



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 3rd February 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry (from 6:18)
Councillor A Drummond
Councillor J Harvey
Councillor Hulbert

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

Also Present: C Whitaker – Town Clerk, N – Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, C O'Reilly – Events Manager as an observer, Claire Anderson – Project Director Anchor, Cllr Yarrow as a member of the public, 1 Member of the Press and 1 Member of the Public.

Minute	Action by
D/25/02/1 <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 Safety Notice and announced that the meeting was being recorded by the Minute Assistant and confirmed that no-one else intended to record the meeting.	
D/25/02/2 <u>Apologies</u> Apologies were received from Cllr and Jones.	
D/25/02/3 <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> Cllr Hood declared an "other" interest in application DC/25/0103/TCA. There were no requests for dispensation.	
D/25/02/4 <u>To Confirm the Minutes of the Meeting Held on 20th January 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 20th January 2025 and the following was agreed: <u>D/25/02/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th January 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. <i>Cllr Yarrow joined the meeting at 6:18 as a member of the public.</i> There were no matters arising.	
D/25/02/5 <u>Public Open Session</u> The Chair proposed that application DC/24/1866/FUL- The Silks be brought forward	

and the following was agreed:

D/25/02/5.01 Resolved

That application DC/24/1866/FUL- The Silks be brought forward.

D/25/02/6

D/25/02/6/1 DC/24/1866/FUL – Re-consultation – Planning application – change of use from extra care accommodation (Class C2) to retirement accommodation for over 55s (Class C3) – The Silks, 69 Exning Road, Newmarket.

Clarie Andreson, Project Director for Anchor gave a short presentation of the work and services they provide. They are a not for profit organisation and are seeking support for the change of use from C2 to C3 to a social rent scheme. The property has three storeys with 69 units, 61 parking spaces and bike stalls. Applications will be referred via WSC or can be made direct to Anchor and WSC fully support the scheme. There will be a location manager for the property who will be a first point of contact for residents.

Cllr Winter joined the meeting as an observer from 6:47pm

A number of questions were asked, and the following was agreed:

D/25/02/6.01 Resolved

The Committee voiced no objection.

The Chair proposed that applications DC/25/0080/LB and DC/25/0079/FUL – Five Bells be brought forward and the following was agreed:

D/25/02/6.02 Resolved

That applications DC/25/0080/LB and DC/25/0079/FUL be brought forward.

D/25/02/7

Claire Anderson left the meeting at 6:50pm

Cllr Yarrow spoke in favour of the applications and confirmed that the site is being used as a community hub the following was agreed:

D/25/02/7/1 DC/25/0080/LB – Application for listed building consent – a. internal and external alterations to stable building, including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations b. bricking up of stable doors on southern elevation and insertion of timber door c. repair works to existing openings d. single storey extension – Five Bells, 16 St Marys Square, Newmarket.

D/25/02/7.01 Resolved

That the application be deferred to arrange a site visit.

D/25/02/7/2 DC/25/0079/FUL – Planning application – a. change of use of stable building to place of worship, used in conjunction with The Five Bells (class F1), b. single storey extension c. external alterations including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all

elevations d. bricking up of stable doors on southern elevation e. repair works to existing openings – Five Bells, 16 St Marys Square, Newmarket.

D/25/02/7.02 Resolved

That the application be deferred to arrange a site visit.

D/25/02/8 Planning Applications

Week Commencing 13/01/2025 & 20/01/2025.

D/25/02/8/1 DC/24/1814/HH – Re-consultation - Householder planning application – a. replacement garage b. ground floor window to dwelling – 5 Princess Way, Newmarket.

D/25/02/8.01 Resolved

The Committee voiced no objection.

D/25/02/8/2 DC/24/1866/FUL – Re-consultation – Planning application – change of use from extra care accommodation (Class C2) to retirement accommodation for over 55s (Class C3) – The Silks, 69 Exning Road, Newmarket.

D/25/02/8.02 Resolved

The Committee voiced no objection.

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

D/25/02/8/3 DC/25/0103/TCA – Trees in a conservation area notification – a. six Sycamore (T1-T6) one Beech (T7) one Ash (T8) one Horse Chestnut (T9) fell b. one Lime (T10) pollard to fork at approximately 10 metres to bring down to height of adjacent Limes – 1 Godolphin Stables, Stanley Stud House, Snailwell Road, Newmarket.

A member of the public left the meeting 6:57pm

D/25/02/8.03 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officer’s approval, if they are to be felled and support the remaining application as responsible tree management. If the trees are to be felled, that they be felled outside of the bird nesting season. The Committee were disappointed on the lack of a full tree report.

Cllr Hood returned to the meeting and took the Chair.

D/25/02/9 Amended and Deferred Plans

None noted.

D/25/02/10 Planning Appeals

D/25/01/29/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – appeal in progress.

Deputy Town Clerk was asked to make further enquiries.

D/25/02/11 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/02/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 03/01/2025 & 20/01/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1840/TCA	Trees in a conservation area notification- one Pine (T1 on plan) fell and one Horse Chestnut (T2 on plan) fell	5 The Severals, Newmarket, Suffolk	Approved	No objection
DC/24/1745/HH	Householder planning application- single storey extension to the rear of dwelling	17 Abernant Drive, Newmarket, Suffolk	Approved	No objection
DC/24/1503/ADV	Application for advertisement consent- one non-illuminated fascia sign	34 Old Station Road, Newmarket, Suffolk	Approved	No objection
DC/24/0999/FUL	Planning application- a. up to ten flexible industrial and warehousing units within one singular building (use class E(g)(ii), E (G)(iii), B2 and B8) b. access, parking, landscaping and associated works	Mce House, 351 Exning Road, Newmarket, Suffolk	Approved	No objection
DC/24/0800/TPO	TPO 012 (1956) tree preservation order- one Lime (T180 on plan, within A3 on order) one Ash (T181 on plan, within A3 on order) re-pollard to nine metres above ground level and remove epicormic growth from main stem; one Horse Chestnut (T179 on plan, within A3 on order) crown lift to five metres above ground level	33 Norfolk Avenue, Newmarket, Suffolk	Approved	Objected
DC/24/1379/TPO	TPO 012 (1956) tree preservation order- one Ash (T1 on plan, within area A3 on order) and one Lime 9T2 on plan, within area A3 on order) reduce crown back to boundary fence by up to two metres	33 Norfolk Avenue, Newmarket, Suffolk	Approved	Objected
DC/23/1182/FUL	Planning application-a. Installation of compressor units to rear external wall	128 High Street, Newmarket, Suffolk	Approved	Objected

A member of the public re-joined the meeting at 7:00pm

Deputy Town Clerk was asked to enquire on the progress of application DC/24/0999/FUL – 33 Norfolk Avenue.

D/25/02/13 Delegation Panel Decisions

None noted.

D/25/02/14 Licensing

None noted.

D/25/02/15 Enforcement

The minutes of the Enforcement Working Group meeting held on 16th January 2025 were noted. Next meeting will be held on 13th February 2025 at 11:00 am.

D/25/02/16 Street Naming Consultation

WSC are consulting on street names for the Hatchfield Farm development and a member of the press put forward a list of suggestions. Rachel Wood will also be

consulted, and this item will be discussed further at the next meeting.

D/25/02/17 Parking

Hyperion Way Studlands Park – a request for new traffic orders was considered and the following was agreed:

D25/02/17.01 Resolved

That this item be deferred to the next meeting.

Jack Jarvis Close - a request for new traffic orders to restrict parking was discussed. SCC advise that this is a civil enforcement issue and incidents should be reported to the Police. Matthew Fox and Sgt Button will be consulted. It was noted that Racing Welfare support these measures and they will be asked to take this forward.

Chevely Road - a request for speed bumps to be installed was considered and the following was agreed:

D25/02/17.02 Resolved

That this item be referred to the Transport and Parking Working Group.

Cllr Drummond left the meeting 7:21pm

D/25/02/18 'A' Board Advertising

'A' board advertising was considered, and the following was agreed:

25/02/18.01 Resolved

That this item be deferred to the next meeting.

D/25/02/19 Correspondence

None noted.

D/25/02/20 Date of Next Meeting

Monday 17th February 2025 at the Memorial Hall.

Meeting closed at 7:22pm.

Signed ____ Cllr Hood _____ Date _____ 17/02/25 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/02/6.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/02/7.01 Resolved</u>	That the application be deferred to arrange a site visit.
<u>D/25/02/7.02 Resolved</u>	That the application be deferred to arrange a site visit.
<u>D/25/02/8.01 Resolved</u>	The Committee voiced no objection.

<u>D/25/02/8.02 Resolved</u>	The Committee voiced no objection.
<u>D/25/02/8.03 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officer's approval, if they are to be felled and support the remaining application as responsible tree management. If the trees are to be felled, that they be felled outside of the bird nesting season. The Committee were disappointed on the lack of a full tree report.
<u>D25/02/17.01 Resolved</u>	That this item be deferred to the next meeting.
<u>D25/02/17.02 Resolved</u>	That this item be referred to the Transport and Parking Working Group.
<u>25/02/18.01 Resolved</u>	That this item be deferred to the next meeting.