

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 5th October 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 21st September 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/26/1413/TCA** – Trees in a conservation area notification – 16 Conifers (marked G1 on plan) fell – Netherby, 48 Bury Road, Newmarket
 - b) **DC/26/1428/TCA** – Trees in a conservation area notification – one Beech (marked on plan) fell – Beech Hurst, 46 Bury Road, Newmarket
 - c) **DC/26/1399/FUL** – Planning application – use of building as commercial, business and service (class E) – 5 Craven Way, 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 16/09/26 and 23/09/26
- 11. Delegation Panel & Development Control Committee Decisions** - To discuss any decisions by Delegation Panel/DCC
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications

a) **Sex Establishment Licence** – Heaven, 109 High Street, 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. Palace Street – to consider proposals for road safety

16. Correspondence

17. Date of next meeting –Monday 19th October 2026; 6.15pm

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 29th 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 21st September 2026 at 6:15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond

Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, Cllrs Winter (from 6.35pm) as an observer, 1 Member of the public (from 6.17pm) and 1 Member of the Press

Minute	Action by
D/26/09/18 <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. No one was recording the meeting.	
D/26/09/19 <u>Apologies</u> Apologies were received from Cllrs Berry, Jarvis, McHugh, Nobbs and Yarrow. Cllr Hood was absent.	
D/26/09/20 <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 interest or requests for dispensation.	
D/26/09/21 <u>To Confirm the Minutes of the Meeting Held on 7th September 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7th September 2026 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/26/09/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. <i>1 Member of the Public joined the meeting at 6.17pm</i> The Chair confirmed that letters have been drafted (as requested following the previous Development & Planning meeting on 7th September 2026) a) to West Suffolk in relation to Hatchfield (non-consideration of an HGV transport plan, restrictions on operation hours, etc) and b) to SCC requesting a transport plan for Newmarket and will be sent shortly. SCC have received our feedback suggesting alternatives to the proposed yellow lines at Palace Street. Another suggestion is the	

possibility of changing the two way section running from the High Street into Palace Street (including around the Bill Tutte Memorial area) into one way to avoid dangerous manoeuvring in that section.

D/26/09/22 Public Open Session

None.

D/26/09/23 Planning Applications

D/26/09/23/1 DC/26/1186/HH – Householder planning application – a. front porch b. conversion of garage to habitable room c. render to front elevation d. replacement windows – 4 Paget Place, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.01 Resolved

The Committee, noting no material change to the previous plans, again voiced no objection.

D/26/09/23/2 DC/26/1296/FUL – Planning application – a. mezzanine floor b. air conditioning units to rear elevation – Newmarket Retail Park, Unit 5, Oaks Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.02 Resolved

The Committee voiced no objection subject to there being no noise issues from the additional air conditioning units and that SCC are content that this does not obstruct the highway with regard to the Public Right of Way

D/26/09/23/3 DC/26/1298/HH – Householder planning application – a. remove chimney b. single storey rear extension (following demolition of existing conservatory) – 1 Wyndham Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.03 Resolved

The Committee voiced no objection.

D/26/09/23/4 DC/26/1347/HH – Householder planning application – ramped access to front elevation – 1 Bill Rickaby Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.04 Resolved

The Committee voiced no objection.

D/26/09/23/5 DC/26/1324/FUL – Planning application – energy storage plant and associated infrastructure – Verge, Exning Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.05 Resolved

The Committee object in the strongest terms due to the detrimental impact on

the street scene (the “vacant verge” is essential town tree-lined green space), overdevelopment (already a vast telecommunications tower and cabinets opposite the site), potential noise and disturbance, the use of hazardous materials and potential safety issues, totally inappropriate in a residential area.

D/26/09/24 Amended and Deferred Plans

None noted.

D/26/09/25 Planning and Enforcement Appeals

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

D/26/09/26 East Cambs Planning Applications

Noted.

D/26/09/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 02/09/26 and 09/09/26 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0683/RM	Reserved matters application – submission of details under outline planning permission DC/24/0720/OUT – access (other than the previously approved and installed means of access), appearance, landscaping, layout and scale – for the construction of three commercial units (us class B2/B8 and E(g))	Hatchfield Farm, Fordham Road, Newmarket	Approved	Strongly objected
DC/26/0973/HH	Householder planning application – a. single-storey rear infill extension b. covered barbeque enclosure c. soft and hard landscaping works	6 Alycidon Mews, Newmarket	Approved	No objection
DC/26/1083/TPO	TPO 04 (1977) tree preservation order – three Horse Chestnut (G1 on plan, within G3 on order) crown reduction in height by two metres	91 St Philips Road, Newmarket	Approved	No objection
DC/26/1116/TCA	Trees in a conservation area notification – works stated on submitted tree schedule of works	Godolphin Stables, Snailwell Road, Newmarket	Approved	No objection
DC/26/1041/ADV	Application for advertisement consent – a. one internally illuminated totem sign b. ten non illuminated fascia signs c. two non illuminated fascia signs	Unit 6 Nucleus Park, 351 Exning Road, Newmarket	Approved	Objected
DC/26/1118/TPO	TPO 13 (1991) tree preservation order – two Beech (T002 and T003 on plan, within area A4 of order), one species unknown (T007 on plan, within A4 of	Godolphin Stables, Snailwell Road, Newmarket	Approved	No objection

	order) and one Sycamore (T008 on plan, within area A4 on order) fell				
DC/26/1107/TPO	TPO 03 (1990) tree preservation order – a. one Lime (T1 on plan within G2 on order) reduce two lowest lateral limbs by two metres over boundary b. one Beech (T2 on plan within G2 on order) reduce middle and lower crown by 1.5 metres and reduce height by one metre	57 Drinkwater Close, Newmarket	Approved	No objection	

D/26/09/28 Delegation Panel and Development Control Committee Decisions

The delegated decision was noted for DC/26/1041/ADV – Unit 6, Nucleus Park, 351 Exning Road, Newmarket – as Granted by officer delegation.

D/26/09/29 Licensing

Pavement licence renewal – the Bull, 62 High Street, Newmarket – Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/09/29.01 Resolved

The committee have no objection providing that the renewal is for the current configuration being continued.

D/26/09/30 Enforcement

Cllrs Winter and Harvey and the Deputy Town Clerk met with WSC last Wednesday 16th September to discuss planning enforcement. It was a constructive meeting in which the process, our role, options and follow up were discussed. We were informed that WSC Newmarket Members are given a briefing on enforcement cases every 2 months. Specific issues were raised and updates given and we were able to emphasise our frustration.. Going forward, it was noted that WSC Officers will meet bi-monthly with the Town Clerk/Deputy Town Clerk following that briefing for feedback and to improve communication lines.

D/26/09/31 Working Group Reports

No reports offered.

D/26/09/32 Correspondence

It was noted that we are in receipt of a sex establishment renewal licence consultation which will be on the next agenda for consideration.

D/26/09/33 Date of Next Meeting

Monday 5th October 2026 at 6.15pm at the Memorial Hall.

Meeting closed 6:35pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/09/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 7 th September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/09/23.01 Resolved</u>	The Committee, noting no material change to the previous plans, again voiced no objection.
<u>D/26/09/23.02 Resolved</u>	The Committee voiced no objection subject to there being no noise issues from the additional air conditioning units and that SCC are content that this does not obstruct the highway with regard to the Public Right of Way.
<u>D/26/09/23.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/23.04 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/23.05 Resolved</u>	The Committee object in the strongest terms due to the detrimental impact on the street scene (the “vacant verge” is essential town tree-lined green space), overdevelopment (already a vast telecommunications tower and cabinets opposite the site), potential noise and disturbance, the use of hazardous materials and potential safety issues, totally inappropriate in a residential area.
<u>D/26/09/29.01 Resolved</u>	The committee have no objection providing that the renewal is for the current configuration being continued.

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Items 6

Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/26/1413/TCA</u> Trees in a conservation area notification – 16 Conifers (marked G1 on plan) fell Netherby 48 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area NKT2 NKT14	Nathan McGeachie	Mr Viljoen	7th October 2026
<u>DC/26/1428/TCA</u> Trees in a conservation area notification – one Beech (marked on plan) fell Beech Hurst, 46 Bury Road, Newmarket	Conservation Area NKT2 NKT14	Nathan McGeachie	Mr R Stoute	13th October 2026
<u>DC/26/1399/FUL</u> Planning application – use of building as commercial, business and service (class E) 5 Craven Way, Newmarket		Philip Crutchlow	West Suffolk Council	13th October 2026

NKT2 – Key Views
NKT14

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Naomi Alecock - Deputy Town
Clerk

Our ref: AP/26/0023/STAND

Please ask for: Dave Beighton
Direct Line: 01638 719470
Email: dave.beighton@westsuffolk.gov.uk

29th September 2026

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL:

Hybrid planning application - a. outline application all matters except primary means of access from Exning Road reserved for up to 43 dwellings with associated landscaping and ancillary works (following demolition of existing structures); b. Full planning application - a. demolition of existing house and outbuildings, b. change of use of stable building A to create 11 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; c. change of use of stable building B to create 8 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; d. change of use of existing outbuildings E1 and E2 to create two dwellings with associated alterations to the elevations of the buildings and associated parking provision; d. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; e. construction of two storey building to provide 11 dwellings with associated parking; f. creation of new access from Exning Road (following demolition of existing dwelling); g. landscaping, open space and ancillary works

LOCATION: Brickfields Stud , Cemetery Hill, Newmarket, Suffolk, CB8 7JH

APPLICATION NO: DC/25/0841/HYB

APPEAL REFERENCE: 6008687

APPEAL START DATE: 13th May 2026

APPELLANT: Colecar Strategic Land

APPEAL TYPE: Standard Appeal

PROCEDURE: Public Inquiry

Further to our correspondence informing you of the above appeal we are now in a position to notify you of the date and venue of the Public Inquiry:

Date: 20th October 2026

Time: 10:00

Duration Day(s) : 12

Venue: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

Name of Inspector: P Hanna

You may attend the inquiry and at the Inspectors discretion give your views on the proposal. Disabled facilities are available including automatic doors, disabled toilet, hearing loop and parking for the disabled.

The inquiry is scheduled to take place in person on 20-24 and 27-30 October 2026. There is also provision for virtual sessions to be held on 3-6 November 2026, if and as required.

Should any virtual sessions be held, the relevant Microsoft Teams link and joining instructions, will be published on the Council's website in the Planning and Building Regulations section under More in Planning and Building Regulations, where a dedicated page for the inquiry will be available.

A copy of the booklet 'Guide to taking part in Planning Appeals proceeding by Inquiries' is available on the Planning Portal website <https://www.gov.uk/government/organisations/planning-inspectorate> where the decision will also be published.

The planning file and appeal documents are available for inspection on our website [West Suffolk Council](https://www.gov.uk/government/organisations/planning-inspectorate). The Inspector's decision and information regarding the progress of this appeal can be accessed via GOV.UK <https://www.gov.uk/government/organisations/planning-inspectorate>

Dave Beighton

Dave Beighton
Principal Planning Officer

Planning and Growth, West Suffolk Council, West Suffolk House, Western Way,
Bury St Edmunds, Suffolk, IP33 3YU

;

Planning and Growth, West Suffolk Council, West Suffolk House, Western Way,
Bury St Edmunds, Suffolk, IP33 3YU

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 25th September 2026

Reference: 26/00988/FUL
Officer: Alessandro Simbari

Date application valid: 15th September 2026
Parish: Soham

Location: 3 Greenhills Soham Cambridgeshire CB7 5DA

Proposal: Single storey rear extension and raised platform.

Applicant:
Mr Alan Bailey
3 Greenhills
Soham
Cambridgeshire
CB7 5DA

Agent:
Kirby Architecture
FAO Charlotte Gates
The Old Mill
Mill Lane
Metfield
IP20 0LD

Grid Reference: 560380 272559

Reference: 26/01014/FUL
Officer: Jasmine Moffat

Date application valid: 22nd September 2026
Parish: Soham

Location: 36 High Street Soham Ely Cambridgeshire CB7 5HE

Proposal: Change of use from one flat to two flats

Applicant:
Modern Formwork Limited
FAO Mr C Tinkler
30A Stage Lane
Buckhurst Hill
Essex
IG9 5TD

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

Grid Reference: 559438 273065

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Decision List

Weeks commencing 16/09/26, 23/09/26	NTC Comments	West Suffolk Council Decision
DC/26/1192/TCA Trees in a conservation area notification - 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 Iceni Cottage 3 Argent Place Newmarket Suffolk CB8 7XG	The Committee objects to the felling of health 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.	Decided 
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 Suffolk CB8 7DZ	The Committee supports responsible tree management and voiced no objection	Decided 
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 Street Record Gordon Richards Close Newmarket Suffolk	The Committee supports responsible tree management and voiced no objection	Decided 
DC/26/0984/FUL Planning application - a. proposed external bin store and cycle storage b. three windows installed to north elevation Suffolk House Fordham Road Newmarket Suffolk CB8 7AA	The Committee supports the neighbours objection to the siting of the cycle storage against their fence and request an alternative location	Decided 

Decision List

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 Suffolk CB8 8LH	The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking, increased waste provision and is not included in the additional housing supply and services	Withdrawn 
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 Suffolk CB8 7BT	The Committee supports responsible tree management and voiced no objection.	Decided 
DC/26/1283/TCA Trees in a conservation area notification - one Silver Maple (T4 on plan) fell Clarehaven Stable 57 Bury Road Newmarket Suffolk CB8 7BY	The committee objects to the felling of healthy trees and objects to this application until supporting evidence is provided to justify the felling.	Decided 
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 Suffolk CB8 0AB	The Committee voiced no objection	Decided 

To: **Recipients of Delegation Panel papers**

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

23 September 2026

Dear all

Delegation Panel - Tuesday 22 September 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/26/0984/FUL
	Proposal:	Planning application - a. proposed external bin store and cycle storage b. three windows installed to north elevation
	Location:	Suffolk House, Fordham Road, Newmarket
	Case officer:	Ed Fosker
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	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

5.	Application number	DC/26/1219/TPO
	Proposal:	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
	Location:	Street Record, Gordon Richards Close, Newmarket
	Case officer:	Apryl Trask
	Parish:	Newmarket Town Council
	Ward:	Newmarket North
	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

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Sex establishment licence



Part A: applicant information

Schedule 3 of the Local Government Miscellaneous Provisions Act 1982

Before completing this application please read ALL guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. It is recommended that you keep a copy of the completed form for your records.

Please note that the licensing authority or police may make enquiries independently to verify/validate any information submitted as part of this application.

Application type tick box(es) as appropriate ☒	
☐ New ☒ Renewal ☐ Transfer ☐ Variation	
Part 1 - Premises Details	
Premises address:	Heaven, 109 High Street, Suffolk, CB8 8JH
Licence Details (for renewal applications)	
Licence Number:	SE0012
Date of Expiry:	10 / 10 / 2026
Part 2 – Applicant Details	
Is the applicant:	☐ An individual ☒ A company or other corporate body ☐ A partnership or other unincorporated body
A Individual applicant details	
Title:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other_____
Surname:	
Forenames:	
Date of birth: (must be aged 18 or over)	
Place of birth: (Town/Country)	
National Insurance Number:	
Current residential address, including postcode:	
Telephone number (home):	
Telephone number (mobile):	

Email:	
Are you ordinarily resident in the UK?	☐ Yes ☐ No If No please state where:
Have you any restrictions on your eligibility to reside/work in the UK?	
Title:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other_____
Surname:	
Forenames:	
Date of birth: (must be aged 18 or over)	
Place of birth: (Town/Country)	
National Insurance Number:	
Current residential address, including postcode:	
Telephone number (home):	
Telephone number (mobile):	
Email:	
Are you ordinarily resident in the UK?	☐ Yes ☐ No If No please state where:
Have you any restrictions on your eligibility to reside/work in the UK?	
B Other applicants (such as a registered company or unincorporated association) Please provide name and registered address of applicant in full. Where appropriate please give any registered number and names/private addresses of ALL directors/ partners:	
Name:	☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☒ Other_____
Registered or principal office address including postcode:	Newmarket Entertainment Ltd 109 High Street, Newmarket, Suffolk, CB8 8JH
Registered company number:	09103285
Description of applicant (eg partnership, company):	Limited Company
Is this company incorporated in the UK?	☒ Yes ☐ No If No please state where:
Telephone number:	████████████████████
Email:	████████████████████

Names and private addresses of ALL company directors or partners:		
(1) Director/partner: Full name (including title) ██████████	Private address (including postcode): ██	
(2) Director/partner: Full name (including title)	Private address (including postcode):	
(3) Director/partner: Full name (including title)	Private address (including postcode):	
C Licensing history and other relevant information: Has any person or the corporate or unincorporated body referred to in this application:		
Been disqualified from holding a licence for a sex establishment?		☐ Yes ☒ No
Been refused the grant/renewal/transfer of licence for a sex establishment?		☐ Yes ☒ No
Been the holder of a sex establishment licence when that licence has been revoked?		☐ Yes ☒ No
If YES to any of the above please provide details, including relevant names, dates and locations:		
Have you any convictions recorded against you? Or if a body corporate or unincorporated body that body or any of its directors or other persons responsible for its management? If so please state		
Date of conviction	Offence	Sentence (include any suspended)
Note: (i) All convictions must be disclosed (ii) Spent convictions, as defined in the table below should not be included		
Sentence		Becomes spent after
Imprisonment of between 6 months and 30 months		10 years
Imprisonment of up to 6 months		7 years
Borstal training		7 years
A fine or other sentence not otherwise covered in this table		5 years

Absolute discharge	6 months
Probation order, conditional discharge or bind over	1 year (or until order expires, whichever is longer)
Detention Centre Order	3 years
Remand home, attendance or approved school order	The period of the order and a further year after the order expires
Hospital order under the Mental Health Act	The period of the order and a further 2 years after it expires
Cashiering, discharge with ignominy or dismissal with disgrace from the Armed Forces	10 years
Dismissal from Armed Forces	7 years
Detention	5 years
Note: (i) A sentence of more than 2.5 years imprisonment can never become unspent. (ii) If you were under 17 years of age on the date of conviction, please halve the period shown in the right hand column.	
Is the business for the benefit (whether solely or partly) of any third-party not already specified within this application? ☐ Yes ☒ No (If YES please give further details below including name, address and position):	
Please provide details of any experience or business/employment history relevant to the operation of a sex establishment gained by any person in connection with this application. For example please specify whether any person is a member of any trade association/organisation (ie the Lap Dancing Association) or has operated or continues to operate a sex establishment (state type if applicable): The Director of Newmarket Entertainment Ltd has been responsible for the running of a Sex Establishment since 2013 (Climax in Colchester, Essex) as well as operating Heaven since 2017. Because of this extensive experience, the Director is fully aware of the regulations associated with running a Sex Establishment, especially the impact this has on the local community and the necessity to work closely with the local authorities and public to ensure the establishment works within the rules and regulations required	
Part 3 – Declaration for Part A tick box(es) as appropriate	
I/we – insert name(s) of applicant(s): Newmarket Entertainment Ltd	
Enclose the relevant fee (cheques made payable to West Suffolk Council)	☒
Enclose evidence of identity containing a photograph in respect of each individual applicant/partner/director, as applicable	☒
For each individual/director enclose a basic level criminal record disclosure certificate or equivalent (this should be dated no older than one calendar month) and also enclose a declaration of convictions, cautions etc for each person as applicable (see guidance note 11)	☒
Understand that if the above requirements have not been satisfactorily complied with my application cannot proceed and may be rejected	☒
Understand that the information given may be used in conjunction with other authorities for the prevention and detection of fraud.	☒

Confirm that the information supplied in this application is true to the best of my/our knowledge and belief.



It is an offence for any person to make a false statement, or a statement which he/she does not believe to be true, in or in connection with this application. A person guilty of this offence shall be liable on summary conviction to a fine not exceeding £20,000.

Signatures

Signature of applicant(s) or applicant(s) solicitor or other duly authorised agent. If signing on behalf of the applicant please state in what capacity:

1. Signature:.....
Name:.....

Capacity:..... Director

2. Signature:.....
Name:.....

Capacity:.....

3. Signature:.....
Name:.....

Capacity:.....

Date: 09 / 09 / 2026

Contact name:

.....

Contact postal address including post code:

.....
.....
.....
.....

Telephone number:

.....

Email:

.....

Part B: premises/operational information

Schedule 3 of the Local Government Miscellaneous Provisions Act 1982

Before completing this application please read ALL guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. It is recommended that you keep a copy of the completed form for your records.

Please note that the licensing authority or police may make enquiries independently to verify/validate any information submitted as part of this application.

I/We Newmarket Entertainment Ltd (insert name(s) of applicant(s) – please read guidance note 1)	
Application type tick box(es) as appropriate ☒	
☐ Grant ☒ Renewal ☐ Transfer ☐ Variation	
Part 1 - Premises Details	
Postal address (including post code):	Heaven 109 High Street Newmarket Suffolk CB8 8JH
Telephone number:	0800 77 23 109

(A) Description of Trading Activity

The premises will trade as tick box(es) as appropriate ☒						
☐ a sex cinema		☐ a sex shop		☒ a sex entertainment venue		
The premises is proposed to trade on the following days and between the following times:						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
From:	From:	From:	From:	From:	From:	From:
7pm	7pm	7pm	7pm	7pm	7pm	7pm
To:	To:	To:	To:	To:	To:	To:
2am	2am	2am	3:20am	3:20am	3:20am	3am

(B) Operation of the venue and other relevant information

Does the premises have the correct planning consent for the use	☒ Yes ☐ No
--	---

intended? If unsure check with the Planning Authority	
Does the premises currently have a premises licence or club premises certificate under the Licensing Act 2003?	☒ Yes ☐ No
If the premises does hold a Licensing Act 2003 authorisation please give the licence or certificate number	
Please summarise the nature, style and activities of your proposed sex establishment. For example, give detail on the type of activities/entertainments, clientele, frequency of performances, number of staff and performers, capacity, type of articles sold etc. Heaven operates as a Lap Dancing venue in the basement of 109 High Street, Newmarket, Suffolk, CB8 8JH. The typical clientele of the venue are middle aged males who are very well behaved and who enjoy an evening with friends or colleagues in a quiet mature environment. Heaven typically operates with between 5 and 15 dancers during the evening. The total number of staff working at Heaven at any one time is between 3 - 6. The capacity of the venue is 110. The only articles sold are dances by the dancers which are purchased by the customer. No other articles are sold.	
What measures/steps do you propose to take to ensure that your sex establishment operates in a suitable and appropriate manner in the locality you propose? For example you may wish to detail your arrangements for door supervision (including numbers/frequency/timings), management (including management structure), customer rules, welfare of performers, membership, dispersal, external appearance of the venue, advertising, training for staff, CCTV, notices and signage Heaven operates with a strict policy for the safety of both customers and staff. Heaven operates with a minimum of 2 door staff increasing to 3 or 4 on anticipated busy evenings (i.e. during the race season). All door staff are SIA approved and present within the venue and outside to greet the customers and explain the rules of the venue. They are on duty approximately 20 minutes prior and after the venue is closed. There is a management structure in place to also deal with any queries from the customers about the rules and the welfare of the dancers. The structure is made up as follows: General Manager, Floor Manager (responsible for looking after the dancers), Bar Manager and general bar staff. When customers leave the venue, they are asked to leave in a quiet manner as to not disturb local residents within the area. There is minimal to no signage outside the venue therefore looking extremely discrete to passers-by. The venue has extensive HD CCTV and all recordings are stored for a minimum of 31 days.	

Do you agree to conditions being attached to your licence (if granted) that are consistent with the steps/measures you have proposed above?	☒ Yes ☐ No
Please provide a plan and a schematic to show the proposed external appearance of the venue (Guidance note 12)	
Part 3 – Declaration for Part B (please tick to confirm yes)	
I/we – insert name(s) of applicant(s) Newmarket Entertainment Ltd	
Enclose a plan of the premises and also a diagram of the premises frontage (this should also indicate window dressing/colour schemes/signage etc) (see guidance note 12)	☒
Enclose any policies, rules, procedures or other supporting documentary information in connection with this application (On renewal only if changes have been made)	☒
Understand that if the above requirements have not been satisfactorily complied with my application cannot proceed and may be rejected	☒
Understand that the information given may be used in conjunction with other authorities for the prevention and detection of fraud.	☒
Confirm that the information supplied in this application is true to the best of my/our knowledge and belief.	☒
It is an offence for any person to make a false statement, or a statement which he/she does not believe to be true, in or in connection with this application. A person guilty of this offence shall be liable on summary conviction to a fine not exceeding £20,000.	
Signatures Signature of applicant(s) or applicant(s) solicitor or other duly authorised agent. If signing on behalf of the applicant please state in what capacity:	
..... [REDACTED] Capacity..... Director Name..... Capacity.....	
..... Name..... Capacity..... Name..... Capacity.....	
Date	09 / 09 / 2026
Privacy Notice West Suffolk Council is a Data Controller and can be contacted at: West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU. Tel: 01284 763233. The Data Protection Officer is Leah Mickleborough and can be contacted at the same address. We are collecting your personal information in order to process your application under the	

Local Government Miscellaneous Provisions Act 1982.

Your data will not be shared with third parties unless used for Council purposes, in order to enquire and receive information relating to your licence, prevent or detect crime, to protect public funds or where we are required or permitted to share data under other legislation. Your data will be kept for 7 years post licence expiry/surrender in line with our retention policy.

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

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

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

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

Guidance notes to assist with completion of this application form

- 1) Insert the name(s) of individual applicant(s) or partners or the trading name under which the business operates.
- 2) Insert the postal address, including the name by which the premises to be used as a sex establishment is to be known.
- 3) The full name, date and place of birth, national insurance number and private address of each individual applicant and names and private addresses of all directors must be supplied together with photographic evidence of identity for each person (eg. a certified copy of passport or driving licence).
- 4) The application form must be signed. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so. Where there is more than one applicant, all applicants or their respective agents must sign the application form.
- 5) This is the address that we shall use to correspond with the applicant(s) about this application.
- 6) A notice containing details of the application must be advertised on the premises to which the application relates for a continuous period of not less than 21 days from the day following the day on which it was given to the licensing authority, in a position from which it can be conveniently read by members of the public. The Council provides a template to assist with this requirement.
- 7) A notice containing details of the application must be published in a newspaper circulating in the local vicinity of the premises within 7 days of the application being given to the licensing authority. The Council provides a template to assist with this requirement.
- 8) Fee levels may change from time to time. Current fee levels can be obtained via the Council's website or by contacting the Licensing Authority.
- 9) For this purpose a criminal conviction certificate (issued under section 112 Police Act 1997), a criminal record certificate (issued under section 113A Police Act 1997) or the results of a subject access search under the Data Protection Act 1998 (b) of the Police National Computer by the National Identification Service will be satisfactory. Disclosures provided must be dated within one calendar month of the application date or else they will be rejected.
- 10) Specify the type of sex establishment you intend to operate. Tick ALL boxes that apply to this licence application. Also indicate the times for each day of the week that you propose to operate as a sex establishment. Specify N/A if you do not intend to operate on a particular day.
- 11) The application form must be signed. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so. Where there is more than one applicant, all applicants or their respective agents must sign the application form.
- 12) A plan of the premises must be submitted with the application, drawn to a legible scale (preferably 1:100) showing all external and internal doors and windows and the position of counters, display stands, booths, video / tv / film screens, exhibition areas, dance / performance / stage / restricted areas fixed seating and tables, bars / counters

from which refreshments are available. Further a diagram showing the proposed external appearance/ frontage of the venue (this need not be professionally drawn) and this should include colour scheme, branding, advertising, window dressing, signage etc. Please note that the plan will form part of the licence and conditions. On renewal if there are no changes then a plan is not required.

13) Copies of the complete application together with a plan of the premises and any supporting documentation must be submitted to the Licensing Authority and Suffolk Constabulary:

Note: The Council may reasonably require the applicant(s) to provide additional documentation in connection with this application. All such requests shall be made in writing (including via email request).

checklist of all documents to provide with this application	
1) Any continuation sheets you have used in connection with this application form (please number, add you name and premises details to every additional sheet you have provided).	☐
2) The plan of your premises showing the layout, fixtures, fittings and features requested. This need not be professionally drawn but must be to scale (preferably 1:100) clear and legible in all material respects. On renewal if there are no changes then a plan is not required.	☐
3) A diagram showing the proposed external frontage of your sex establishment. This need not be professionally drawn but should be clear and legible in all material respects (indication of colour scheme and shop signage, naming and branding should also be included).	☐
4) The correct fee for the application. Cheques should be made payable to West Suffolk Council.	☐
5) Proof of address for all individual applicants – for example a current utility bill or bank statement.	☐
6) Endorsed photographs of all individual applicants. Photos must be full faced and passport style, and endorsed as a true likeness by a professional person of standing in the community such as a doctor, solicitor, teacher, fire officer, local government officer or councillor. The contact details for the person endorsing the photos should also be provided with the photographs as validation checks will be made.	☐
7) Photographic proof of identity and age documentation for individual applicants – for example a passport or DVLA photo card driving licence containing a date of birth.	☐
8) Any house rules, policy or similar documents you propose to operate at the sex establishment, provided in support of your application – for example performer vetting and welfare, customer rules, management and supervision policy/structure, details of membership of a trade association, details of previous relevant experience etc.	☐
9) Criminal records basic level disclosure or equivalent certificates – which should be no older than one calendar month. The police may also conduct background checks of any person connected to this application.	☐
10) Any documentation relating to verification of the entitlement of any applicant to reside or work in the UK (should this be applicable). It should be noted that the Council is registered with the Home Office Evidence and Enquiry Unit and may check the eligibility status of any individual connected with this application.	☐
11) Copy of Licensing Act 2003 premises licence or club premises certificate if applicable	☐
12) Serve the application , together with accompanying documents, to both the Licensing Authority and Chief Officer of Police.	☐
13) Copy of the notice placed on or near the premises.	☐

Please send your application, fee and documents to the licensing department

West Suffolk House

Western Way

Bury St Edmunds IP33 3YU

Phone: 01284 758050 Email: licensing@westsuffolk.gov.uk

PUBLIC NOTICE
Application
Sex establishment licence, Entertainment
Venue – Renewal

Name of Applicant: Newmarket Entertainment Ltd		Name of Premises: Heaven	
Postal Address of Premises (or description of premises): 109 High Street, Newmarket, Suffolk, CB8 8JH		This application may be viewed at: West Suffolk Council West Suffolk House Western Way Bury St Edmunds IP33 3YU	
Activity	Day/s	Times	
Opening hours	Monday – Wednesday Thursday -Saturday Sunday	19:00 – 0200 19:00 - 03:20 19:00 – 03:00	

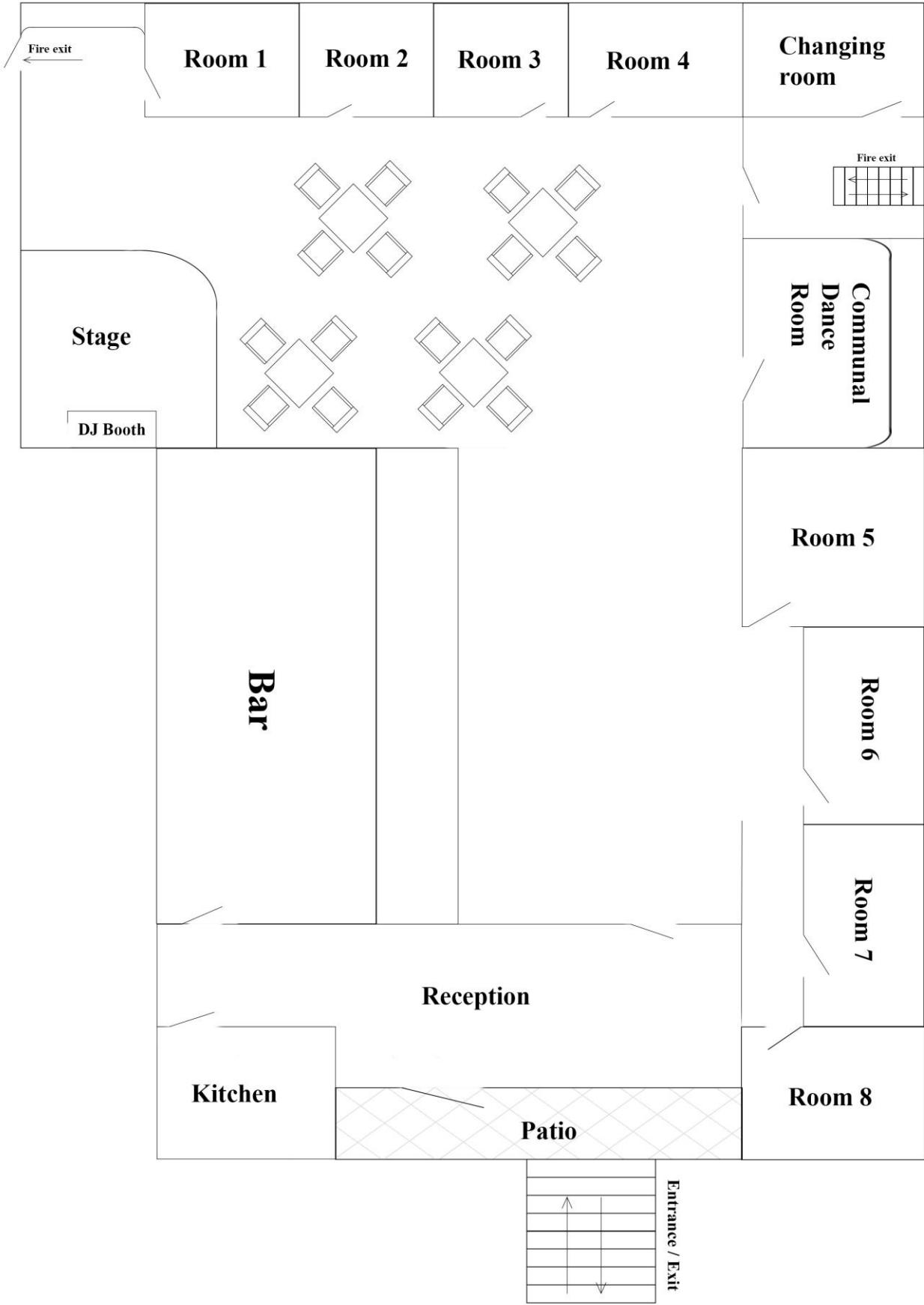
Date by which representations may be made to the Licensing Authority:

End Date: **12 October 2026**

Representations must be made in writing to West Suffolk Council (as the Licensing Authority) at the above address, or by e-mail to licensing@westsuffolk.gov.uk .

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

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Good morning Naomi.

I've spoken to our Safety and Speed Team about the counterproposals that the Committee has put forward for Palace Street:

- ***Moving the no parking zone and extending that enforced area.***

The proposed DY lines will run from the junction of the High Street, both sides of Palace Street to the point adjacent to the Rutland Arms Hotel, to address the safety concerns highlighted by Suffolk Police following the unfortunate incident where a pedestrian was struck by a car when crossing from the footpath next to TK Maxx.

I'm afraid to move the zone would fail to address this specific issue – so this would not be supported.

There is already a restricted Parking Zone in place for the length of Palace Street, extending from number 6 to the junction with All Saints Road. Our Safety and Speed Team have advised that extending this zone would be a consideration (from the junction with the High Street to join up with the existing restrictions) would be considered.

However, this would require the presence of at least 4 signs and posts (2 either side of the junction from High Street and 2 additional signs in the vicinity of TK Maxx and the front corner of the Rutland Arms). As there have already been concerns over the aesthetic impact of DY lines, it is felt that additional signs would have a higher visual impact – so they are cautious in recommending this.

- ***Installation of sleeping policemen.***

Sleeping policemen (or other similar traffic calming), is only considered in locations where there is confirmed excessive speeds that other methods have failed to address or in locations with a history of speed related incidents – particularly if there is injury caused to pedestrians.

In this instance, the pedestrian was struck by a vehicle due to obstructed visibility caused by the inconsiderate parking of another. There is no evidence to suggest speeding was a factor in this – indeed, the police commented the collision was at relatively low speed.

Sleeping policemen have a far higher visual impact than any DY lines or other signage and also exacerbate traffic noise. Due to presence of the conservation area and the close proximity of residential properties to the carriageway along Palace Street, we would not support the installation of sleeping policemen or any other form of physical traffic calming here.

- ***Pedestrianising the area.***

It would not be possible to fully pedestrianise the area from the junction of the High Street along Palace Street due to access requirements of the properties here. Any such zone would be something of a compromise with the area being restricted for “through traffic” – but with exemptions for “access/loading etc”. This would potentially lead to a *higher* risk of incidents, as is seen in other mixed-use areas – as this raises the possibility of conflict between vehicles and pedestrians, and confusion over priority etc.

The two options that our Safety and Speed Team have offered are:

- To replace the DY lines that were previously in place here as requested by Suffolk Police, with narrower lines and a lighter shade of paint to reduce the visual impact to the conservation area.
- To extend the existing restricted parking zone that is already in place, to cover the area from the High Street junction to the Rutland Arms Hotel.

Either of these will provide much the same outcome – to prevent parking in this area and allowing enforcement of illegally parked vehicles. Both would also permit loading/unloading, deliveries and general access for property owners.

As both would require the creation/modification of a Traffic Regulation Order, the process required would be all but identical.

However, the Restricted Parking zone option would be deemed to have a higher visual impact due to the requirement of the additional signs, and these signs/posts would also make this a far costlier option than simply marking out the DY lines.

It is my recommendation that the option for DY lines is taken forwards – but I am happy to discuss the alternative with you if that would be of benefit.

Please let me know your thoughts and that of Newmarket Town Council.

Kind regards.

Matthew Fox,