

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 19th 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 5th October 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/26/1464/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 one dwelling (class C3) – 142 High Street, Newmarket
 - b) **DC/26/1463/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial, business and service (class E) to three residential flats (ground floor only) – 136-142 High Street, Newmarket
 - c) **DC/26/1471/TCA** – Trees in a conservation area notification – two Limes (G1 on plan) crown reduction in height by eight metres – 4 Falmouth Gardens, Newmarket
 - d) **DC/26/1441/TPO** – TPO 03 (1990) tree preservation order – one Lime (indicated on plan and in group G2 on the order) fell – 23 Leaders Way, Newmarket
 - e) **DC/26/1514/TCA** – Trees in a conservation area notification – one Norway Maple, one Sycamore and six Limes (marked on plan) fell – Heath House, Moulton Road, Newmarket
 - f) **DC/26/1437/VAR** – Planning application – variation of conditions 1 (approved plans), 2 (parking and 3 (cycle storage and ramp) of DC/23/1262/VAR to enable revised plans to be used for the change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15 no. dwellings C3 (dwellings) – Former Police Station, 1 Vicarage Road, Newmarket

- g) **DC/26/1332/FUL** – Planning application – conversion of garage to dwelling – 48B Old Station Road, Newmarket
- h) **DC/26/1533/TCA** – Trees in a conservation area notification – one Ash (T1 on plan) fell – Chestnut Lodge, Exeter Road, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - a) **Reconsultation – DC/26/1286/P3CM** – 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
- 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 30/09/26 and 07/10/26
- 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) **Street trading licence** – Outside the Bushell, 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. WSC Local Plan** – to consider a response to the consultation on the 2026 audit of settlement services and facilities
- 16. Proposed Traffic Regulation Order** – to consider a response to the consultation
- 17. Tree Preservation Order** – to consider TPO/009(2006) – Eve Lodge Stables, Hamilton Road, Newmarket
- 18. Correspondence**
- 19. Date of next meeting –Monday 2nd November 2026; 6.15pm**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 13th October 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 5th October 2026 at 6:15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor J Berry
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, Cllrs Revitt (from 7.03pm and Borda (from 7.04pm) as observers and 1 Member of the public (from 6.28pm)

Minute	Action by
D/26/10/1 <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. No one was recording the meeting. <i>Cllr Berry joined the meeting at 6.15pm</i>	
D/26/10/2 <u>Apologies</u> Apologies were received from Cllrs Drummond, Hood and Nobbs.	
D/26/10/3 <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> There were no declarations of interest or requests for dispensation.	
D/26/10/4 <u>To Confirm the Minutes of the Meeting Held on 21st September 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 21st 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/26/10/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. The Chair confirmed that letters have been drafted (as requested following the 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.	

D/26/10/5 Public Open Session

None.

D/26/10/6 Planning Applications

D/26/10/6/1 DC/26/1413/TCA – Trees in a conservation area notification – 16 Conifers (marked G1 on plan) fell – Netherby, 48 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/6.01 Resolved

The Committee objects to the felling of healthy trees and requests a replacement of the trees in an alternative location.

D/26/10/6/2 DC/26/1428/TCA – Trees in a conservation area notification – one Beech (marked on plan) fell – Beech Hurst, 46 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/6.02 Resolved

The Committee defer this application to the Tree Officer.

D/26/10/6/3 DC/26/1399/FUL – Planning application – use of building as commercial, business and service (class E) – 5 Craven Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/10/6.03 Resolved

The Committee voiced no objection.

D/26/10/7 Amended and Deferred Plans

None noted.

D/26/10/8 Planning and Enforcement Appeals

Planning appeal AP/26/0023/STAND – a public inquiry has been arranged from 20th October 2026. Cllr Harvey made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/10/8.01 Resolved

That the Committee contacts the Inspector to make representation at the public enquiry. Final details will be agreed at the next meeting on 19th October 2026.

Enforcement appeal AP/26/0024/ENF was noted.

1 Member of the Public joined the meeting at 6.28pm

D/26/10/9 East Cambs Planning Applications

Noted.

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

Withdrawn

West Suffolk Planning Determinations received during weeks commencing 16/09/26 and 23/09/26 were noted.

Applications	Description	Address	WSC Decision	NTC 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	Approved	No objection
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	Approved	No objection
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	Approved	No objection
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	Approved	Objected
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	Withdrawn	Objected
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	Approved	No objection
DC/26/1283/TCA	Trees in a conservation area notification – one Silver Maple (T4 on plan) fell	Clarehaven Stable, 57 Bury Road, Newmarket	Approved	Objected
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	Approved	No objection

D/26/10/11 Delegation Panel and Development Control Committee Decisions

The delegated decision was noted for DC/26/0984/FUL – Suffolk House, Fordham Road, Newmarket and DC/26/1219/TPO – Gordon Richards Close, Newmarket– as Granted by officer delegation.

D/26/10/12 Licensing

Sex establishment licence - Heaven, 109 High Street, Newmarket – Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/10/12.01 Resolved

Despite some reservations and given the advice received, the Committee have no objection.

D/26/10/13 Enforcement

The Deputy Chief Executive from WSC will be meeting with the Town Clerk and Deputy Clerk bi monthly to discuss enforcement issues.

D/26/10/14 Working Group Reports

The Transport and Parking working group met on 29th September and included County Cllrs Burton and Whittle. Sonia Tawse from Racing Welfare also attended to discuss a cycling initiative for stable staff.

Cllr Revitt joined the meeting at 7.03pm

Cllr Borda joined the meeting at 7.04pm

D/26/10/15 Palace Street

The two options from the SCC Safety and Speed Team were discussed. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/15.01 Resolved

The Committee would like SCC to look at the installation of a loading bay as an alternative; if this is not feasible and the Bill Tutte Committee confirm that they are happy with the replacement lines they will accept this with reservations.

D/26/10/16 Correspondence

SCC have circulated a proposed TRO for the loading bay outside Tesco's, High Street. This will be included in the next agenda.

D/26/10/17 Date of Next Meeting

Monday 19th October 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:06pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/10/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 21st September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.

<u>D/26/10/6.01 Resolved</u>	The Committee objects to the felling of healthy trees and requests a replacement of the trees in an alternative location.
<u>D/26/10/6.02 Resolved</u>	The Committee defer this application to the Tree Officer.
<u>D/26/10/6.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/10/8.01 Resolved</u>	That the Committee contacts the Inspector to make representation at the public enquiry. Final details will be agreed at the next meeting on 19th October 2026.
<u>D/26/10/12.01 Resolved</u>	Despite some reservations and given the advice received, the committee have no objection.

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Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/26/1464/P3CMA Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use of ground and first floors from commercial, business and service (class E) to one dwelling (class C3) 142 High Street Newmarket Suffolk CB8 8JP	Conservation Area NKT1 NKT2	Savannah Vince	Ahmed	Tue 20 Oct 2026
DC/26/1463/P3CMA Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and service (class E) to three residential flats (ground floor only) (class C3) 63/P3CMA 136-142 High Street, Newmarket	Conservation Area NKT1 NKT2	Savannah Vince	Ahmed	Wed 21 Oct 2026
DC/26/1471/TCA Trees in a conservation area notification - two Limes (G1 on plan) crown reduction in height by eight meters 4 Falmouth Gardens Newmarket Suffolk CB8 7DL	Conservation Area NKT14	Nathan McGeachie	Mr M Smith	Fri 23 Oct 2026

Items 6 & 7

Development and Planning Committee Planning Applications – West Suffolk Council

<u>DC/26/1441/TPO</u> TPO 03 (1990) tree preservation order - one Lime (indicated on plan and in group G2 on the order) fell 23 Leaders Way Newmarket Suffolk CB8 0DP	NKT14	Clare Oliver	Mr Broughton	Fri 23 Oct 2026
<u>DC/26/1514/TCA</u> Trees in a conservation area notification - one Norway Maple, one Sycamore and six Limes (marked on plan) fell Heath House Moulton Road Newmarket Suffolk CB8 8DU	Conservation Area NKT2	Nathan McGeachie	Mr Alex Payne	Mon 26 Oct 2026
<u>DC/26/1437/VAR</u> Planning application - variation of conditions 1 (approved plans), 2 (parking) and 3 (cycle storage and ramp) of DC/23/1262/VAR to enable revised plans to be used for the change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15no. dwellings C3 (dwellings) Former Police Station 1 Vicarage Road Newmarket CB8 8HS		Amy Murray	Mr M. Catherall	Tue 27 Oct 2026
<u>DC/26/1332/FUL</u> Planning application - conversion of garage to dwelling 48B Old Station Road Newmarket Suffolk CB8 8DW	Conservation Area NKT1 NKT2	Gregory McGarr	Mr Russell Murfitt	Fri 30 Oct 2026

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/26/1533/TCA Trees in a conservation area notification - one Ash (T1 on plan) fell Chestnut Lodge Exeter Road Newmarket Suffolk CB8 8LR	Conservation Area NKT2 NKT14	Nathan McGeachie	Ms C Massingham	Mon 02 Nov 2026
Amended and Deferred Plans				
D/26/1286/P3CM 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 NKT1	Gregory McGarr	Mr. Warren	Thu 29 Oct 2026

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

NKT2 – Key Views

NKT14 - Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 2nd October 2026

Reference: 26/00142/FUL

Officer: Jasmine Moffat

Location: 19 Hall Lane Burwell Cambridge CB25 0HE

Date application valid:

28th September 2026

Parish:

Burwell

Proposal: Removal of the existing conservatory and construction of a new two storey rear extension, erection of a small side porch and construction of a new one and a half bay garage at the front

Applicant:

Mr And Mrs Martin And Lorraine Robertson
2 Spring Close
Burwell
Cambridgeshire
CB25 0HE

Agent:

Andrew Fleet Architectural
FAO Mr Steve Crawford
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 558709 266420

Reference: 26/01009/FUL

Officer: Jasmine Moffat

Location: Land To Rear Of 18 Cornfields Burwell Cambridge Cambridgeshire CB25 0AX

Date application valid:

25th September 2026

Parish:

Burwell

Proposal: Erection of new self-build, single storey dwelling

Applicant:

Mr J. Kendall
18 Cornfields
Burwell
CB25 0AX

Agent:

NP Architects
FAO Mr Alex Sage
96 King Street
Cambridge
CB1 1LN

Grid Reference: 559496 266117

Reference: 26/01028/FUL

Officer: Samar Nakhleh

Location: 43 Meadow Lane Suffolk CB8 8FZ

Date application valid:

25th September 2026

Parish:

Cheveley

Proposal: Single and two-storey side extension

Applicant:

Mr Alan Hall
43 Meadow Lane
Suffolk
CB8 8FZ

Agent:

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

Grid Reference: 565845 262492

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 9th October 2026

Reference: 26/00155/FUL
Officer: Jasmine Moffat
Location: The Old Plough 26 High Street Ashley Newmarket Suffolk

Date application valid: 5th October 2026
Parish: Ashley

Proposal: Change of use from restaurant to C3 single residential dwelling

Applicant:

Mr & Mrs A Keen
C/o Agent

Agent:

Andrew Fleet MCIAT
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 569752 261459

Reference: 26/01051/FUL
Officer: Jasmine Moffat
Location: Land West Of Hay Wood Brinkley Road Westley Waterless Suffolk

Date application valid: 5th October 2026
Parish: Brinkley

Proposal: Erection of two temporary rural worker units

Applicant:

ACE Stud Ltd
C/o Agent

Agent:

KWA Architects (Cambridge) Ltd
FAO Mrs Meghan Bonner
Unit F
South Cambridge Business Park
Babraham Road, Sawston
Cambridge
CB22 3JT

Grid Reference: 562274 255475

Reference: 24/00160/DISI
Officer: Alessandro Simbari

Date application valid: 2nd October 2026
Parish: Burwell

Location: Site At Anchor Lane Farm Newnham Drove Burwell

Proposal: To discharge Condition 9 (full details of materials and colours of the approved battery solution) of decision 24/00160/ESF dated 20th May 2025 for Battery energy storage facility and associated works

Applicant:
Burwell AL Limited
Burlington Building
Fourth Floor
19 Heddon Street
London
W1B 4BG

Agent:

Grid Reference: 556982 268137

Reference: 26/01056/ARN
Officer: Olivia Akroyd

Date application valid: 5th October 2026
Parish: Fordham

Location: Barn A Land South West Of 38 Newmarket Road Fordham Cambridgeshire

Proposal: Prior Approval Application Class Q, for the change of use of an agricultural building to four dwellinghouses (C3)

Applicant:
RF Turner & Son
FAO Messers Turner
Bassingbourn Farm
Fordham
Ely
Cambridgeshire
CB7 5NL

Agent:
Paul Rowe Design Services Limited
FAO Mr Paul Rowe
11 Mervyn Ball Close
Chard
TA20 1EJ

Grid Reference: 562726 269707

Reference: 26/01039/RMM

Officer: Hannah Lambert

Date application valid: 7th October 2026

Parish: Soham

Location: Land To Rear Of 81 To 111 Brook Street Soham Cambridgeshire

Proposal: Application for Reserved Matters (appearance, landscaping, layout and scale) in relation to hybrid planning permission 21/01048/HYBM to allow for the construction of 80 dwellings including public open space and associated infrastructure.

Applicant:

Taylor Wimpey East Anglia
FAO Mr Tom Lomas
Castle House
Orchard Park
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR
UK

Agent:

Grid Reference: 560313 272715

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 

Application for street trading consent

Local Government Miscellaneous Provisions Act 1982

Please note:

- You must read the council's [Street Trading Policy](#) and discuss the details of your proposal with a Licensing Officer before completing this application
- The full fee for street trading consent is **£409**, to be paid as follows:
 - A non-refundable fee of £250 is to be paid upon application to cover the cost of processing an accepted application and administering the consultation
 - The balance of £159 will be collected after the end of consultation pending a positive determination
- The application will not be accepted unless all sections have been completed and all supporting documents supplied
- We will not be able to process incomplete applications

1. Applicant							
First or sole applicant details							
Mr	yes	Mrs		Miss		Ms	
Forenames							
Surname							
Date of Birth							
Post Code							
Second applicant details (if applicable)							
Mr		Mrs		Miss		Ms	
Forenames							
Surname							
Date of Birth							
Residential address							
Post Code				Telephone Number			
Email							
If applying as a limited company please also provide							
Company Name							
Company Number							
Registered Address							
Trading details (if different to the above)							
Trading Name		The spud hut					
Address at which unit/vehicle is kept overnight		Market street					
		newmarket					
		Cb88ee					

2. Consent type (please complete either Section 2a static or Section 2b mobile)		
2a. Static - please state days and times of trading		
Day	From	To
Monday	8am	4pm
Tuesday	8am	4pm
Wednesday	8am	4pm
Thursday	8am	4pm
Friday	8am	8pm
Saturday	8am	9pm
Sunday	closed	
Exact trading location (map required, see enclosures)		
Address:	The bushel pub market street the guineas	
Post code:	Cb88ee	
2b. Mobile		
Please provide general locations of trading (map required, see enclosures)		
West area		

3. Items to be sold (please list below)
Jacket potatoes and burger breakeast food

4. Food hygiene rating (if applicable)
Please note: It is a standard condition of a Street Trading Consent that food businesses must achieve and maintain a minimum food hygiene rating of '3 – Generally satisfactory'. We cannot grant a Consent if the food hygiene rating is below 3.
Current food hygiene rating
3

5. Type of trading vehicle (tick as appropriate. Photo required, please see enclosures)		
Handcart	Size	Not applicable
Stall	Size	Not applicable
Trailer	Size 7ft by 16ft	Not applicable
Mobile unit	Size	Not applicable
Vehicle	Size	Not applicable

6. Vehicle details	
Make of vehicle	n/a
Model of vehicle	n/a
Registration number of vehicle	n/a

7. Employee and Assistant details

Please complete below details of employees and assistants that meet the criteria as detailed in the [application guidance](#) (please continue on separate sheet if required)

Full name	Date of Birth	Basic DBS required	Photo ID Required

7a. I declare that Right to Work checks have been completed for all employees in accordance with the Immigration, Asylum and Nationality Act 2006 (please tick to confirm)

8. Pending Convictions (please tick to indicate agreement)

Do you, or any of the named employees and assistants in section 6, have any pending convictions, cautions or are currently being investigated for any other matter? (Please tick as appropriate)

Yes ☐ No ☐ yes ☐

If yes, please give details in section 7a

8a. Details of pending convictions, cautions or any other matter

Name	Offence	Date of offence

9. Other supporting documents (please tick to indicate agreement)

I enclose my Proof of right to work in the UK – please refer to Employers' right to work checklist (accessible) - GOV.UK	yes ☐
I enclose my Basic Disclosure and Barring Service (DBS) certificate and those of employees listed in part 6, where applicable. (Dated within last 30 days before application date)	yes ☐
I enclose my photo ID (if not already provided for right to work above) and those of employees listed in part 6, where applicable	yes ☐
I enclose a photograph of the unit/vehicle	yes ☐
I enclose proof of insurance including public liability of at least £5,000,000	yes ☐
I enclose confirmation of food business registration (registration document or approval number)	yes ☐
I enclose a copy of the gas safety certificate (if applicable)	yes ☐
I enclose a valid waste transfer agreement, or waste carrier licence	yes ☐
I enclose proof of landowners' permission or written confirmation from the Highways Authority that they have no objection to trade from this location. (static only)	yes ☐
I enclose a map of exact trading location (static only)	yes ☐
I enclose a map of general trading areas (mobile only)	yes ☐

10. Payment	
The fee is £409. A non-refundable fee of £250 is to be paid upon application to cover the cost of processing an accepted application and administering the consultation.	
I confirm I have paid the following fee:	
Payment Link - £250.00	https://go2pay.uk/2/9hZgzZzOLF
Payment Reference Number:	
The balance of £159 will be collected after the end of consultation pending a positive determination.	
Incomplete applications will be rejected and the fee will be refunded, which can take up to 5 working days.	

11. Declarations (please tick to indicate agreement)	
I understand that the information I have given in this form and in any supporting information in respect of my application will be taken into account by the Council when determining the application. I declare that all such information is true and complete to the best of my knowledge and belief and acknowledge that if I have made a false statement or omitted any relevant fact, any licence determined and issued in connection with it may be modified, suspended or revoked.	yes
I understand and consent that the information given on this form may be issued to other enforcing agencies and consulting bodies to determine this application. I also consent to the council retaining my application and details and I understand that the council is obliged to pass on information to other statutory bodies if so, requested for the prevention and detention of fraud.	yes
I understand the importance of informing the council in a timely manner should I be charged with a criminal offence during the term of my street trading consent. I commit to notifying the licensing authority within 48 hours of being charged with a criminal offence and commit to notifying the licensing authority within 48 hours of receipt of a criminal disposal, caution, or criminal conviction.	yes
I understand if I sell alcohol at any time, and or hot refreshments between 2300-0500, I also need to obtain a Premises Licence (Licensing Act 2003)	yes
I understand that a Pavement Licence maybe required for any street furniture associated with the consent (Business and Planning Act 2020 and Levelling Up and Regeneration Act 2023). For further information and guidance see West Suffolk Council Pavement Licences	yes
I am not under 17 years of age.	☒
☐	☐
☐	☐
Date	05/10/2026
*Electronic signatures accepted	

Applications and supporting documents should be submitted via email to:
licensing@westsuffolk.gov.uk

Privacy Statement

West Suffolk Council is a Data Controller and can be contacted at: West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU. Phone: 01284 763233. The Data Protection Officer 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 or 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

Item 1 ii





* **COFFEE** * **TEA** * **COLD DRINKS** *

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West Suffolk services and facilities matrix - October 2026

Item 1

Settlement	Current Category	Dwelling stock within current settlement boundary and environs (September 2026)	Population (parish mid-year estimate 2024)	Existing local plan and neighbourhood plan allocations	Early years	Primary school	Secondary School	Further education (post 16)	GP Surgery	Pharmacy	Public house	Essential goods shop (including supermarkets)	Permanent Post office	Permanent Library	Village Hall and/or community meeting place	Recreation ground (playing field)	Equipped play (MUGA, outdoor gym, play area)	Leisure centre/sports centre/gym	Allotments	Employment opportunities up to 800m from settlement centre	Employment opportunities 800m-5km from settlement centre	Train station	Bus Service (Peak Time)	Up to 800m from a higher order settlement using established walking/cycling routes	Between 800m-5km from a higher order settlement using established walking/cycling routes	
Brandon	1. Town	4,345	9,350	AP1 Land at Warren Close, 20 homes AP2 Brandon cemetery	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	
Bury St Edmunds	1. Town	22,119	44,335	AP3 Land north of Rougham Tower Avenue, 500 homes AP4 West Bury St Edmunds, 600 homes AP5 North-east Bury St Edmunds, 1375 homes AP6 South-east Bury St Edmunds, 1250 homes AP7 Land to the north of Mount Road, 120 homes AP8 Former railway sidings, 200 homes AP9 Land west of Rougham Road, amenity public space AP10 West Suffolk Hospital AP11 West Suffolk Operational Waste Hub and reserved land AP12 Suffolk Business Park extension, 72 hectares	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A
Haverhill	1. Town	12,696	28,684	AP13 North-west Haverhill, 980 homes AP14 North-east Haverhill, 2500 homes AP15 Former Wisdom Toothbrush Factory, Colne Valley Road, 80 homes and 0.77 hectares employment land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	N/A	N/A	
Mildenhall	1. Town	4,031	9,107	AP16 Land west of Mildenhall, north and south of West Row Road, 1300 homes, 5 hectares of employment land and 10 hectares of natural green space. AP17 Land at College Heath Road, 53 homes AP18 Mildenhall Academy and Dome Leisure Centre, 4 hectares employment land	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	N/A	N/A	

West Suffolk services and facilities matrix - October 2026

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Newmarket	1. Town	9,031	17,780	AP19 Hatchfield Farm, Fordham Road, 400 homes and 5 hectares of land AP20 Pinewood Stud, 415 homes and country park AP21 Land off High Street, Black Bear Lane and Rowley Drive (Queensbury Lodge), 123 homes AP22 Former St Felix Middle School site, 50 homes AP23 Primary school provision in Newmarket	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A
Barrow	2. Key Service Centre	818	2,156	AP24 Land off Bury Road, 150 homes AP25 Land off Denham Lane, 15 homes AP26 Land north of Barrow Primary School	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	No
Clare	2. Key Service Centre	1,096	2,270	AP27 Land north of Cavendish Road, 53 homes AP28 Land south of Cavendish Road, 60 homes and car park	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	No
Ixworth	2. Key Service Centre	1,013	2,284	AP29 Land at Bardwell Road, 145 homes, 300 square metres retail floor space and car parking AP30 Land north of Crown Lane and west of A143, 145 homes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	No
Kedington	2. Key Service Centre	859	2,020	AP31 Land at junction of Hall Road and Mill Road, 40 homes	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	Yes - Haverhill (Town) 3.5km

West Suffolk services and facilities matrix - October 2026

Settlement	Current Category	Dwelling stock within current settlement boundary and environs (September 2026)	Population (parish mid-year estimate 2024)	Existing local plan and neighbourhood plan allocations	Early years	Primary school	Secondary School	Further education (post 16)	GP Surgery	Pharmacy	Public house	Essential goods shop (including supermarkets)	Permanent Post office	Permanent Library	Village Hall and/or community meeting place	Recreation ground (playing field)	Equipped play (MUGA, outdoor gym, play area)	Leisure centre/sports centre/gym	Allotments	Employment opportunities up to 800m from settlement centre	Employment opportunities 800m-5km from settlement centre	Train station	Bus Service (Peak Time)	Up to 800m from a higher order settlement using established walking/cycling routes	Between 800m-5km from a higher order settlement using established walking/cycling routes
Lakenheath	2. Key Service Centre	3,029	5,059	AP32 Matthews Nursery, High Street, 28 homes and 900 square metres comer space AP33 Land west of Eriswell Road, 140 homes AP34 Land at Rabbithill Covert, Station Road, 81 homes AP35 Land north of Station Road, 375 homes and a primary school AP36 Land off Briscoe Way, 67 homes AP37 Land north of Burrow Drive and Briscoe Way, 100 homes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	No
Red Lodge	2. Key Service Centre	3,076	6,834	AP38 Land north of Acorn Way, 300 homes and 8 hectares of employment land AP39 Land east of Warren Road, 145 homes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	No
Stanton	2. Key Service Centre	1,234	2,887	AP40 Land east of Bury Road, 200 homes AP41 Shepherds Grove, 31 hectares for employment uses	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	No
Barningham	3. Local Service Centre	367	961	AP42 Land south of Hopton Road, 37 homes	No	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No
Beck Row	3. Local Service Centre	1,846	6,002	AP43 Land at Lamble Close, 60 homes AP44 Land at Rookery Drove, 100 homes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	No
Cavendish	3. Local Service Centre	410	972	N/A	Yes	Yes	No	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	Yes - Clare KSC) - 5km
Exning	3. Local Service Centre	1,175	2,620	N/A	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Yes - Newmarket (Town) 3km

West Suffolk services and facilities matrix - October 2026

Settlement	Current Category	Dwelling stock within current settlement boundary and environs (September 2026)	Population (parish mid-year estimate 2024)	Existing local plan and neighbourhood plan allocations	Early years	Primary school	Secondary School	Further education (post 16)	GP Surgery	Pharmacy	Public house	Essential goods shop (including supermarkets)	Permanent Post office	Permanent Library	Village Hall and/or community meeting place	Recreation ground (playing field)	Equipped play (MUGA, outdoor gym, play area)	Leisure centre/sports centre/gym	Allotments	Employment opportunities up to 800m from settlement centre	Employment opportunities 800m-5km from settlement centre	Train station	Bus Service (Peak Time)	Up to 800m from a higher order settlement using established walking/cycling routes	Between 800m-5km from a higher order settlement using established walking/cycling routes
Great Barton	3. Local Service Centre	818	2,179	Great Barton NP, Policy GB 3 - Land at School Road (The Triangle), 150 homes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes - BSE (Town) 4km
Great and Little Whelnetham	3. Local Service Centre	Great Whelnetham - 318	1,137	N/A	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	No
Hopton	3. Local Service Centre	278	617	AP45 Land off Bury Road, 37 homes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No
Hundon	3. Local Service Centre	342	2,143 (includes HMP Highpoint)	AP46 Land at Mill Lane, 10 homes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	No
Moulton	3. Local Service Centre	353	1,457	AP47 Land east of School Road, 30 homes AP48 Land north of Moulton Primary School	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
Rougham	3. Local Service Centre	303	1,768	AP49 Land west of Kingshall Street, 30 homes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	No
West Row	3. Local Service Centre	727	1,932	AP50 Land east of Beeches Road, 161 homes AP51 Land west of West Row Primary School	no	Yes	No	No	No	No	No	Yes	No	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	Yes - Mildenhall (Town) 5km
Wickhambrook	3. Local Service Centre	267	1,307	AP52 Land west of Bunters Road, 40 homes and community facilities and/or retail or local employment	No	Yes	No	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
Bardwell	4. Type A Village	303	851	AP53 Land at School Lane, 15 homes	No	Yes	No	No	No	No	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
Barnham	4. Type A Village	141	611	N/A	Yes	Yes	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	No
Barton Mills	4. Type A Village	346	1,324	AP54 Land east of Church Lane, 12 homes	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes - Mildenhall (Town) 1.5km

West Suffolk services and facilities matrix - October 2026

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Chedburgh	4. Type A Village	276	711	AP55 Land at Queens Lane, 10 homes AP56 Land west of Queens Lane, 12 homes	Yes	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No
Fornham All Saints	4. Type A Village	339	694	AP57 Land adjacent to Moseley’s Farm, 10 homes	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes - Bury St Edmunds (Town) 2km
Fornham St Martin	4. Type A Village	381	1,365	AP58 Land fronting The Street, 10 homes AP64 Land adjacent to Park Farm, Fornham St Genevieve, employment land AP65 Park Farm (St Genevieve Lakes), Ingham, leisure, recreation and tourism	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes - Bury St Edmunds (town) 600m	No
Freckenham	4. Type A Village	134	397	AP59 Land north of village hall, 10 homes	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes - Red Lodge (KSC) 3.6km
Great Thurlow and Little Thurlow	4. Type A Village	106	409	N/A	No	Yes	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	No
Honington and Sapiston	4. Type A Village	181	1,287	AP60 Land north of Troston Road, 12 homes AP61 Land south of Bardwell Road, 10 homes	No	Yes	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No
Horringer	4. Type A Village	375	1,028	AP62 Land off Chevington Road, 10 homes	Yes	Yes	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	Yes - Bury St Edmunds (Town) 1.5km
Ingham	4. Type A Village	190	456	AP63 Land north of Griffin Gardens, 10 homes	No	No	No	No	No	No	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	No	No
Kentford	4. Type A Village	506	754	N/A	No	No	No	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	Yes	Yes	Yes	Yes	No	No
Pakenham	4. Type A Village	192	919	N/A	Yes	No	No	No	No	No	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	No
Risby	4. Type A Village	326	911	N/A	Yes	Yes	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	No	No
Stoke by Clare	4. Type A Village	165	455	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	No	No	No

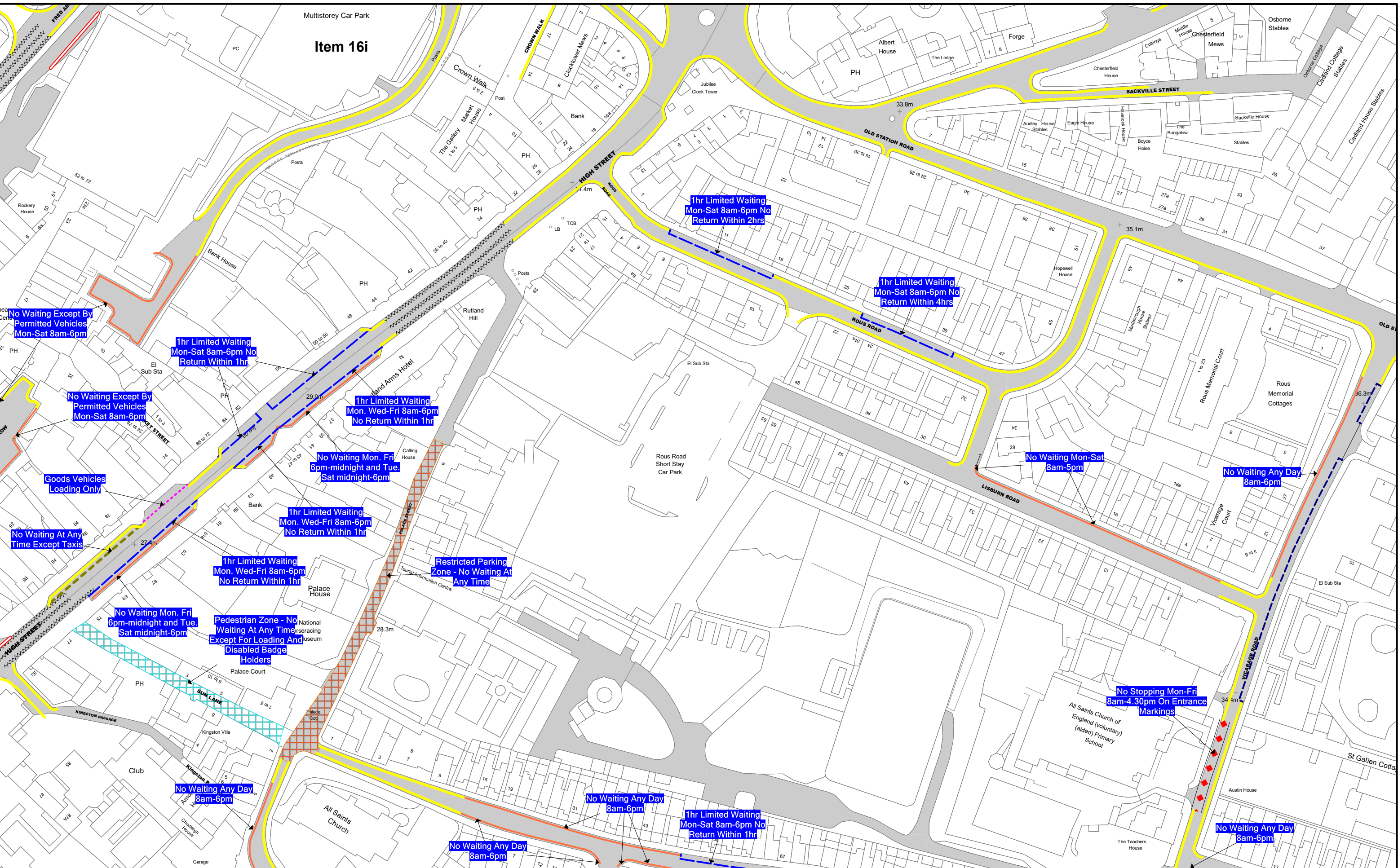
West Suffolk services and facilities matrix - October 2026

Settlement	Current Category	Dwelling stock within current settlement boundary and environs (September 2026)	Population (parish mid-year estimate 2024)	Existing local plan and neighbourhood plan allocations	Early years	Primary school	Secondary School	Further education (post 16)	GP Surgery	Pharmacy	Public house	Essential goods shop (including supermarkets)	Permanent Post office	Permanent Library	Village Hall and/or community meeting place	Recreation ground (playing field)	Equipped play (MUGA, outdoor gym, play area)	Leisure centre/sports centre/gym	Allotments	Employment opportunities up to 800m from settlement centre	Employment opportunities 800m-5km from settlement centre	Train station	Bus Service (Peak Time)	Up to 800m from a higher order settlement using established walking/cycling routes	Between 800m-5km from a higher order settlement using established walking/cycling routes
Tuddenham	4. Type A Village	174	437	N/A	No	No	No	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	No
Bradfield St George	5. Type B Village	73	418	N/A	No	No	No	No	No	No	No	No	No	No	Yes	Yes	No	No	Yes	No	Yes	No	Yes	No	Yes - Rougham (LSC) 2km
Chevington	5. Type B Village	222	618	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	No	No
Coney Weston	5. Type B Village	124	373	N/A	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	Yes - Barningham (LSC) 1.4km
Cowlinge	5. Type B Village	65	276	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	No	No	No	Yes	No	No
Elveden	5. Type B Village	49	212	N/A	No	Yes	No	No	No	No	Yes	No	No	No	Yes	Yes	No	No	No	No	Yes	No	Yes	No	No
Eriswell	5. Type B Village	49	4674 (includes Lord's Walk)	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
Gazeley	5. Type B Village	298	759	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	No	Yes - Moulton (LSC) 2.4 km
Great Bradley	5. Type B Village	110	422	N/A	No	No	No	No	No	No	No	No	No	No	Yes	Yes	No	No	Yes	No	No	No	No	No	No
Hargrave	5. Type B Village	66	308	N/A	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
Hawkedon	5. Type B Village	35	124	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	No	Yes	No	No	No	No
Hepworth	5. Type B Village	152	539	N/A	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
Holywell Row	5. Type B Village	153	(included with Beck Row)	N/A	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	No	Yes - Mildenhall (Town) 2.3km
Icklingham	5. Type B Village	161	375	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No
Lidgate	5. Type B Village	75	218	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No

West Suffolk services and facilities matrix - October 2026

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Lord's Walk	5. Type B Village	572	(included with Eriswell)	N/A	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No	No	No	Yes	No	No	No	No
Market Weston	5. Type B Village	67	220	N/A	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	No	Yes - Hopton (LSC) 1 km
Ousden	5. Type B Village	67	248	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	No
RAF Honington*	5. Type B Village	344	(included wiith Honington and Sapiston)	N/A	Yes	No	No	No	No	No	No	Yes	Yes	No	No	Yes	Yes	No	No	No	No	No	Yes	No	No
Rede	5. Type B Village	39	125	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	No	No
Stanningfield	5. Type B Village	153	Not available	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No
Stansfield	5. Type B Village	54	212	N/A	No	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No
Stradishall	5. Type B Village	65	384	N/A	Yes	No	No	No	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	No	No	No
Thelnetham	5. Type B Village	32	260	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	No	Yes - Hopton (LSC) 1.6km
Troston	5. Type B Village	138	875	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	No	No	No	No	Yes	No	No	No	No
Whepstead	5. Type B Village	39	484	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	Yes	No	No
Withersfield	5. Type B Village	106	831	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	No	No	No	No	Yes	No	Yes	No	Yes - Haverhill (Town) 1.3 km
Worlington	5. Type B Village	182	878	N/A	No	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes - Mildenhall (Town) 2.2 km

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Order Title:

**SUFFOLK COUNTY COUNCIL (DISTRICT OF FOREST HEATH)
(STOPPING, WAITING AND LOADING PROHIBITIONS AND RESTRICTIONS
AND ON-STREET PARKING PLACES) (MAP-BASED) ORDER 2019**

SEE STATIC MAP SCHEDULE LEGEND
FOR RESTRICTIONS DISPLAYED

STATUS: PROPOSED

▲

EC22

◀

ED21

ED23

▶

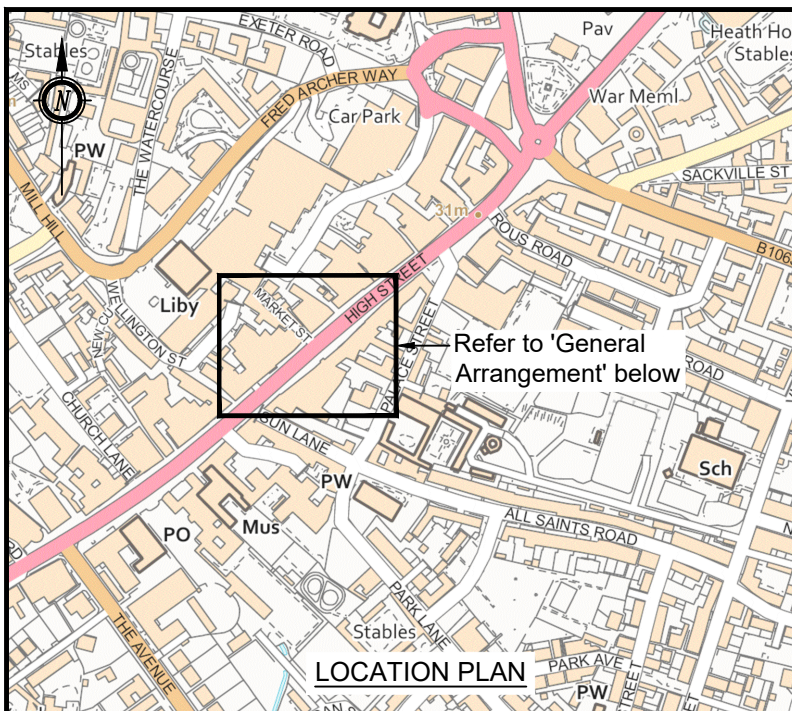
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EE22

N

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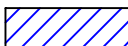
SCALE	1 : 1250 @ A3
DATE	07/10/2026
MAP	Tile Ref: ED22
REVISION	3

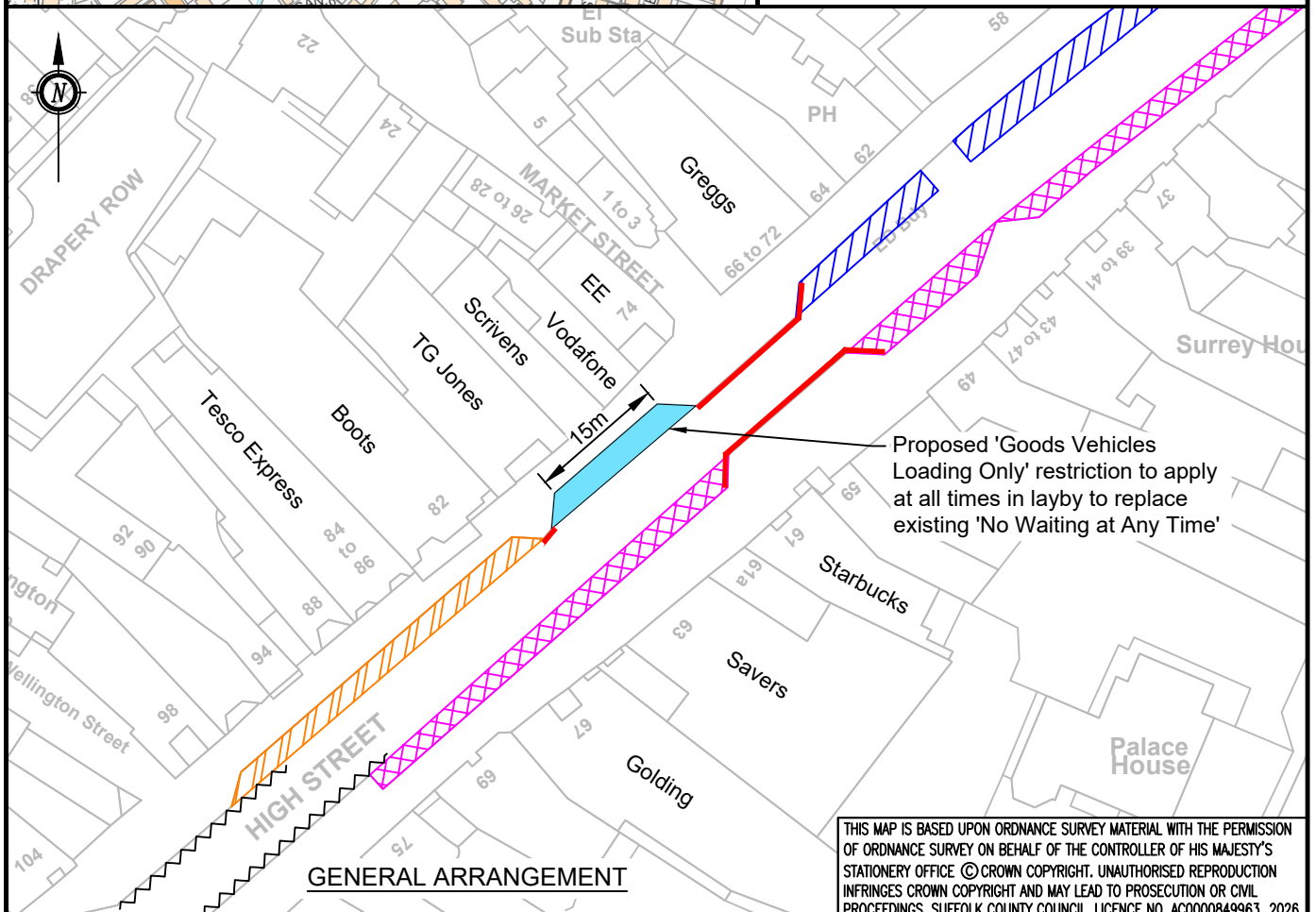


NOTES

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

KEY

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



THIS MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HIS MAJESTY'S STATIONERY OFFICE ©CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. SUFFOLK COUNTY COUNCIL, LICENCE NO. AC0000849963 2026.



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

REVISION(S)

DIMENSION OF LOADING BAY UPDATED & NOTE REMOVED
FIRST ISSUE

P02 6/26 SLB
P01 5/26 SLB

DESCRIPTION

REV. DATE INTL.

PROJECT TITLE

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

ORIGINATOR

SLB

CHECKER

DS

DESIGNER

SLB

REVIEWER

DS

SCALE(S)

N.T.S.

ORIGINAL SIZE A4

DATE

13/05/2026

DRAWING TITLE

CONSULTATION PLAN

DRAWING NUMBER

292647-NMKT-HS-0100

REVISION

P02

SUFFOLK COUNTY COUNCIL (DISTRICT OF FOREST HEATH) (STOPPING, WAITING AND LOADING PROHIBITIONS AND RESTRICTIONS AND ON-STREET PARKING PLACES) (MAP-BASED) ORDER 2019 (NEWMARKET) (HIGH STREET) (A1304) (GOODS VEHICLES LOADING ONLY) (VARIATION NO. 14) ORDER 202-

Suffolk County Council ('the Council') in exercise of its powers under Sections 1(1) and (2), 2(1) to (3), 4(2) and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984, as amended, (which said Act of 1984 is hereinafter referred to as 'the Act of 1984') and of all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act of 1984, hereby makes the following Order:

1. Suffolk County Council (District of Forest Heath) (Stopping, Waiting and Loading Prohibitions and Restrictions and On-Street Parking Places) (Map-Based) Order 2019 (the "2019 Order"), as amended, shall have effect as if set out in full in the 2019 Order, save that:
 - revision 2 of the Map Tile bearing reference ED22 shall be replaced by the amended revision 3 of the Map Tile bearing the same reference attached to this Order and Schedule 1 of the 2019 Order shall be amended accordingly;
2. This Order may be cited as the Suffolk County Council (District of Forest Heath) (Stopping, Waiting and Loading Prohibitions and Restrictions and On-Street Parking Places) (Map-Based) Order 2019 (Newmarket) (High Street) (A1304) (Goods Vehicles Loading Only) (Variation No. 14) Order 202- and shall come into operation on []

Date:

The COMMON SEAL of SUFFOLK)
COUNTY COUNCIL was affixed)
in the presence of)

An Authorised Officer of the Council

SUFFOLK COUNTY COUNCIL (DISTRICT OF FOREST HEATH) (STOPPING, WAITING AND LOADING PROHIBITIONS AND RESTRICTIONS AND ON-STREET PARKING PLACES) (MAP-BASED) ORDER 2019 (NEWMARKET) (HIGH STREET) (A1304) (GOODS VEHICLES LOADING ONLY) (VARIATION NO.14) ORDER 202-

Suffolk County Council proposes to make the above Order under Sections 1(1) and (2), 2(1) to (3), 4(2) and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984, as amended, which would substitute revision 3 of Map Tile ED22, in place of revision 2 of the same Map Tile, into the above-named 2019 Order. The effect of this would be to introduce:

A loading bay for goods vehicles operating at all times on the north side of High Street (A1304), Newmarket outside Nos. 74 to 80 a distance of 15 metres (measured along the inside length of the layby).

All other vehicles are prohibited from waiting along the same portion of High Street.

Exemptions to the waiting restrictions allow for building, industrial or demolition works; for emergency services; for the maintenance of the road or its services; and for fulfilling statutory duties.

Copies of the draft Order, map showing the roads affected and the Council's reasons for the proposals, may be seen with advance notice at the address below, 9:00 a.m. - 5:00 p.m. Monday - Friday; also at **Newmarket Library**, 1a the Guineas, Newmarket, CB8 8EQ from: Monday: Closed, Tuesday: 08:30 – 18:00, Wednesday: 09:00 – 17:00, Thursday: 08:30 – 17:00, Friday: 08:30 – 18:30, Saturday: 09:00 – 17:00 and Sunday: 10:00 – 16:00.

Objections and any other representations relating to these proposals, specifying the grounds on which they are made, must reach Holly Allen (Suffolk County Council Legal Services) at the address below or at holly.allen@suffolk.gov.uk no later than 28th October 2026. Please note that any such correspondence cannot be regarded as confidential and may be inspected by any interested party.

Date: 7th October 2026



NIGEL INNISS
Monitoring Officer and Assistant Director Governance Legal and Assurance
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

**SUFFOLK COUNTY COUNCIL (DISTRICT OF FOREST HEATH) (STOPPING,
WAITING AND LOADING PROHIBITIONS AND RESTRICTIONS AND ON-
STREET PARKING PLACES) (MAP-BASED) ORDER 2019 (NEWMARKET) (HIGH
STREET) (A1304) (GOODS VEHICLES LOADING ONLY) (VARIATION NO. 14)
ORDER 202-**

Statement of Reasons

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

The new loading bay will operate at all times and its use will be permitted for loading only by goods or commercial vehicles. Currently, this layby is subject to 'No waiting at any time' (double yellow lines) to facilitate loading/unloading activities. However, it is often occupied by other vehicles or used as an overflow area for the adjacent taxi rank.

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

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Parish Consultation

Case Officer: Nathan McGeachie

Direct Line:

Email: planning.help@westsuffolk.gov.uk

Order no: TPO/009(2026)

Today's date: 6 October 2026

Tree Preservation Order - TPO/009(2026)

**Location: Eve Lodge Stables, Hamilton Road, Newmarket ,
Suffolk, CB8 0NY**

This is a notification that the above Tree Preservation Order was made by the Council on 6 October 2026.

If your Council has observations to make regarding this proposal please e-mail your response to planning.help@westsuffolk.gov.uk. Comments should be received within 28 days from the date of this letter.

Nathan McGeachie

Nathan McGeachie
Arboricultural Officer

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations —

- (a) shall be made in writing and —
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**Town And Country Planning Act 1990 (as Amended)
Town & Country Planning (Tree Preservation) (England) Regulations 2012**

**Tree Preservation Order TPO/009(2026)
Eve Lodge Stables, Hamilton Road, Newmarket, Suffolk**

THIS IS A FORMAL NOTICE to let you know that on 6th October 2026 the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping, wilfully damaging or wilfully destroying any of the trees described in the Schedule and shown on the map without the Council's consent. A certified copy of the Order and the map included in it may be inspected without charge at West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU Between The Hours Of 08.45am And 5.00pm Monday To Friday

The Council have made the Order because:

The horse chestnut is a prominent feature within the local landscape, visible from the public highway, and makes a significant contribution to local amenity. The Order is considered expedient due to the reported intention to remove the tree and the potential impact of proposed development works.

The Order took effect, on a provisional basis, on 6th October 2026 . It will continue in force on this basis for a further six months or until the Order is confirmed by the Council, whichever first occurs.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by 4th November 2026. Your comments must meet regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is attached. Please send your comments to the Head of Planning and Regulatory Services at the address shown below. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. You should bear in mind that any representations submitted may be made available for public inspection.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact Nathan McGeachie, on 01284 757288, who will be pleased to help you.

Dated: 6th October 2026

Signed:

Elhemely

~~Service Manager~~ (Legal) on behalf of West Suffolk Council

ON BUSINESS PARTNER

Any communications should be addressed to:

Head of Planning and Regulatory Services

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

Reference: Nathan McGeachie

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations

6. (1) Subject to paragraph (2), objections and representations —

- (a) shall be made in writing and —
 - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
 - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
 - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
 - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Town & Country Planning (Tree Preservation) (England) Regulations 2012

Town And Country Planning Act 1990 (as Amended)

West Suffolk Council

**Tree Preservation Order TPO/009(2026)
Eve Lodge Stables, Hamilton Road, Newmarket, Suffolk**

The West Suffolk Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, make the following Order:-

Citation

1. This Order may be cited as Tree Preservation Order TPO/009(2026) for Eve Lodge Stables, Hamilton Road, Newmarket, Suffolk

Interpretation

2. (1) In this Order "the authority" means the West Suffolk Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. (1) Subject to article 4, this Order takes effect provisionally on 6th October 2026

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and, subject to the exceptions in regulation 14, no person shall -

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph

(a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 6th October 2026

The Common Seal of the West Suffolk Council
was affixed to this Order in the presence of:-



Kennedy
.....
Authorised by the Council to sign in that behalf

Authorised Signatory

CONFIRMATION OF ORDER

[This Order was confirmed by the West Suffolk Council without modification on the
..... day of 20.....]

OR

[This Order was confirmed by the West Suffolk Council], subject to the modifications
indicated by *[state how indicated]*, on the
..... day of 20.....]

.....
Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

[A decision not to confirm this Order was taken by the West Suffolk Council on the
..... day of 20.....]

.....
Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by the West Suffolk Council on the

..... day of 20.....] by a variation Order under the reference
number

Order], [a copy of

*[insert reference number to the variation
which is attached]*

.....
Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

[This Order was revoked by the West Suffolk Council on the

..... day of 20.....] under the reference number

.....
Authorisation by the Council to sign in that behalf]

SCHEDULE

SPECIFICATION OF TREES Trees specified individually (encircled in black on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>
T1	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Eve Lodge Stables, Hamilton Road, Newmarket, Suffolk, CB8 0NY

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>

Group of Trees (within a broken black line on the map)

<i>Reference on Map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>

Woodlands (within a continuous black line on the map)

<i>Reference on Map</i>	<i>Description</i>	<i>Situation</i>



TPO/009(2026) - Eve Lodge Stables, Hamilton Road, Newmarket, Suffolk, CB8 0NY

Scale: 1:1417

Printed on 2026-10-05 12:16:53

by Nathan.McGeachie@westsuffolk.gov.uk

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West Suffolk
Council



West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU
01284 763233

www.westsuffolk.gov.uk

427 old

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