



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 18<sup>th</sup> November 2024 at 6.15pm**

#### **Attendance:**

Councillor R Hood (Chair)  
Councillor J Harvey

Councillor J McHugh  
Councillor R Nobbs  
Councillor S Perry

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer, 1 Member of the Press, WS Cllr Lynch and 1 Member of the Public.

| <b>Minute</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Action<br/>by</b> |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>D/24/11/19</b> | <b><u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br>The Chair welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded by the Minute Assistant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| <b>D/24/11/20</b> | <b><u>Apologies</u></b><br>Apologies were received from Cllr Berry, Drummond, Hulbert, Jarvis and Jones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| <b>D/24/11/21</b> | <b><u>Declaration of Members Interests &amp; 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></b><br>Cllr Hood declared an interest in planning application DC/24/1605/TCA. There were no requests for dispensation.                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| <b>D/24/11/22</b> | <b><u>To Confirm the Minutes of the Meeting Held on 4<sup>th</sup> November 2024 and any Matters Arising</u></b><br>The Chair presented the minutes of the Development & Planning Committee held on 4 <sup>th</sup> November 2024 and the following was agreed:<br><br><b><u>D/24/11/22.01 Resolved</u></b><br><b>That the minutes of the Development &amp; Planning Committee held on 4<sup>th</sup> November 2024 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b><br><br>Matters arising:<br><br>Page 2 – D/24/11/5 - Norfolk Avenue trees – Town Clerk to arrange a meeting with residents and WSC Tree Officer.<br><br>Page 3 D/24/11/7.06 - DC/24/1518/FUL – site visit to be confirmed. |                      |
| <b>D/24/11/23</b> | <b><u>Public Open Session</u></b><br>A resident spoke to issues regarding 2 brown sites in Town that have not been                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |

developed; one being Holland House in Rowley Drive and the other being Queensbury Lodge. The Chair was pleased to report that we have received notification from WSC that they have approved initial development plans for Queensbury Lodge.

Town Clerk was asked to seek information regarding the Holland House location.

He also raised the issue of the new shops that have recently opened. In addition, queries regarding a property at St Mary's Square that had planning permission to be used as a community centre. Further enquiries will be made regarding the use of the property and the conditions of the original planning agreement.

A member of the Press reported that the bins for house numbers 14 and 17 St Mary's Square are not being taken in and produced some photos which will be passed on to WSC.

*Cllr Winter joined the meeting.*

She also reported that 2 houses in Exning Road are being auctioned off by Flagship Housing. The details will be passed to Cllr Yarrow to look into and a letter will be sent to Flagship regarding this action.

*A member of the public left the meeting.*

The new flats at the back of Aldi (The Silks) have been completed but nobody knows what is happening with them and they remain empty. Cllr Perry to make further enquiries.

**D/24/11/24 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered**

Policy 14 – Trees.

*Cllr Hood declared an "other" interest in the following application and left the meeting. Cllr Harvey took the Chair.*

**D/24/11/25 Planning Applications**

*Week Commencing 28/10/2024 & 04/11/2024.*

**D/24/11/25/1 DC/24/1606/TCA** - Trees in a conservation area notification - one Cherry (T1 on plan) lateral crown reduction on eastern side (over lawn) by up to one metre, one Cherry (T2 on plan) lateral crown reduction on eastern side (over lawn) by to one metre, one Yew (T3 on plan) crown lift to 2.5 metres above ground level, two Pine (T4 and T6 on plan) remove deadwood, row of Leylandii (T5 on plan) crown lift over path to four metres above ground level, one Yew (T6 on plan) crown lift over path to three metres above ground level, three Yew (T7 on plan) crown lift to 2.5 metres above ground level, one Sycamore (T8 on plan) lateral crown reduction by three metres to reduce away from buildings, one Sycamore (T9 on plan) lateral crown reduction by three metres, one Horse Chestnut (T10 on plan) lateral crown reduction by two metres - Reydon Lodge, 38 Bury Road, Newmarket, Suffolk.

**D/24/11/25.01 Resolved**

**The Committee supported the application and the responsible tree management.**

*Cllr Hood returned to the meeting and took the Chair.*

**D/24/11/25/2 DC/24/1599/TCA** - Trees in a conservation area notification- one London plane (T1 on plan) overall crown reduction of 5 metres Terrace House Queensberry Road, Newmarket, Suffolk.

**D/24/11/25.02 Resolved**

**The Committee supported the application and the responsible tree management.**

**D/24/11/26 Amended and Deferred Plans**

**D/24/11/26/1 DC/24/0945/FUL** – 107 High Street – re-consultation.

**D/24/11/26.01 Resolved**

**The Committee voiced no objection subject to all of the conditions being met and signed off regarding the odour and noise controls as set out in the Private Sector Housing and Environmental Health report.**

**D/24/11/27 Planning Appeals**

**D/24/10/27/1 AP/24/0019/STAND** Garage at Nowell Lodge, Fordham Road – appeal in progress.

**D/24/11/28 East Cambs Planning Applications**

The East Cambs Weekly Lists were noted.

**D/24/11/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during week commencing 28/10/2024 & 04/11/2024.

| <b>Applications</b> | <b>Description</b>                                                                                                                                                                                                                                          | <b>Address</b>                                            | <b>WS Decision</b> | <b>NTC Decision</b> |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------|---------------------|
| DC/24/1403/TCA      | Trees in a conservation area notification- multiple Lime, Silver Birch and Horse Chestnut (as indicated on plan) crown lift all trees to 3 metres removing secondary and tertiary branches only.                                                            | Land adjacent to The Severals, Newmarket, Suffolk         | Approved           | No objection        |
| DC/24/1406/TCA      | Trees in a conservation area- one Magnolia (T1 on plan) reduce by 6 metres to previous points; one Horse Chestnut (on Tag 325 on plan) pollard by 7 metres; three Cherry trees, one Sorbus and one Mountain Ash (Tags 346,321,320,342 and 326 on plan) fell | Murray Lodge, Queensberry Road, Newmarket, Suffolk        | Approved           | Objected            |
| 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                       | Approved           | Objected            |
| DC/24/1029/ADV      | Application for advertisement consent- three internally illuminated fascia signs (Amended Plans received 3/9/24)                                                                                                                                            | Newmarket Harley Davidson, Oaks Drive, Newmarket, Suffolk | Approved           | No objection        |
| DC/24/0917/FUL      | Planning application- a. construction of horse walk b. new hard surfacing c. new timber gates, walls and railings d. external repairs and alterations to the buildings e. creation of a larger opening in the stable block to create a link to horsewalker. | 198 Queensbury Lodge, High Street, Newmarket, Suffolk     | Approved           | No objection        |

|               |                                                                                                                              |                                                       |          |              |  |
|---------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------|--------------|--|
| DC/24/0918/LB | Application for listed building consent-repairs and alterations to stable, cottage and lodge within race-horse training yard | 198 Queensbury Lodge, High Street, Newmarket, Suffolk | Approved | No objection |  |
|---------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------|--------------|--|

The Standard wording to object to trees being felled will be changed to begin with “the Committee strongly object to this application “

**D/24/11/30 Delegation Panel Decisions**

**DC/23/1182/FUL** – 128 High Street Newmarket – it was noted that following receipt of a Noise Impact Assessment and amended plans, WSC recommended approval of the application. This will be considered by the Delegation Panel on 19/11/2024 and is marked as recommended for approval.

**D/24/11/31 Licensing**

None noted.

**D/24/11/32 Enforcement**

No further information received. Any new issues will be added accordingly. The list of ongoing and outstanding issues included the following:

**Planning**

Mill Hill - Air B&B  
Bury Road - Windows in Conservation Area  
Former McColls - Listed Building  
The Silks vacant flats adjacent to Aldi

**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

**Additions**

Shops with illuminated signs without permission.

**D/24/11/33 Fitzroy Street**

An update was given from the meeting with WSC Highways and residents on Friday 08/11/2024. A report on the actions that WSC Highways could consider include:

**Short Term**

Speed surveys on Fitzroy Street’.  
Request a demarked pedestrian foot-way on the entrance to the Grosvenor Yard from Fitzroy Street.  
Request additional warning signs for ‘Pedestrians in road’.  
Consider a 20mph limit.  
Enhanced road markings.

**Long Term**

Investigate making the entrance/exit a one-way system.

Enquire why this was not implemented as part of the planning conditions for the Grosvenor Road flats.

Consider a pedestrian crossing on Fitzroy Street.

Enquiries will be made regarding the cost of a speed survey in this area.

**D/24/11/34 Correspondence**

WSC update on Queensbury Lodge that decision notices have been given for the restoration and development work to commence.

**D/24/11/35 Date of Next Meeting**

Monday 2<sup>nd</sup> December 2024 at the Memorial Hall.

Meeting closed at 7:15pm.

Signed \_\_Cllr Rachel Hood\_\_\_\_\_ Date \_\_\_\_2/12/24\_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>     | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                            |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/24/11/25.01 Resolved</u></b> | <b>The Committee supported the application and the responsible tree management.</b>                                                                                                                                 |
| <b><u>D/24/11/25.02 Resolved</u></b> | <b>The Committee supported the application and the responsible tree management.</b>                                                                                                                                 |
| <b><u>D/24/11/26.01 Resolved</u></b> | <b>The Committee voiced no objection subject to all of the conditions being met and signed off regarding the odour and noise controls as set out in the Private Sector Housing and Environmental Health report.</b> |