



Newmarket TOWN COUNCIL

The Memorial Hall, High Street, Newmarket, CB8 8JP

Tel: 01638 667 227. E-mail townclerk@newmarket.gov.uk

NOTICE IS HEREBY GIVEN OF A MEETING OF THE NEWMARKET TOWN COUNCIL

to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 23rd September 2024 at 6.15pm

**Councillors are hereby summoned to attend
for the purpose of transacting the business that follows**

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.

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

AGENDA

1. **Welcome** - The Mayor to read the fire safety notice and announce that this meeting is being recorded and to ask whether anyone else intends to record the meeting
2. **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 the previous meeting held 27th August 2024**
 - 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 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. **Police Report** – to receive and note a report (verbal or written) from the PCT (Police Community Team)
7. **Councillor Reports** - to receive and note reports (if any) from County and District Councillors, Ward Reports and outside bodies reports from Town Councillors
8. **Announcements** - To receive the Town Mayor's and Deputy Mayor's Announcements (if any)
9. **Committee Meetings**
 - a) To receive the minutes and consider and approve any recommendations from the Development & Planning meetings held on 2nd and 16th September 2024
 - b) To receive the minutes and consider and approve any recommendations from the Community Services meeting held on 2nd September 2024
 - c) To receive the minutes and consider and approve any recommendations from the Finance and Policy meeting held on 16th September 2024
10. **Working Group Reports for FTC** – To receive any reports from the NTC Working Groups
 - a. **Market Working Group** – to receive minutes of recent meetings regarding the market location
 - b. **Any other working group reports**
11. **Funding for Teen Chill** – to review the annual funding for a Teen Chill Youth Worker, considering the increased cost

Distribute to the following for information:

County & District Councillors, The Press, Newmarket Town Council Website

- 12. Railway Station** – to receive an update regarding funding and discuss weeds on the approach road
- 13. Newmarket Neighbourhood Plan**
 - a. Review of Newmarket Conservation Area
 - b. Notice regarding the NNP Public Consultation on 27th and 28th September at the Memorial Hall
- 14. Newmarket Town Guide**- to receive a report and proposal to participate in a Town Guide for 2025/26
- 15. Outdoor Gym** – to discuss a possible location
- 16. Flagship** – to receive information regarding Newmarket developments
- 17. Correspondence** – to receive and discuss any correspondence
- 18. Date of the next Meeting – 28th October 2024**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 17th September 2024

Distribute to the following for information:

County & District Councillors, The Press, Newmarket Town Council Website



Newmarket

TOWN COUNCIL

Minutes of the Meeting of Newmarket Town Council

held on Monday 27th August 2024 at 6:15 pm at the Memorial Hall

Attendance:

Councillor J Harvey (Chair - Deputy Mayor)
Councillor J Berry
Councillor J Borda
Councillor L Crissall
Councillor A Drummond
Councillor P Hulbert

Councillor Jarvis
Councillor R Jones
Councillor J McHugh
Councillor S Perry
Councillor A Starkey

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, S Elsom – West Suffolk Chamber of Commerce and 1 Member of the Press.

Minute

24/08/1 Welcome

The Chair read the Fire safety notice and confirmed that proceedings were being recorded by the Minute Assistant and asked if anyone else intended to record the meeting.

24/08/2 Apologies for Absence – LGA 1972, Section 85(1) & (2)

Apologies were received from Cllrs Anderson, Hood, Nobbs, Unwin, Winter and Yarrow. Cllr Clover was absent.

Cllr Berry joined the meeting.

24/08/3 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

None noted. There were no requests for Member's Dispensation.

24/08/4 To Receive and Confirm the Minutes of the Town Council Meeting held on 22nd July 2024 and any Matters Arising.

The minutes of the meeting held on 22nd July 2024 were presented and the following was agreed:

24/08/4.01 Resolved

That the minutes of the meeting held on 22nd July 2024 be adopted and signed as a correct record by the Town Mayor.

Matters arising.

Page 2 - Rayes Lane Horse Crossing – it was reported that the switch for the lights needs to be moved back 50m this will be reported to the Jockey Club to take forward.

Page 4 – 24/07/16 – Cllr Perry reported that a meeting had been held with SCC regarding the grant for the station and a report is awaited.

24/08/5 Public Open Session

No members of the public were present.

24/08/6 Police Report

A written report was presented and noted.

24/08/7 Chamber of Commerce

Steve Elsom outlined the benefits for members which included networking opportunities with other members at meetings, access to the Suffolk Chamber of Commerce website to post events, access to free health & safety, HR and legal advice from Quest. There is also 1 million public liability insurance cover included in the membership. Any business can join and become a member.

Cllr Starkey advocated the value of membership, citing benefits of attending networking events with the opportunity to drive potential revenue for the Council. Steve will circulate the dates of next cycle of meetings.

The Chair gave his thanks for the update.

24/08/8 Councillor Reports

SCC – Cllr Drummond reported that the monthly report had been issued, with information regarding Sunnica and the future sports facility in Newmarket.

West Suffolk Council (WSC) – Cllr Jarvis reported that the Scandinavian designed gardens at Studlands were overgrown and have not been touched for 10yrs plus. He is going to request that WSC get them restored to the original design and WSC are committed to this project.

Ward – Cllr Starkey reported that the Jockey club consultation on “Playing our Part 2” to follow on from the first session held in March 2022, will be held on 19th and 20th September in the White Heart Hotel quiet room. They will also be meeting with WSC Cabinet to discuss strategic measures for Newmarket.

Steve Elson left the meeting.

Cllr Hulbert reported that a new bus service the 312, will start on 2nd September 2024 from Newmarket to Bury St Edmunds stopping at Kentford Post Office. The timetable will be circulated and any comments would be welcomed.

Cllr Hulbert was congratulated for this great achievement.

Outside bodies

The Minutes from the MARPA meeting held on 27/07/2024 were received and noted. A further meeting will be held to discuss the train timetable regarding putting extra services on in the rush hour and later at night.

24/08/9 Mayors Announcements

The Mayor reported that, in addition to attending committee meetings, working groups and other meetings, her activities included the following:

16th August 2024 – opened the Nexus Charity Superstore.

24/08/10 To Receive the Minutes and Consider and Approve any Recommendations from the Development & Planning Committee Meetings held on 5th & 19th August 2024

The Vice Chair of the Development & Planning Committee presented the minutes and recommendations from the Development & Planning Committee meetings held on 5th & 19th August 2024. There were no recommendations.

24/08/11 To Receive the Minutes and Consider and Approve any Recommendations from the Leisure Services Committee Meeting held on 5th August 2024

Cllr Harvey presented the minutes of the Leisure Services Committee meeting held on 5th August 2024.

24/08/11.01 Resolved (L/24/08/7.01 Recommendation)

That all of the activities take place only on Saturday 14th December for Winter Wonderland.

24/08/11.02 Resolved (L/24/08/7.02 Recommendation)

That the Carnival be held on Saturday 5th July 2025.

24/08/11.03 Resolved (L/24/08/8.01 Recommendation)

That the St Georges Day Event be held on Saturday 19th April 2025 on The Severals from 1:00pm – 4:00pm

24/08/11.04 Resolved (L/24/08/9.01 Recommendation)

That a Newmarket Earth Day Event be held on Saturday 26th April 2025 in the Memorial Gardens from 11:00am – 3:00pm.

24/08/11.05 Resolved (L/24/08/11.01 Recommendation)

That, when necessary, an interim report will be issued to the Committee by the Events Manager.

24/08/12 Working Group Reports

None noted. The Litter Group had met, and a report to the Development and Planning Committee is awaited.

24/08/13 Sunnica Energy Farm

The NTC response to the decision by the Secretary of State to approve the Sunnica application was presented and noted. Thanks were given to Cllrs Drummond, Jones and Harvey for working on this matter.

24/08/14 Remembrance Arrangements

Remembrance Day/Armistice Day arrangements 2024 – a wreath laying ceremony will be held at the War Memorial at 1:45pm followed by the parade to Tattersalls for a Service of Remembrance. Refreshments will be served at a reception at the Town Hall. There is an opportunity to purchase Remembrance Poppy wall motifs to display on the Memorial Hall frontage to complement the existing Remembrance displays (banners, Tommies). The following was agreed:

24/08/14.01 Resolved

That two poppy wall motifs at £950 plus installation costs be purchased. That the Remembrance Day reception be held at the Memorial Hall. That the Clock Tower lights be switched to red from 1st November until 12th November.

VE Day - 80 – Information was noted regarding an event to mark VE Day - 80 on 8th May 2025 from the Pageantmaster; a National Beacon lighting event at 9:30pm with

Tribute and Proclamation. The following was agreed:

24/08/14.02 Resolved

That NTC participates in the National VE-80 celebrations on 8th May 2025 with a National Beacon Lighting event at 9.30pm on the Severals. That the VE-80 flag be purchased and be raised at the Memorial Hall from 9am. That hot/cold drinks free of charge are provided at the Beacon Lighting event. That the Clock Tower lights are in red, white and blue on the day.

VJ Day – 80 – Official information regarding this National event on 15th August 2025 is awaited from Pageantmaster. The following was agreed:

24/08/14.03 Resolved

That NTC takes part in any National Beacon Lighting event on 15th August 2025 and enters discussions with RBL/NLHS regarding suitable activities of remembrance, possibly by means of an exhibition at the Memorial Hall.

24/08/15 Report from Policy Working Group

This item was deferred.

24/08/16 Correspondence

None noted.

24/08/17 Date of the next Meeting

Monday 23rd September 2024 in the Memorial Hall at 6:15pm.

Meeting closed at 6:52pm

Signed: _____

Date: _____

Summary of Resolutions

Resolution	Resolution Wording
<u>24/08/11.01 Resolved</u> (<i><u>L/24/08/7.01 Recommendation</u></i>)	That all of the activities take place only on Saturday 14th December for Winter Wonderland.
<u>24/08/11.02 Resolved</u> (<i><u>L/24/08/7.02 Recommendation</u></i>)	Recommendation That the Carnival be held on Saturday 5th July 2025.
<u>24/08/11.03 Resolved</u> (<i><u>L/24/08/8.01 Recommendation</u></i>)	That the St Georges Day Event be held on Saturday 19th April 2025 on The Severals from 1:00pm – 4:00pm.
<u>24/08/11.04 Resolved</u> (<i><u>L/24/08/9.01 Recommendation</u></i>)	That a Newmarket Earth Day Event be held on Saturday 26th April 2025 in the Memorial Gardens from 11:00am – 3:00pm.
<u>24/08/11.05 Resolved</u> (<i><u>L/24/08/11.01 Recommendation</u></i>)	That, when necessary, an interim report will be issued to the Committee by the Events Manager.
<u>24/08/14.01 Resolved</u>	That two poppy wall motifs at £950 plus installation costs be purchased. That the Remembrance Day reception be held at the Memorial Hall. That the Clock Tower lights be switched to red from 1st November until 12th November.

<u>24/08/14.02 Resolved</u>	That NTC participates in the National VE-80 celebrations on 8th May 2025 with a National Beacon Lighting event at 9.30pm on the Severals. That the VE-80 flag be purchased and be raised at the Memorial Hall from 9am. That hot/cold drinks free of charge are provided at the Beacon Lighting event. That the Clock Tower lights are in red, white and blue on the day.
<u>24/08/14.03 Resolved</u>	That NTC takes part in any National Beacon Lighting event on 15th August 2025 and enters discussions with RBL/NLHS regarding suitable activities of remembrance, possibly by means of an exhibition at the Memorial Hall.

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Item 8

Town Council-Mayors announcements

Sunday 15th September- I attended the Battle of Britain Commemoration and Thanksgiving Service at St.Mary's Church in Bury St.Edmunds.

Friday 20th September- I welcomed The Mayors of Maison-Laffite and Mesnil-Le-Roi and our guests to Newmarket, on the 70th Anniversary of our twinning.

Sunday 22nd September – I presented commemorative gifts to our French visitors.

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 2nd September 2024 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry
Councillor A Drummond
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant and 1 Member of the Press.

Minute		Action by
D/24/09/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded by the Minute Assistant and asked if anyone intended to record the meeting.	
D/24/09/2	<u>Apologies</u> Apologies were received from Cllr Hood. Cllr Jones was absent.	
D/24/09/3	<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> None noted. There were no requests for dispensation.	
D/24/09/4	<u>To Confirm the Minutes of the Meeting Held on 19th August 2024 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 19th August 2024 and the following was agreed: <u>D/24/09/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th August 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising.: Page – 5 D/24/08/35 - A draft response to the WSC Gambling Act 2005 Statement of Policy Consultation was presented and the following was agreed: <i>Cllr Perry joined the meeting.</i> <u>D/24/09/4.02 Resolved</u> That the draft response to the WSC Gambling Act 2005 Statement of Policy Consultation be approved and submitted.	

Thanks were given to Cllr Perry for formulating the response.

D/24/09/5 Public Open Session

No members of the public wished to speak.

D/24/09/6 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area Policy.

D/24/09/7 Planning Applications

Week Commencing 12/08/2024 & 19/08/2024.

D/24/09/7/1 DC/24/1197/TCA - Trees in a conservation area notification-Row of Conifers (G1 on plan)-reduce height by five metres above general ground level - Flint Cottage Stables, Rayes Lane, Newmarket, Suffolk.

D/24/09/7.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/24/09/7/2 DC/24/1186/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 services (class E) to three dwellings (Class C3) - 190 High Street, Newmarket, Suffolk.

D/24/09/7.02 Resolved

The Committee objected to the lack of parking provision and the standard wording for parking issues will be submitted. To seek clarification of the additional window on the side elevation and the materials to be used in a Conservation Area.

D/24/09/7/3 DC/24/1029/ADV - Application for advertisement consent - three internally illuminated fascia signs - Newmarket Harley Davidson, Oaks Drive, Newmarket, Suffolk.

D/24/09/7.03 Resolved

The Committee voiced no objection.

D/24/09/7/4 DC/24/0945/FUL - Change of Use application from betting shop and office (sui generis) to restaurant (class E commercial, business and service) - 107 High Street, Newmarket.

D/24/09/7.04 Resolved

The Committee objected and supported the officer comments regarding concerns about the extractor, venting and the illuminated logo on the front of the property.

D/24/09/7/5 DC/24/1096/HH - Householder planning application-a. new access b. alterations to hardstanding and landscaping - Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk.

D/24/09/7.05 Resolved

The Committee voiced no objection.

D/24/09/8 Amended and Deferred Plans

D/24/09/8/1 Hatchfield Farm DC/24/0622/RM – re-consultation on minor changes including parking layout, visitor spaces, apartment designs.

D24/09/8.01 Resolved

Thanks were expressed for the consideration of the Council's response. However, the Committee maintained their previously stated concerns and requested a specific response to each of the points raised individually in the submission.

D/24/09/8/2 Lanwades Animal Health Trust site DC/24/1202/EIASCRC – consultation for an EIA screening opinion. The Following was agreed:

D24/09/8.02 Resolved

The Committee reiterated their previous objection and would support WSC in any appeal or objection.

D/24/09/8/3 Queensbury Lodge DC/24/0917/FUL and DC/24/0918/LB – feedback regarding the site visit on 30/9/24 was given and the following was agreed:

D/24/09/8.03

The Committee supported the renovation of the historical stables which will greatly improve the landscape in the area.

D/24/09/8/4 D/23/1182/FUL – Re-Consultation of Planning application – a. Installation of compressor units to rear external wall - 128 High Street.

D/24/09/8.04

The Committee supported the measures proposed to be put in place, but requested a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect, which is to mitigate those noise levels for adjacent residents. Until such a time, the Committee maintained its objection.

D/24/09/9 Planning Appeals

D/24/09/9/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/09/9/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/09/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/09/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing
12/08/2024 & 19/08/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0760/HH	Householder planning application-a. front porch b. single storey side and rear extension (following demolition of existing conservatory and outhouse)	52 Edinburgh Road, Newmarket, Suffolk	Approved	No objection
DC/24/0950/TCA	Trees in a conservation area notification- a. one Cedar (1 on plan) cut back branches overhanging flat roof of the garage by up to 2.5 metres b. one Cedar 92 on plan) remove the failed, rested, broken and hanging branches and reduce branches with unusually sparse growth to points where denser foliage exists, especially towards house and over footpath and road by up to six metres	2 Falmouth Gardens, Newmarket, Suffolk	Approved	No objection
DC/24/0933/TCA	Trees in a conservation area notification- five Lime 9G1) pollard to six meters above ground level	5 Mill Reef, Newmarket, Suffolk	Approved	No objection
DC/24/0903/TPO	TPO/2015/01- Tree preservation order- one Horse Chestnut (OPH5 on plan, T1 on order) crown lift to 3 metres; one Horse Chestnut (OPJK on plan, T2 on order) crown lift to 2.5 metres	The Guineas Car Park, The Rookery, Newmarket, Suffolk	Approved	No objection
DC/24/0784/HH	Householder planning application- a. new timber portico porch (following removal of existing timber/glass porch) b. rationale external pipework c. four dormers in existing former hayloft roof d. new flat roof infill in junction of main house e. single storey rear extension f. removal link element between house and garage, reopening the passage and reinstating the external door and overlight with new steps g. reopen blocked up first floor window on NW elevation h. arbour structure with lead roof i. new air source heat pump	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/24/0684/HH	Householder planning application- a. addition of windows to side elevations d. render to all elevations	1 Stanley Stud Cottages, Snailwell, Newmarket, Suffolk	Approved	No objection
DC/24/0674/HH	Householder planning application- single storey rear garden room	36 Persimmon Walk, Newmarket, Suffolk	Approved	No objection

D/24/09/12 Delegation Panel Decisions

None noted.

D/24/09/13 Licensing

None noted.

D/24/09/14 Enforcement

No further information received.

D/24/09/15 Correspondence

None noted.

D/24/09/16 Date of Next Meeting

Monday 16th September 2024 at the Memorial Hall.

Meeting closed at 6:57pm.

Signed _____ Cllr Harvey _____ Date _____ 16.09.24 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/09/4.02 Resolved</u>	That the draft response to the WSC Gambling Act 2005 Statement of Policy Consultation be approved and submitted.
<u>D/24/09/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/24/09/7.02 Resolved</u>	The Committee objected to the lack of parking provision and the standard wording for parking issues will be submitted. To seek clarification of the additional window on the side elevation and the materials to be used in a Conservation Area.
<u>D/24/09/7.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/09/7.04 Resolved</u>	The Committee objected and supported the officer comments regarding concerns about the extractor, venting and the illuminated logo on the front of the property.
<u>D/24/09/7.05 Resolved</u>	The Committee voiced no objection.
<u>D/24/09/8.01 Resolved</u>	Thanks were expressed for the consideration of the Council's response. However, the Committee maintained their previously stated concerns and requested a specific response to each of the points raised individually in the submission.
<u>D/24/09/8.02 Resolved</u>	The Committee reiterated their previous objection and would support WSC in any appeal or objection.
<u>D/24/09/8.03 Resolved</u>	The Committee supported the renovation of the historical stables which will greatly improve the landscape in the area.
<u>D/24/09/8.04 Resolved</u>	The Committee supported the measures proposed to be put in place, but requested a period of 24/7 ongoing monitoring regarding noise levels after completion of installation to ensure that the amended works achieve the desired effect, which is to mitigate those noise levels for adjacent residents. Until such a time, the Committee maintained its objection.

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 16th September 2024 at 6.20pm

Attendance:

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

Councillor R Jones
Councillor J McHugh
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant and 1 Member of the Press.

Minute

Action by

D/24/09/17 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair welcomed everyone, opened the meeting, advised that the Fire Notice was not required and announced that proceedings were being recorded by the Minute Assistant and asked if anyone intended to record the meeting.

D/24/09/18 Apologies

Apologies were received from Cllr Hood. Cllr Drummond was absent.

D/24/09/19 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

None noted. There were no requests for dispensation.

A member of the Press joined the meeting.

D/24/09/20 To Confirm the Minutes of the Meeting Held on 2nd September 2024 and any Matters Arising

The Chair presented the minutes of the Development & Planning Committee held on 2nd September 2024 and the following was agreed:

D/24/09/20.01 Resolved

That the minutes of the Development & Planning Committee held on 2nd September 2024 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.

There were no matters arising.

D/24/09/21 Public Open Session

No members of the public were present.

D/24/09/22 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 14 – Trees and Policy 1 – Conservation Area Policy.

D/24/09/23 Planning Applications

Week Commencing 26/08/2024 & 02/09/2024.

D/24/09/23/1 DC/24/1293/TCA - Trees in a conservation area notification-two Sycamore (red on plan) fell - 52A Bury Road, Newmarket, Suffolk.

D/24/09/23.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.

D/24/09/23/2 DC/24/1289/TCA - Trees in a conservation area notification-one Bay (on plan) fell - 6 Oakfield Place, Old Station Road, Newmarket, Suffolk.

D/24/09/23.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested a robust reason for felling and a photo of the tree.

D/24/09/23/3 NMA(A)/23/2027 - Non material amendment to DC/23/2027/HH-alteration to finish of extension and main house from brickwork to render - 28 Rowley Drive, Newmarket, Suffolk.

The application was noted.

D/24/09/23/4 DC/24/1192/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 services (class E) to thirteen dwellings (class C3) – 136 - 142 Development Site, High Street, Newmarket, Suffolk.

D/24/09/23.04 Resolved

The Committee objected, recognising the importance of the building in the High Street and supported the comments of the Conservation Officer regarding the changes to the building and risk of flooding. In addition there is concern regarding the lack of parking and there is no clarity regarding the bins for storage/collection and the storage of bikes.

Further enquiries will be made with Anglian Water and WSC regarding the flood risk.

Cllr Nobbs declared an “other” interest in the following application and left the meeting.

D/24/09/23/5 DC/24/1144/FUL - Planning application- Raising of roof to create additional storey for two dwellings - Arlington Court, Church Lane, Newmarket, Suffolk.

D/24/09/23.05 Resolved

The Committee voiced no objection. It was noted that this former Salvation

Army chapel building is a building of interest. Any changes should be done sympathetically, and that the height of the internal ceiling requires professional verification as being sufficient.

Cllr Nobbs returned to the meeting.

D/24/09/24 Amended and Deferred Plans

D/24/09/24/1 Hatchfield Farm DC/24/0622/RM – further information regarding the minor changes including parking layout, visitor spaces, apartment designs were considered, and the following was agreed:

D24/09/24.01 Resolved

Council maintains an objection to this application. Whilst the Committee was pleased to note that part of the response supplied had referenced the Town Council's specific comments, it does not agree that the housing mix meets the community need; specifically with regard to the lack of bungalow for purchase – for which it believes that there is a local demand. The Committee will defer its comments on the spine road, visibility splays, green space, streetlights and recreation area until future SCC/WSC communication.

D/24/09/24/2 DC/24/0654/LB and DC/24/0653/ADV – information from the Planning Officer was considered and the following was agreed:

D24/09/24.02 Resolved

The Committee agreed to remove its previous objection comments regarding the signage illumination levels. The Committee removed its objection and is pleased to note that the owner has the responsibility to fulfil their duty to maintain the listed building in its entirety.

D/24/09/25 Planning Appeals

D/24/07/25/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

D/24/07/25/2 AP/0008/STAND – Chels 51A Bury Road – it was noted that the appeal started on 1st March 2024 and is ongoing.

D/24/09/26 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/24/09/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 26/08/2024 & 02/09/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/0936/TCA	Trees in a conservation area notification-one Sycamore (T1 on plan) crown reduce by two metres on church side.	140 Beaufort Cottage Stables, High Street, Newmarket, Suffolk	Approved	No objection
DC/24/1022/TCA	Trees in a conservation area notification-one Crab Apple (as indicated on plan) fell	Buck House, 21 The Avenue, Newmarket, Suffolk	Approved	No objection

DC/24/1000/TCA	Trees in a conservation area notification-one Sorbus (T1 on plan) fell.	Bassett House, 29 Bury Road, Newmarket, Suffolk	Approved	Objected	
DC/24/0763/FUL	Planning application- demolition of existing motor garage	8 Park Lane, Newmarket, Suffolk	Withdrawn	Objected	
DC/24/0744/FUL	Planning application-Partial change of use (class E) of ground floor to (Class C3) for one flat	130-132 High Street, Newmarket, Suffolk	Approved	No objection	
DC/24/0957/FUL	Planning application- single storey reading room located within an existing courtyard	St Louis Catholic Academy, Fordham Road, Newmarket, Suffolk	Approved	No objection	
DC/24/0685/HH	Householder planning application-widening of existing dropped kerb, new boundary wall and railings	1 Hamilton Road, Newmarket, Suffolk	Approved	No objection	

D/24/09/28 Delegation Panel Decisions

None noted.

D/24/09/29 Licensing

Pavement Licence Application – Greggs Ltd – 66-72 High Street Newmarket – the application for outside seating was considered and the following was agreed:

D/24/09/29.01 Resolved

The Committee voiced no objection and supported the application for the outside seating area.

D/24/09/30 Enforcement

No further information received. The list of ongoing and outstanding issues included the following and will be developed over time at further Committee meetings

Planning

Mill Hill - Air B&B

Bury Road - Windows in Conservation Area

Former McColls - Listed Building

Highways (traffic/parking, speeding)

Exning Road - Bollards on grass verges - Awaiting permission from SCC.

High Street/Conservation Area

128 High Street - Licencing and planning non-compliance

Market Square - Shopfront breach

New Vape Shop High St - Shopfront breach

Pavement Licences

D/24/09/31 Litter

A report from the Litter Working Group was received and noted.

D/24/09/32 Correspondence

None noted.

D/24/09/33 Date of Next MeetingMonday 7th October 2024 at the Memorial Hall.

Meeting closed at 7:16pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/09/23.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.
<u>D/24/09/23.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested a robust reason for felling and a photo of the tree.
<u>D/24/09/23.04 Resolved</u>	The Committee objected, recognising the importance of the building in the High Street and supported the comments of the Conservation Officer regarding the changes to the building and risk of flooding. In addition there is concern regarding the lack of parking and there is no clarity regarding the bins for storage/collection and the storage of bikes.
<u>D/24/09/23.05 Resolved</u>	The Committee voiced no objection. It was noted that this former Salvation Army chapel building is a building of interest. Any changes should be done sympathetically, and that the height of the internal ceiling requires professional verification as being sufficient.
<u>D24/09/24.01 Resolved</u>	Council maintains an objection to this application. Whilst the Committee was pleased to note that part of the response supplied had referenced the Town Council's specific comments, it does not agree that the housing mix meets the community need; specifically with regard to the lack of bungalow for purchase – for which it believes that there is a local demand. The Committee will defer its comments on the spine road, visibility splays, green space, streetlights and recreation area until future SCC/WSC communication.
<u>D24/09/24.02 Resolved</u>	The Committee agreed to remove its previous objection comments regarding the signage illumination levels. The Committee removed its objection and is pleased to note that the owner has the responsibility to fulfil their duty to maintain

	the listed building in its entirety.
<u>D/24/09/29.01 Resolved</u>	The Committee voiced no objection and supported the application for the outside seating area.

DRAFT



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Community Services Committee Held on Monday 2nd September 2024 at 7:15 pm

Attendance:

Councillor J McHugh (Chair)
Councillor J Borda
Councillor J Harvey

Councillor P Hulbert
Councillor J Jarvis
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk and J Ashton – Minute Assistant.
Minute

C/24/09/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair opened the meeting and read out the fire safety notice and confirmed that the meeting was being recorded by the Minute Assistant.

C/24/09/2 Apologies for Absence

Apologies were received from Cllr Winter.

C/24/09/3 Declaration of Member's Interests and to Remind Councillors of the Need to Keep up to Date Their Register of Member's Interests and to Consider Any Requests Received for Members Dispensation

None noted. There were no requests for dispensations.

C/24/09/4 To Receive and Confirm for Accuracy the Minutes of the Community Services Committee Meeting Held on Monday 1st July 2024 and Any Matters Arising

Members received the minutes of the Community Services Committee meeting held on 1st July 2024 and the following amendments were made:

Page 1 - C/24/07/1.01 Resolved and C/24/07/1.02 Resolved – Leisure Services Committee was changed to Community Services Committee.

The following was agreed:

C/24/09/4.01 Resolved

That subject to the amendments being made, the minutes of the Community Services Committee meeting held on 1st July 2024 be adopted and signed as a true record by the Chair of the Community Services Committee.

There were no matters arising.

C/24/09/5 Public Open Session

No members of the public were present.

C/24/09/6 To Receive the Accounts

The accounts for August 2024 were received and noted.

Book number 5 2024 -2025

C/24/09/7 Cemetery and Churchyards

Cemetery Chapel – a report on the work required on the chapel was presented and considered. The following was agreed:

C/24/09/7.01 Recommendation

That the flintwork renovations to the cemetery building bell tower be approved, including a safety survey and report for the remaining parts of the building.

All Saint's Church Walls - a report on the work required on the Church walls was presented and considered. The following was agreed:

C/24/09/7.02 Recommendation

That hoarding be purchased, and the essential repairs be approved as time allows over the following years until the wall structure is fully stable.

C/24/09/8 Tree Works for Council Trees

A report on the tree works required for Council trees was presented and considered. The following was agreed:

C/24/09/8.01 Recommendation

That the Jockey Club be engaged to crown lift the trees as required at the Severals, War Memorial Garden and Memorial Hall Garden for £2,900.

C/24/09/9 Correspondence

None noted.

C/24/09/10 Date of Next Meeting

Monday 4th November 2024 at the Memorial Hall.

Meeting closed at 7:35pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>C/24/09/7.01 Recommendation</u>	That the flintwork renovations to the cemetery building bell tower be approved, including a safety survey and report for the remaining parts of the building.
<u>C/24/09/7.02 Recommendation</u>	That hoarding be purchased, and the essential repairs be approved as time allows over the following years until the wall structure is fully stable.
<u>C/24/09/8.01 Recommendation</u>	That the Jockey Club be engaged to crown lift the trees as required at the Severals, War Memorial Garden and Memorial Hall Garden for £2,900.



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Finance & Policy Committee
Held on Monday 16th September 2024 at the Memorial Hall 7:20pm

Attendance:

Councillor J Harvey (Chairman)

Councillor J McHugh

Councillor S Perry

Councillor P Winter

Councillor K Yarrow

Also Present: C Whitaker – Town Clerk and J Ashton – Minute Assistant.

Minute

F/24/09/1 Chairman to Read the Fire Safety Notice and Announce that Proceedings may be filmed or Recorded

The Chairman opened the meeting and announced that the Fire Safety Notice was not required and confirmed that proceedings were being recorded by the Minute Assistant.

F/24/09/2 Apologies for Absence

Apologies were received from Cllrs Hood and Hulbert. Cllr Drummond was absent.

F/24/09/3 Declaration of Member's Interests and 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

None noted. There were no requests for Member's Dispensation.

F/24/09/4 To Confirm the Minutes of the Meeting Held on 15th July 2024 and any Matters Arising

Members received the minutes of the Finance & Policy Committee meeting held on 15th July 2024 and the following amendment was made:

Page 2 – F/24/07/9.01 Recommendation – K Yarrow Vice Chair of HR was changed to Chair of HR.

The following was agreed:

F/24/09/4.01 Resolved

That subject to the amendment being made, the minutes of the Finance & Policy Committee meeting held on 15th July 2024 be adopted and signed as a true record by the Chairman of the Finance & Planning Committee.

There were no matters arising.

F/24/09/5 Public Open Session

No members of the public were present.

F/24/09/6 Submission of Schedules of Payments for Information CB1 – CB5

Members reviewed CB1 – CB5 for months 4 and 5 (2024/2025) and the following was agreed:

F/24/09/6.01 Recommendation

That the ratification of the schedules of payments for the period 01/07/2024 – 31/07/2024 and 01/08/2024 – 31/08/2024 (Cash Book 1 - 5) be received and adopted.

F/24/09/7 To Confirm the Bank Statement Balances & Related Bank Reconciliation have been signed by the Chairman of F&P Committee

The Chairman of the Finance & Policy Committee confirmed scrutiny of the bank reconciliations relating to the end of 31/08/2024 (month 5) for the Town Council's Current, Petty Cash, Salaries, Barclaycard and CCLA Cashbooks.

F/24/09/8 To Receive the Income and Expenditure

The Income and Expenditure reports for August 2024 were received and noted.

F/24/09/9 Small Grants

An application for a grant from NEXUS CIC was considered and the following was agreed:

F/24/09/9.01 Recommendation

That the grant application from NEXUS CIC for £500 be approved, subject to the receipt of requested documents.

An application for a grant from Newmarket BID for the sponsorship of the Christmas Lights Switch-On event on 22nd November 2024 was considered and the following was agreed:

F/24/09/9.02 Recommendation

That the application from BID for the sponsorship of the Christmas Lights Switch-On event on 22nd November 2024 for £500 be approved.

F/24/09/10 Health and Safety

The monthly Health and Safety report was received and noted.

F/24/09/11 Policies

Health & Safety Policy- this is currently being reviewed and amended by the Town Clerk and Chair and will be presented to full Council.

Data Protection/Privacy Policy and related information – this is currently being reviewed and amended by the Town Clerk and Chair and will be presented to full Council.

F/24/09/12 Correspondence

None noted.

F/24/09/13 Date of Next Meeting

Monday 18th November 2024 at the Memorial Hall.

Meeting closed at 7:40pm

Signed _____ Date _____

Summary of Recommendations	Recommendation Wording
<u>F/24/09/6.01 Recommendation</u>	That the ratification of the schedules of payments for the period 01/07/2024 – 31/07/2024 and 01/08/2024 – 31/08/2024 (Cash Book 1 - 5) be received and adopted.
<u>F/24/09/9.01 Recommendation</u>	That the grant application from NEXUS CIC for £500 be approved, subject to the receipt of requested documents.
<u>F/24/09/9.02 Recommendation</u>	That the application from BID for the sponsorship of the Christmas Lights Switch-On event on 22nd November 2024 for £500 be approved.

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Newmarket Market Meeting - Minutes

Monday 5/8/2024 - 2pm Memorial Hall Council Chamber

Present: Noel Byrne, Josh Schunmann (2.20pm), Natalie Robinson, Steve Elsom, Jonathan Miles, Indy Wijenayaka, Philippa Winter (Mayor), John Harvey, Matthew Fox, Andy Drummond, Sharon Fairweather, Sue Perry, Kevin Yarrow, Andy Neal.

AGENDA

1. Welcome

The mayor welcomed everyone and stated that Bill Grimwood and the other regular stall holders would like to attend at some stage when progress has been made and there are clear plans for them to consider. There had been a suggestion to invite Julie Baird (Jill Corwin's successor) but she will be involved in due course. A request was made to West Suffolk (WS) for costs of the market and set-up which are still to come. Thanks to AD for minutes of the last meeting and today's minute taker is JH.

2. Introductions

Introductions were made for SE who was the only one who wasn't at the previous meeting.

3. Apologies

Rachel Hood, Bill Grimwood, Joanna McHugh. Did not attend: Paul West, Stephanie Edmans.

4. Minutes of previous meeting (16th July 2024)

Approved, with thanks to AD.

5. Matters arising

PW – asked for clarification regarding the gazebo blowing away and (per SF) it seems that the gazebo had attempted to blow away but was halted by a staff member who thereby sustained injury.

JM – asked for clarification regarding the £400k scheme being “off the table” but the recollection (per JH, SP) was that although the scheme will not progress elements may be incorporated in any alternative market development.

PW – confirmed (per JM) that drainage would no longer be an issue as the scheme proposal to build out the kerbs would no longer happen.

6. Reports

a. John Miles

JM – only 3 days back from holiday so limited progress but operational issues are being looked into, particularly Highways with MF.

b. Sharon Fairweather

SF talked to the schedule of “Operational issues and additional financial costs” (attached). Additional points to note included:

First steps:

Market person currently goes from Nkt to Haverhill on the day.

There is a current market development plan.

No-one is currently employed to clear parked cars (BSE arrangement is Manchett's retainer and paid per call out).

Setting up:

Stall holders need access from 4am

High Street requires separate waste collection

JS joined meeting

Packing down:

Loading / mounting kerbs is an issue. Time slots less flexible. Need to sort these and be safe.

General discussion suggested that, whilst there are many factors, many of the issues were not insurmountable. Suggestion for more attractive Gazebos.

7. General discussion (including timelines)

NB - talked to "Newmarket High Street Bollard Diagram" (attached). Posts sit on the kerbs in slots A and then on market days are lifted into the parking bay slots B. The open slots have flap covers (for B then A slots when the posts are moved). If deep enough the slots could be connected to power to provide lighting, although of course more expensive.

NB/MF – obtained quotes assuming sufficient posts for lay-bys and fixed sockets for 15 Gazebos coming in at around £10k to £15k plus similar for installation say £20 to £30k, plus VAT.

AD - note that the TRO for lay-by closures in the High Street on market days is still in force.

SE – asked if any planning issues with a move to the High Street – none. Also queried whether this would mean it would stop shop deliveries during market times – suggestion that could be worked around.

SE/SF - this seems a lot of effort for just 4 regular stalls so expressed preference to build a viable market, being more pro-active in the operation, looking at what people want and develop such as events, tidy up.

IW – have to respect Nkt wishes so would have to amend the current market development plan and if unsuccessful then review the position.

AN – not all markets are the same so refreshing that IW recognises this and that Nkt will need a bespoke plan.

NB – the £300k development plan sounds good but over 3 years is £100k less £50k additional staff leaves £50k over 8 markets average £6k annually (£120 weekly) each - so not enough to make much difference.

IW – responded that there would also be other resources redirected and JM added via staff restructuring.

SE – concerns re Gazebos – ensure that they don't fly away and what happens if someone gets run over? so make safe regarding HGVs (which others such as Ely, BSE don't have to contend with) plus used as a Highways England Diversion for the A14.

Response – Gazebos will have fixed anchor points. MF looking at a TRO to ban HGVs during market times and actually the High Street is not the designated diversion route so this should be enforced, potentially employ cameras/ANPR *

Discussion regarding gates/High Street full closure:

MF - cost estimate £30k (based on BSE style and scaled up as larger gates would be required) plus similar for installation say £60k. Cheaper option for unattractive gate at say £25k discounted from consideration.

JS – perhaps use gates for special events. Alternatively apply for road closures for events (as done now).

NR – likely to get pushback from businesses (experienced with Xmas lights switch on) and access needed for Jockey Club rooms, White Hart, taxis, etc.

SP – instead of gates how about rising bollards either end of the High Street? Comment that Cambridge had but many now removed due to vehicles getting snagged so access restrictions are now managed through ANPR.

JH – a plea for some element of pedestrianisation so market traders and public could all feel safe which has proved successful in other towns.

AN – if the market is in the High Street maybe still use the Market Square for events? Comment that this may be confusing but certainly worth consideration.

SF - need to focus on the market and then work on solutions for events.

* MF – SCC go after operators licenses if continually breach TROs.

So in summary the discussions considered bollards, gates, costs, Highways safety, other concerns.

8. A.O.B.

PW – so this seems to mainly hinge on Highways and public realm considerations as well as the items in SF schedule.

Actions:

MF to investigate options regarding TROs from full closure to banning HGVs on market days.

MF/NB – to provide bollard installation costs (and an option if set deeper for lighting)

JM - to provide cost information for market, set-up, potential additional costs including waste collection, Manchetts retainer / call-out, other, plus the offsetting potential additional income from car parking on Market Square.

PW – invite traders probably after the next meeting when hopefully we will be able to decide on a plan.

The meeting closed at 3:15pm

Date of Next Meeting: Monday 9th September 2024 2pm in person at the Memorial Hall.

Newmarket Market Meeting - Minutes

Monday 9/9/2024 - 2pm Memorial Hall Council Chamber

Present: Natalie Robinson, Steve Elsom, Jonathan Miles, Philippa Winter (Mayor), John Harvey, , Kevin Yarrow, Matthew Fox (SCC HW), Andy Drummond, Janne Jarvis, Julie Baird.

AGENDA

1. Welcome and Apologies

The mayor welcomed everyone. Apologies were received from Josh Shunmann, Noel Byrne, Andy Neal, Paul West, Sue Perry, Bill Grimwood, Rachel Hood, Indy Wijenayaka, Sharon Fairweather.

2. Introductions

Introductions were made where necessary.

3. Minutes of previous meeting (5th August 2024)

Approved, with thanks to JH. Town Clerk taking this meeting's minutes.

4. Reports on Actions

a: Matthew Fox regarding options for closure of High Street – Original TRO for the High Street is still in place from when the market was located there. Full closure of the High Street during market days would not be supported by Highways (ie. the gate option). HGV closure on market days is currently with the designers at SCC (expected within 1.5 months, with an estimated six months for completion if agreed).

b: Matthew Fox regarding bollard options – a range of quotes had been provided; from £25K for 130 bollards (too cheap) to £58,200 for 130-140 bollards over a 200m run of the parking laybys and including a 10% contingency and traffic management costs. These were removeable bollards with metal flap to cover the hole in ground when not in place (GLASDON). No storage issues – they live on the path, repositioned when needed with keys for unlocking. Pedestrian safety issue is not addressed by these bollards with the orange/red plastic barriers being the only compliant product. These barriers are not acceptable for Newmarket High Street. A bespoke product is not an option. To clarify; bollards would be only for the enforcement of traffic/parking, whilst barriers would still be needed for pedestrian safety. (It was noted that this had not been clear at the previous meeting.)

The original scheme incorporated railings – would this be suitable? Noted the £200K in the S106 pot which can only be spent on the High Street public realm in Newmarket. The option of filling in the parking bays, raising the pavements, with railings between Rutland Arms and Sun Lane was discussed. This would likely require gaps at crossing points. How would the traders load/unload? If bays were filled and parking removed there would be no need for plastic barriers. Removing parking on the High Street permanently would be hugely objected to by BID members.

Suggestion made that we should look at Market Square as the alternative site for the market as there are too many restrictions on the High Street location.

Julie Baird – Safety is the key point. We all want a vibrant and successful market for Newmarket and a practical scheme. We need to work collectively to improve the Market Square.

K Yarrow – we should have free parking in Newmarket, particularly on market days. This is not a matter for discussion in this forum.

c. Jon Miles regarding costs and logistics for market on High Street – Currently quoted costs for High Street setup in laybys with bollards and red barriers (which Milestone would store) would be £1,378, which

is more than four years ago, equates to £44K per annum. Current cost on the Market Square is £88 per week (setup, takedown, Market Officer, refuse costs) – roughly £4,500 per annum. The main difference being the cost of managing the red safety barriers in the High Street, otherwise costs would be comparable. There would likely be increased waste removal costs for a High Street market location. Market trader fees were discussed as these were previously increased with the move to the High Street and retained at that level now back on the Market Square so we would not wish further increases to discourage take-up at the High Street location.. With the new WSC model, Sharon Fairweather and her team (under Growth) will be taking over markets.

How to proceed?

1: Bollards or not? Due to the requirements for plastic barriers. (Not acceptable)

2: Fill bays, or fence off? M.Fox to get cost for plain railings (one railing per bay) – 1-2 weeks for costings. Could moving the taxi rank be an option?

Philippa Winter is concerned that WSC appear to presenting more obstacles rather than facilitating the move despite a strong desire expressed to return the market to the High Street to which Julie Baird responded that WSC is not blocking plans at all and will do the requested reports for NTC, Cllr Jarvis commented that, in his opinion and experience as a WS Cllr, WSC administrations don't appear to be obstructive so let's all work together for an agreed vision for the Newmarket market and with Indy's mandate to do this.

Steve Elsom – in ten years' time, will markets on the street have changed? PW – infrastructure could still be used to improve High Street aesthetics.

5. A.O.B.

None.

6. Actions:

WSC – report on basic scheme to fill bays and raise pavements.

WSC – feasibility of reducing/relocating taxi rank bays on the High Street.

7. Date of Next Meeting: Monday 14th October 2024 2pm in person at the Memorial Hall.

The meeting closed at 3:00pm

Newmarket Market Move to the High Street

Operational issues and additional financial costs.

The following information relates to moving the market back to the High Street using removable bollards instead of barriers and permanent fixings for the gazebos instead of weights. If a section of the High Street were to be closed on market days the following considerations below would not apply.

First Steps – things to consider:

1. Change to the TRO for the parking bays. What time will they close and will this just be on market days.
2. Who will operate bollards on Monday and Friday evenings? Could the Town Keepers or BID Rangers help? There would need to be someone employed to carry out this task and a cost associated with it – what time would this be?
3. If vehicles are illegally parked in the bays will a vehicle removal service such as Manchet's be on standby and what are the costs associated with this.

Setting up

1. Early stallholders will need to key or code for the bollards. Fruit and veg stalls start setting up on 4am.
2. A market officer is currently on duty from 7am and stallholders would be given a strict set up time. Each stallholder would be given a 15-minute unloading slot and then be required to move their vehicle. This may be too restrictive for some stallholders.
3. When will the bins be delivered and where are they situated. There is currently no bin collection at the end of the Saturday market day. Currently the bins are stored on the car park and collected on a Tuesday when the new bins are delivered for the Tuesday market. the next market. Could the bins still be locked and stored on the High Street until they can be collected. Is there anywhere they can be left on the High Street? If not, there will be an additional cost and extra resources will be required.

Packing Down

1. Packing down is conducted during a peak traffic period (3pm – 5pm). Packing down will be staggered and stallholders will be given time slots. This will involve some vehicles mounting the pavement or reversing on a live highway. In the past this resulted in cracked and damaged paving slabs.
2. The market officer will then drop the bollards and open the area.

Gazebos and Fixings

1. Will the stallholders be able to use their own gazebos and will the fixings in the pavement be suitable for all types of stalls?
2. Will gazebos be supplied to traders? If so, where will these be stored and who will transport them to and from the market?
3. Who will be responsible for the gazebos and the repair and replacement.

Other Issues

Pitch sizes will be tightly regulated, and larger stalls will not be able to spread out so their display space will be restricted.

Will there be space for traders trading out of vans and vehicles?

New or inexperienced stallholders may be put off because of the difficulty with setting up on the High Street. Some stallholders will be put off by this, the regulated time slots, and inflexibility of trading.

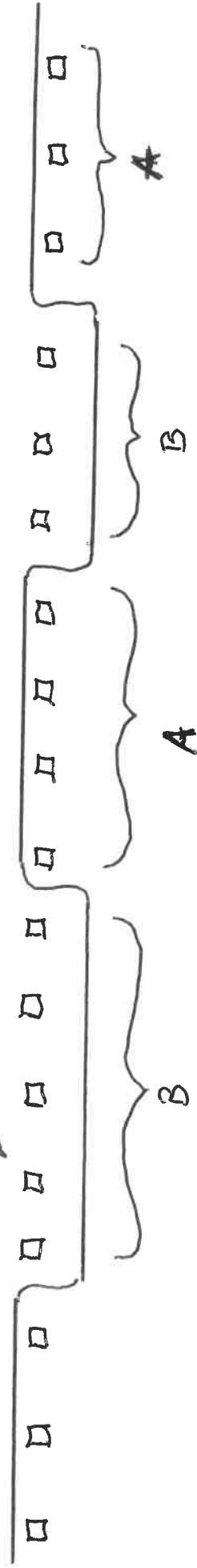
The ability to grow the market and hold events is restricted.

There would be limited areas for seating, street food, music, and community events.

NEWMARKET HIGH STREET BOLLARD DIAGRAM.

□ = sockets with flaps to cover
see. A & store the bollards in situ.
bollards then transferred to see Bs.

PARKING BAYS



PUTLAND ACRE
HOTEL

A = NON MARKET DAY

B = MARKET DAY'S



Report to	Full Council
Subject	Teen Chill Youth Worker annual payment by Town Council
Purpose	Decision
Classification	Unrestricted
Meeting date	23rd September 2024
Item number	11
Written By	Cathy Whitaker CLERK

Summary: This report asks for consideration of approval of ongoing funding for a Teen Chill Youth Worker with an increased costing within the current financial year.

1.	Introduction
a.	Town Council has previously agreed to fund annually a second Youth Worker for the Teen Chill Project by Abbeygate Leisure.
2.	Context
a.	Notice has been received from Abbeygate Leisure regarding a request for an increase in the amount due to cost of living and inflation rises. They are unable to cover the cost at the originally agreed price.
3.	Proposal/Options
a.	Consider supporting the increase within the current financial year and in future budgets to increase in line with inflation to be able to cover the full cost of the second youth worker.
4.	Financial/Resource Implications
a.	Originally agreed last year at £1,728 from the Youth Strategy (F&P budget).
b.	Attached email gives the current year cost at £2,390; an increase of £662.
c.	This can be funded within the current year budget with a virement from 4114/101 – other projects/reserves.
5.	Next Steps/Recommendations
a.	To approve the increased funding to Abbeygate Leisure for the current year at the increased amount of £2,390 – with a virement of £662 from account 4114/101.
b.	To increase the cost of this funding in future budgets by the estimated inflation rate to allow continued coverage of the youth worker post.

RE: 2024/2025 Teen Chill worker payment

Potter, Charlie <Charlie.Potter@acleisure.com>

Tue 2024-09-17 14:22

To:Townclerk <Townclerk@newmarket.gov.uk>

Hi Cathy.

The economic landscape has undergone significant changes in recent times. The cost of living and inflation have risen substantially, which has directly impacted the financial resources required to sustain our programs and operations. I have just noticed that the £1,728.00 wouldn't cover the cost of the Teen Chill youth worker role, here is the updated cost for one year:

Staff	Hours	weeks	hours	hrly rate	Annual salary	Central cost	Total
1	3	52.143	156	£ 12.73	£1,991.34	1.2	£ 2,389.61

Your support is crucial to our ability to adapt and ensure that we can meet the needs of those we serve without compromising on our mission.

Thank you for your understanding and continued support. We look forward to your positive response .

KR

Charlie Potter

Active Communities Manager.

W: 07950 891299



[Abbeycroft Leisure 2022-23 Impact Report](#)



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From: Townclerk <Townclerk@newmarket.gov.uk>

Sent: Tuesday, September 17, 2024 1:56 PM



Newmarket Station

From Steve Steptoe <Steve.Steptoe@railscape.com>

Date Wed 2024-09-18 11:02

To Townclerk <Townclerk@newmarket.gov.uk>

Cc Phoebe Rudgley <Phoebe.Rudgley@railscape.com>

Good Morning Cathy,

I oversee vegetation in the Greater Anglia region. If you have any concerns regarding Station vegetation, please do not hesitate to contact me.

We visit each station every four weeks. Our next visit to Newmarket Station will be on Friday 27th of September.

If you have any concerns regarding the vegetation maintenance at the station, please send me a description or a photo and I will get the matter rectified as soon as possible.

Thank you

Kind Regards

Steve Steptoe

Contract Supervisor

Railscape Ltd

Tel: 01268 777795

Mob: 07970923391

Email: steve.steptoe@railscape.com

web: www.railscape.com



 Railscape granted funding by DfT through the FOAK 2021 rail innovation

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Item 13a

Agenda item for Council 27 August 2024 (which i will be chairing)

Councillor Harvey <CouncillorHarvey@newmarket.gov.uk>

Wed 2024-08-14 22:54

To:Townclerk <Townclerk@newmarket.gov.uk>

Cc:Councillor Winter <CouncillorWinter@newmarket.gov.uk>

Hi Cathy,

Following discussions at NNP Working Group this morning 14 Aug please can you add an item:

Review of Newmarket Conservation Area. Background / reason: last visited (but we think not properly adopted) by FHDC in 2019 but contains errors and uncertainties particularly around the historical site currently occupied by the White Lion and potentially other areas that maybe should be included e.g. All Saints Road Victorian houses.

Also a heads up that we may be looking at commissioning a "Spend Density Review" identifying local potential spend capability and how it matches local retail provision - awaiting further details on this. Ta. J.

John Harvey
Newmarket Town Councillor (All Saints Ward)
Deputy Town Mayor
07739 392312

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HAVE YOUR SAY

Newmarket Neighbourhood Plan Public Consultation

27th September 10am - 4pm

&

28th September 11am - 3pm

King Edward VII Memorial Hall

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Report to	Full Council
Subject	Proposal for a Newmarket Town Guide
Purpose	Decision
Classification	Unrestricted
Meeting date	23rd September 2024
Item number	14
Written By	Cathy Whitaker CLERK

Summary: This report outlines a proposal by Micropress Printers Ltd with Countrywide Publications to produce a Newmarket Town Guide.

1.	Introduction
a.	See examples at the meeting of the guide (Southwold, Aldeburgh, Sudbury, Bungay.
b.	Newmarket does not currently have an up-to-date printed guide.
2.	Context
a.	The guide would be relevant for two years.
b.	There is an approximate 4 month lead time from instruction to production.
c.	Town Council and stakeholders can be involved in the content should they wish.
3.	Proposal/Options
a.	The guide would be an excellent way to showcase Newmarket.
b.	Involve stakeholders – BID, Discover Newmarket, WSC, SCC, Racing Centre, Newmarket Local History Society, Newmarket Journal, Jockey Club, Racecourse, Royal British Legion, Kings Cinema and Theatre, Market, etc.
4.	Financial/Resource Implications
a.	There would be no cost to Newmarket Town Council or any stakeholders of the town. Micropress/Countrywide get the funding via the advertisers and we are not involved in that process at all.
b.	We would be provided with 3,000-5,000 copies and get the PDF file and link for websites. More copies may be purchased if felt necessary.
5.	Next Steps/Recommendations
a.	To accept the proposal by Micropress/Countrywide to produce a Newmarket Town Guide.
b.	To facilitate and co-ordinate stakeholder involvement on content and to contribute Town Council content.



COMMUNITY NEWS

Town Guide Proposal Pack

02

WHO WE ARE





Countrywide Publications

COUNTRYWIDE PUBLICATIONS

Community News is a division of Countrywide Publications, a well-established publishing house based on the Suffolk coast, just outside Southwold.

Having started as one free monthly newspaper more than 50 years ago, our portfolio now includes three monthly newspapers, two pub guides, multiple town guides, as well as a number of other bespoke publishing solutions.

Based onsite with our parent company, Micropress Printers, we are able to handle everything in-house from advertising sales, design, print and distribution.

Looking after a project from conception to completion ensures a smooth process from start to finish.

MICROPRESS PRINTERS LTD

Established in 1979, Micropress Printers is one of the UK's largest independently owned printing companies, specialising in litho printing, digital printing and fulfilment services; all done in-house at a state-of-the-art, nine-acre site near Southwold in Suffolk.

Micropress were winners of the Print Week 'Company of the Year' award 2022, recognising not only its commitment to customer service but also to staff training and investment in the future. They are also proud to be officially certified as a carbon balanced business.

micropress
your partner in print



04

WHY CHOOSE US?

1 PROVEN TRACK RECORD

Having been established over 50 years, we are proud to have worked with town councils and communities for more than half a century.

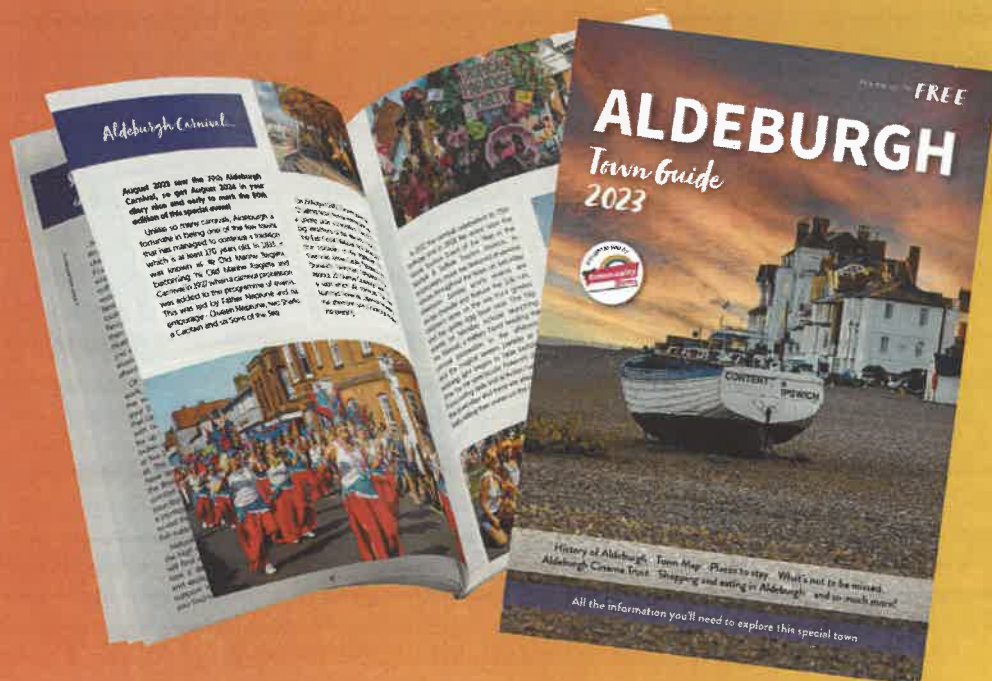
2 THE COMPLETE PACKAGE

In partnership with our parent company, Micropress Printers, we are able to provide all services under one roof.

3 EXPERIENCED TEAM

Our team may be small, but it is mighty! There are five of us who have more than 80 years' combined experience in publishing.

A LOOK AT WHAT WE DO



WHAT CAN WE DO FOR YOU?

A rapidly growing part of our business is the production of town guides.

We work with a number of town councils to produce handy A5 guides covering useful and essential contacts, things to see & do, a town map, history, shopping, walking & exploring, points of interest.

These guides are bi-annual and delivered to the town council to distribute to residents, visitors and businesses over the two-year shelf life.

We are looking to expand the area we cover and by working

with town councils we are able to offer this service nationwide.

This is a great way of combining essential information and communicate with residents, visitors and businesses in your town.



View our full portfolio on our website



View an issue of Aldeburgh Town Guide

A LOOK AT WHAT WE DO



06

WHAT WILL IT COST?

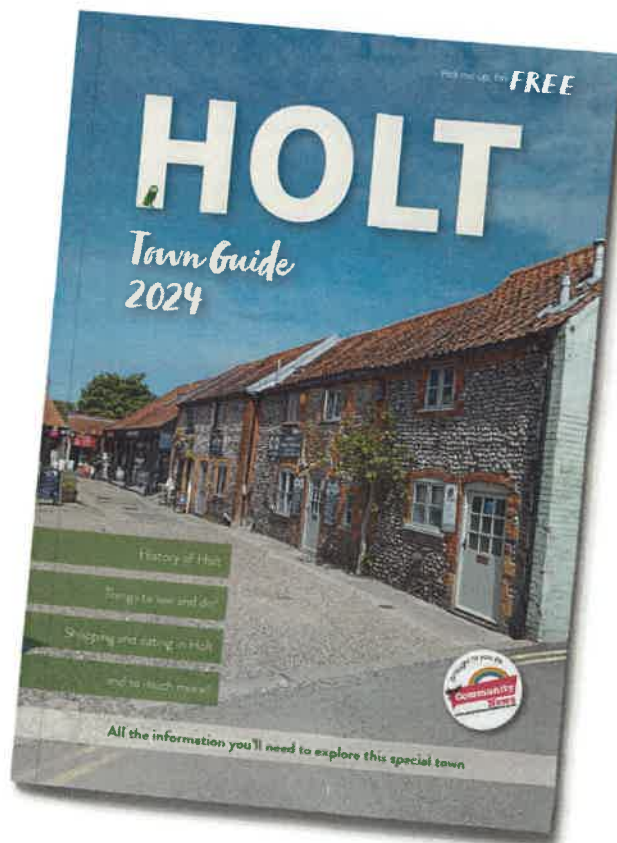
Nothing!

There is no cost to the town council. We contact local businesses with a view to advertising in the guide.

This advertising covers the cost of production and print and gives the businesses within the guide a great way of reaching the community.

Advertising is also important content within the guide as it gives readers further information and contacts.

*This is based on our established format of a 36-page A5 publication and a run of 4000 copies.



HOW INVOLVED WILL YOU BE?

We always like to work with the town council on a guide as you are the experts when it comes to what your town needs.

Many councils have a town manager who looks after marketing and promoting the town.

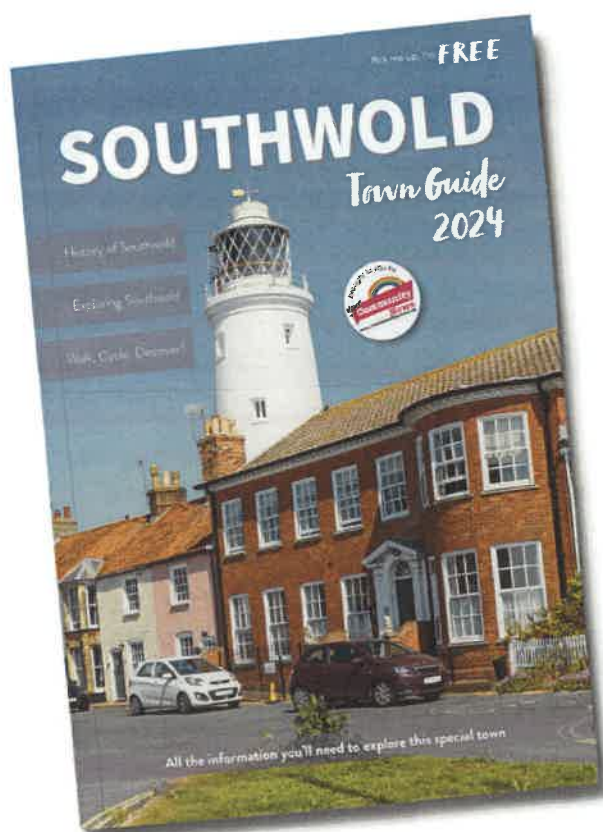
However, we are happy for each council to choose their level of involvement. Some like to send all editorial content while others prefer to send an introduction and leave the rest to us.

We want the guide to work for you, your town and the people who live and visit there.



View an issue of Holt Town Guide





DIGITAL PRESENCE?

Everything we publish has a strong online presence. We can send links and digital copies for town councils to make the guide accessible from their website or social media platforms.

PRINT STILL RELEVANT?

Yes, very much so. In a world where we are bombarded by digital advertising, being able to pick up something tangible is still very popular.

This is even more apparent when talking about something like a bi-annual town guide as people will keep their copy handy to access the contacts, information and map.

ADDITIONAL INFORMATION

As an independent publishing house working with our parent company, we are able to be flexible and adapt any of our titles or projects.

Should you be interested in a larger title, more pages or a greater number of copies we can look at different options.

These would incur a cost.

WHAT TO DO NEXT?

If you are interested in learning more about how we can work together to produce a town guide for you then please don't hesitate to contact David Burns, Publications Manager at Community News for an informal discussion.

david.burns@micropress.co.uk

01502 725837 | 07887 414022



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Facebook Page



Visit our
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View our full portfolio
on our website



View an issue of
Southwold Town Guide

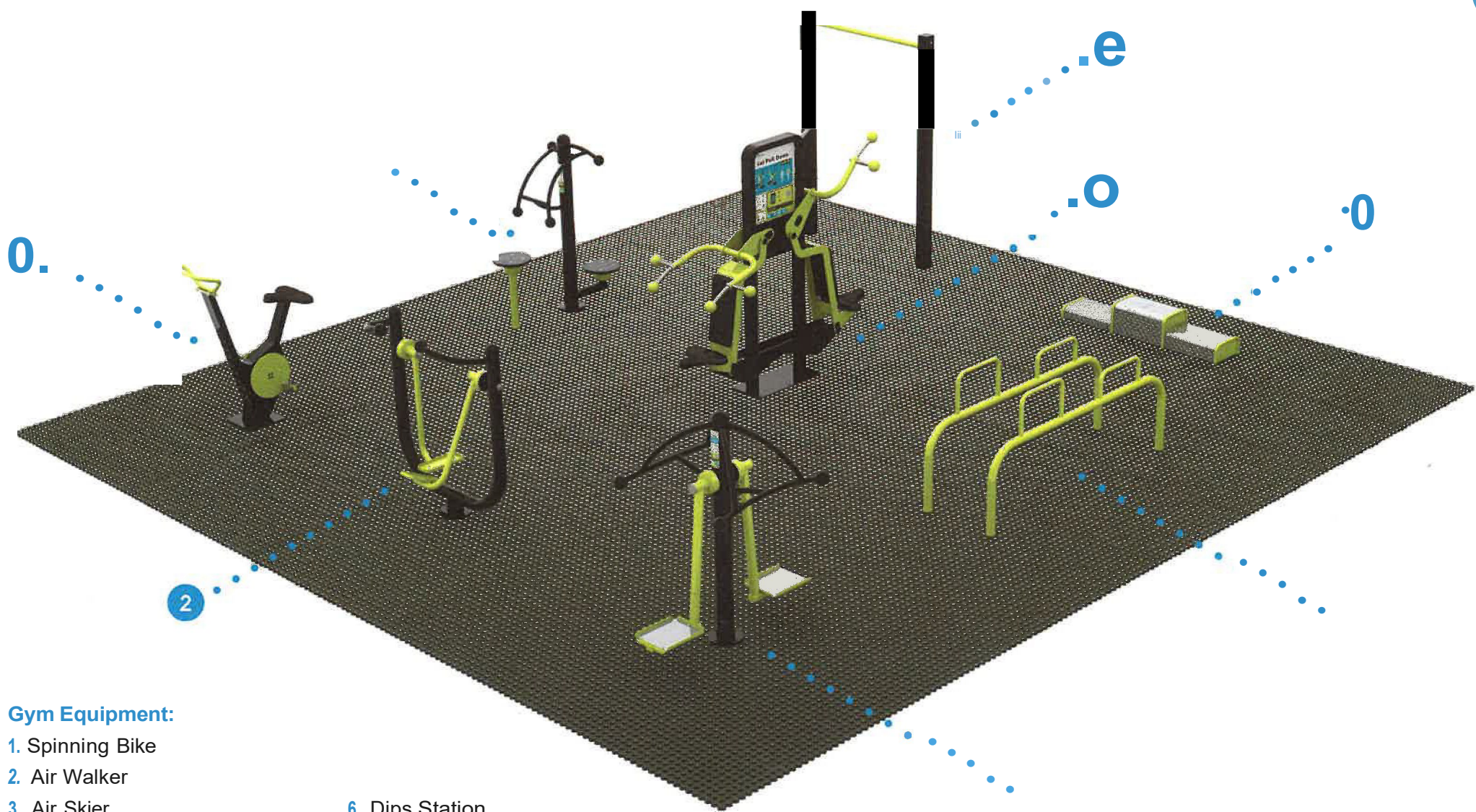


Report to	Full Council
Subject	Outdoor Gym proposal
Purpose	Decision
Classification	Unrestricted
Meeting date	23rd September 2024
Item number	15
Written By	Cathy Whitaker CLERK

Summary: This report outlines a previous project for an Outdoor Gym and presents a proposal for an installation of an outdoor gym onto the Severals grounds by NTC collaborating with NCF (Newmarket Charitable Foundation).

1.	Introduction
a.	Following the pandemic, there was some discussion by the Newmarket Community Network and WSC regarding the installation of an outdoor gym. Some research was done, which did not come to fruition.
b.	There is some funding (c£20,000) available for this being held by the NCF and this information has been passed now to NTC. This funding came from Aviva Insurance via one of NCF trustees and is ring-fenced for an outdoor gym facility only. If an outdoor gym is not provided, the funding is required to be returned.
2.	Context
a.	This equipment would fit with NTC's Health & Well-Being Strategy by providing a safe space to exercise near to the town centre.
3.	Proposal/Options
a.	Draft images attached – the footprint of the gym is c.6mx6m.
b.	Fencing with self-closing access gate to make the total footprint c.10xm10m. Fencing to echo the recently installed white Duralock model at the opposite end of the Severals – this will keep dogs out of the area.
c.	Location to be between the cherry trees by the Waitrose traffic light junction.
4.	Financial/Resource Implications
a.	WSC has confirmed that it would be responsible for the monthly and annual safety inspections.
b.	NTC would own the assets and would maintain and insure the equipment.
c.	NCF has £20K for the project which will be donated to NTC; this may need to be supplemented by NTC – from the Play Equipment EMR currently standing at £32.5K.
5.	Next Steps/Recommendations
a.	That NTC installs an outdoor gym facility on the Severals grounds; fenced with a self-closing gate.
b.	That funding is via a £20K grant from Aviva Insurance with supplements from the play equipment current budget and EMR if necessary

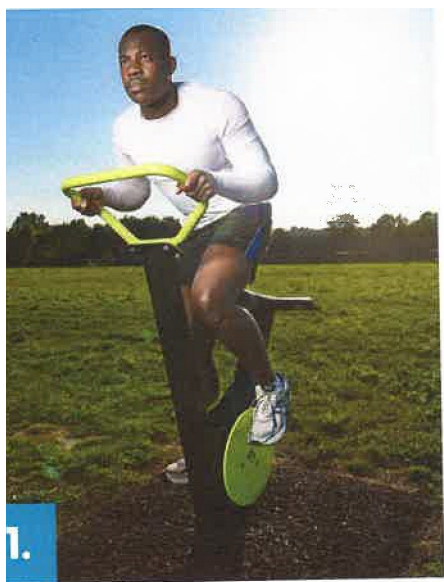
Gym Equipment Suffolk Tender



Gym Equipment:

- 1. Spinning Bike
- 2. Air Walker
- 3. Air Skier
- 4. Twister
- 5. Lat Pull Down/Shoulder Press
- 6. Dips Station
- 7. Single Pull Up Bar
- 8. Triple Step Up

Gym Equipment Suffolk Tender



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Draft Housing, Homelessness Reduction and Rough Sleeping Strategy

Beaumont, Mark <Mark.Beaumont@westsuffolk.gov.uk>

Tue 2024-09-10 09:15

Cc: O'Driscoll, Richard <Richard.O'Driscoll@westsuffolk.gov.uk>

Good morning. The message below is sent to all town and parish councils in West Suffolk on behalf of Cllr Richard O'Driscoll

Morning.

Earlier this year we wrote to all of our town and parish councils in West Suffolk inviting their input into the shaping our draft Housing, Homelessness Reduction and Rough Sleeping Strategy. I also spoke to many of you at the parish forum.

I want to thank you all for your input in shaping the draft strategy which will be discussed by Cabinet next Tuesday. I will be asking Cabinet to recommend the strategy to a meeting of the Council in November to formally adopt. Should this go ahead, the council, which has already pledged over £1m to support housing ambitions, will invest a further £612,000 to deliver change.

The strategy itself looks at the role the council can play in meeting some of the challenges around housing, showing how we will start to deliver on our Strategic Priority for Affordable, Available and Decent Homes.

Affordable and available

One of the biggest challenges is around the delivery of homes that people can afford.

You will be aware that affordable housing is normally delivered through housing schemes with developers required to make 30 per cent of new housing, "affordable".

We are, through our latest local plan, trying to increase that to 40 per cent on any developments built on greenfield land. That is currently with Government planning inspectors to decide, balancing up what is commercially viable.

The problem is, however, that to meet local housing needs, the council actually needs to increase the amount of affordable housing delivery to around 60 per cent of new homes. This is not something that the council can achieve on its own. Neither can it simply push for this through local plan policies without risking making the situation worse by jeopardising the viability and actual delivery of new housing.

Part of the issue is also what is meant by affordable housing. While it also covers shared ownership schemes, most of the time it means homes that are available to rent at 80 per cent of the cost of market rents, while social rent is around 65 per cent. The council had more than 2,500 households on its housing register for affordable housing at the beginning of September, including more than 960 in urgent or high need. But rising rents have meant even that isn't affordable for many and has contributed to an increase in the number of households seeking council help to prevent them from becoming homeless.

We need more homes that are genuinely affordable and where possible more homes available for social rent.

We need more homes to be built

The simple fact, confirmed through our public engagement, is that we need more homes to be built in order to better balance supply against demand which is one of the factors that currently pushes up the cost of the housing market.

Many of you will be aware that the Government is currently looking at increasing the number of homes to be delivered nationally. This could potentially see the number of homes delivered in West Suffolk each year increase from just over 800, to around 1,200 and recognising our needs, this is something I would certainly welcome.

Parish councils and other partners

The strategy sets out the need to carry out greater work with housing associations who also build and run affordable housing schemes as well as working with parish councils to deliver more rural exception sites - small developments of affordable housing specifically targeted to meet local needs. Under the strategy the council would work to maximise the different types of housing delivered as well as to unlock more difficult to develop brownfield sites such as redundant industrial and contaminated land.

More public engagement next year

We want to look at how we can explore the benefits that delivering more homes might achieve for our existing communities. We recognise the need to ensure new homes are the right type in the right locations with supporting infrastructure. If the strategy is approved as hoped, we will be carrying out further public engagement next year.

Decent homes

The strategy is also about existing housing and how the council supports residents in their own home.

Poor housing can have a massive impact on people's health. This strategy builds on our work to ensure decent living conditions.

It includes combating fuel poverty by supporting people in low-income homes that have poor energy efficiency to make improvements, helping them heat their home for less. We have already sought to address environmental improvements in new homes through the proposed Local Plan policies.

The strategy looks to ensure better living conditions in the private rented sector and Houses of Multiple occupation to prevent overcrowding and people living in cold, damp homes in poor disrepair.

And it will support people as they develop health issues, to continue to be able to access and enjoy their own home rather than having to go into care or hospital which can be devastating for the individual and families.

Homelessness and rough sleeping

The strategy also looks to further our work to prevent homelessness and reduce rough sleeping.

Our priority continues to be to try to prevent a household from becoming homeless in the first place.

Where we cannot prevent this, we will continue to support households in temporary accommodation while working with them to overcome any issues before they can find a more permanent and settled home.

Under this strategy we will look to build on our work with landlords enabling us to access more private rented sector housing to support people while continuing our work with partners to try to end rough sleeping through support and accommodation.

As I am sure you will appreciate there will be lots more discussion and work with town and parish councils over the months and years ahead as we work together to best serve our communities and their housing needs. You can read more on the strategy in our Cabinet papers at

<https://democracy.westsuffolk.gov.uk/documents/g5592/Public%20reports%20pack%20Tuesday%2017-Sep-2024%2018.00%20Cabinet.pdf?T=10>

With best wishes

Cllr Richard O'Driscoll
Cabinet Member for Housing
West Suffolk Council

Mark Beaumont
Communications Manager
Strategic Communications
Direct Dial: [+44 1638 719236](tel:+441638719236)
Email: Mark.Beaumont@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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Item 17

Fw: Rutland Arms

Townclerk <Townclerk@newmarket.gov.uk>

Thu 2024-08-22 09:24

To: Townclerk <Townclerk@newmarket.gov.uk>

From: Korwin, Jill <Jill.Korwin@westsuffolk.gov.uk>

Sent: Wednesday, August 14, 2024 15:00

To: Townclerk <Townclerk@newmarket.gov.uk>

Cc: Wilson, Alex <alex.wilson@westsuffolk.gov.uk>

Subject: Rutland Arms

In regard to Rutland, the position is below.

We share your concern regarding the sorry state of one of the most prominent and iconic buildings in the town. We want to work with partners, to do whatever is feasible to bring the building back into use.

The direct investment that you are suggesting is not something we feel we can take forward. You may recall that it wasn't long ago that West Suffolk Council disposed of part of this land following a request from the then owners of the Rutland Arms. At that point in time a full assessment was undertaken prior to disposal that included consideration as to whether there was strategic value in the site for the Council or if it would be needed for future uses. Clearly the site was considered suitable for disposal. This situation has not changed and this fact, coupled with the lack of available capital funding, means that we are unable to make the case to re-purchase this land.

However, as mentioned, we do share your concerns and therefore we propose to reach out to the owners of the Rutland Arms for a discussion so that we may better understand their issues and explore whether there are any elements that the Council could help with. Ultimately, we all want to see this building back as the beating heart of the High Street in Newmarket.

I will of course keep you informed as to our progress.

Hope this assists

BW

Jill

Jill Korwin

Strategic Director

Chief Executive's Team

Direct Dial: [+44 1284 757252](tel:+441284757252)

Email: Jill.Korwin@westsuffolk.gov.uk

www.westsuffolk.gov.uk

West Suffolk Council

#TeamWestSuffolk

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