement of double-yellow lines

Broadly speaking, the proposed DY lines will be a replacement of those that were previously in place – from the junction of the High Street to the “pinch-point” on Palace Street adjacent to the Rutland Arms and the footpath from the carpark.

I’ve attached a couple of snips from Google Streetview showing the lines as they were previously. The two mock-up photos show (somewhat crudely) how the newly reinstated lines would be placed.

The main differences in the proposed lines and those in place previously are:

- The new lines will commence at the junction with the High Street and terminate at the “pinch-point”. They will not extend any further along Palace Street as they did previously – so to limit loss of parking and displacement of vehicles and concentrate the restrictions on the key area of concern.
- The lines will be 50mm in width, with a 50mm space – rather than the 75mm lines with a 75mm space that the original ones had. This is to make these less impactful in the conservation area/area of high visual amenity etc.
- Similarly, the colour of these will be a paler shade of Primrose Yellow – rather than the bold yellow that is usually seen. Again, this is done as a concession to the conservation area to reduce the visual impact of these lines.
- There will be no additional signs or time plates required for these markings.

Kind regards. Matthew Fox, Community Liaison Engineer.

From: Adrian Whittle (SCC Councillor) <Adrian.Whittle@suffolk.gov.uk>

Sent: 18 August 2026 13:01

To: Deputy Town Clerk <DTC@newmarket.gov.uk>; Townclerk <Townclerk@newmarket.gov.uk>

Subject: Palace Street | reinstatement of double-yellow lines

Dear Cathy, Naomi,

Could you please confirm whether Newmarket Town Council supports the reinstatement of double yellow lines on Palace Street, from the High Street junction to just beyond the TK Maxx building, as recommended by Suffolk Police following the recent serious road traffic incident involving a pedestrian.

Vehicles are regularly parked outside the TK Maxx building. Following a review of the location, Suffolk Police have recommended the reinstatement of parking restrictions in the interests of highway safety.

The proposed double yellow lines would be in a heritage colour, rather than the standard bright yellow, to reflect the character of the conservation area.

I would be grateful if you could confirm the Town Council's position by return email, copying in Matthew Fox, Suffolk County Council Highways.

Kind regards,

Cllr Adrian Whittle, FCIPD Deputy Cabinet Member for Efficiency, Newmarket & Red Lodge Division | Suffolk County Council



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