

Membership as from May 2024

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor Jones
Councillor McHugh
Councillor Nobbs
Councillor Perry
Councillor Yarrow
Members = 11
Quorum = 3



Newmarket
TOWN COUNCIL

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

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning Committee**
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 3rd March 2025 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 4. Minutes of previous meeting held 17th February 2025**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. Planning applications** – West Suffolk Council, weeks commencing 10/02/25, 17/02/25
 - a) **DC/25/0244/TCA** – Trees in a conservation area notification – one Hornbeam (orange on plan) fell – Boyarin Lodge, 30 Bury Road, Newmarket
 - b) **DC/25/0235/TPO** – TPO/001 (2024) Tree preservation order – five Sycamore (T7, T8, T9, and T11 on plan G1 on order) fell – Lisburn Road, Newmarket
 - c) **DC/25/0240/TPO** – TPO 04 (2000) tree preservation order – one beech (T1 on plan and order) crown thin by 15 percent – Portland Cottage, Hamilton Road, Newmarket
 - d) **DC/25/0260/TCA** – Trees in a conservation area notification – group of Maple (as indicated on plan) reduce and reshape group of Maple; one Silver Birch (as indicated on plan) reduce by 2-3 metres all round – 16 Brewers Lane, Newmarket
 - e) **DC/25/0275/TCA** – Trees in a conservation area notification – one Wellingtonia (T1 on plan) – reduce back from neighbouring building and chimney leaving three metres clearance – Carlburg Stables, 49 Bury Road, Newmarket
 - f) **DC/25/0164/TCA** – Trees in a conservation area – one Red Robin hedge (T1 on plan) fell – 5 Mill Reef, Newmarket
 - g) **DC/25/0094/ADV** – Application for advertisement consent – two illuminated fascias – 1 Exeter Road, Newmarket
 - h) **DC/25/0288/TCA** – Trees in a conservation area notification – one Horse Chestnut (T1, T2, T5, T8 and T9 on plan) overall crown reduction by two metres, one Sycamore (T3 on plan) overall crown reduction by two metres, one Sycamore (T6 on plan) overall crown reduction by two metres, one Sycamore (T6 on plan) overall crown reduction by two metres, one Lime (T7 on plan) overall crown reduction by two metres – The Kremlin, 1 Bury Road, Newmarket

- i) **DC/25/0281/ADV** – Application for advertisement consent – one non illuminated fascia sign – 107 High Street, Newmarket
 - j) **DC/25/0293/TPO** – TPO/1978/02 – Tree preservation order – one Horse Chestnut (T1 on plan, T6 on order) fell – 9 Saint Albans, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
- a) **Reconsultation** – DC/25/0001/HH – Householder planning application – first floor extension over existing garage – 4 Hallwyck Gardens, Newmarket
 - b) **Deferred for site visit (due 7/3/25)** – DC/25/0163/FUL – Planning Application – a. change of use from storage building to four flats (class C3), b. section of flat roof between gable roofs, c. replacement of tin pitched roof to bin and cycle store with flat roof, d. additional and modified window and door openings, e. railings to front – Land at 34 and 36 Old Station Road, Newmarket
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 10/02/25, 17/02/25
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 13. Enforcement** – to discuss any enforcement issues
- 14. Former Animal Health Trust land** – to discuss following recent exhibition event
- 15. Correspondence**
- 16. Date of next meeting – 17th March 2025**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 25th February 2025

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 17th February 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry (from 6:17pm)
Councillor A Drummond

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 5 Members of the Public.

	Minute	Action by
D/25/02/21	<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/25/02/22	<u>Apologies</u> Apologies were received from Cllrs Harvey, Hulbert, Jones and Perry.	
D/25/02/23	<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 DC/25/0190/TCA. There were no requests for dispensation.	
D/25/02/24	<u>To Confirm the Minutes of the Meeting Held on 3rd February 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 3 rd February 2025 and Cllr Drummond made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed: <u>D/25/02/24.01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd February 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/02/25	<u>Public Open Session</u> A member of the public spoke to item DC/25/0079/FUL - 5 Bells. They have concerns regarding traffic, unsafe parking at the front of the building and the keep clear notice being ignored resulting in deliveries not being made. The garden to the rear of the property has been concreted over and there is excessive noise, especially	

on a Friday. On one occasion, noise went on all night outside and this upsets the horses. It appears that the Islamic Centre has outgrown its requirements at this property.

The Chair proposed that application DC/25 /0079/FUL be brought forward, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/02/25.01 Resolved

That application DC/25/0163/FUL be brought forward.

Cllr Yarrow joined the meeting at 6:29pm

DEFERRED - 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.

Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken with 3 in favour and 3 abstentions.

The following was agreed:

A member of the public joined the meeting.

D/25/02/25.02 Resolved

The Committee objected on insufficient parking, traffic and noise issues and supported the objections of the Jockey Club. Subject to the issues being mitigated, the Committee supports the renovation of the stables.

A member of the public spoke about a long-standing application for a development on 2 Sun Lane. WSC have now requested a ground contamination report, which they have provided. The Planning Officer has told them that Newmarket Town Council are not in favour of the development.

Town Clerk was asked to check the Committee's response to the application and Cllr Hood requested an email from the owner with the relevant details to contact the Planning Officer.

5 members of the public left the meeting.

D/25/02/26 Planning Applications

Week Commencing 27/01/2025 & 03/02/2025.

D/25/02/26/1 DC/25/0124/HH – Householder planning application – a. porch b. garage conversion into habitable rooms c. single storey front, side and rear extensions d. exterior fenestration alterations, internal alterations and associated works – Sidehill House, Heath Road, Newmarket.

Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which

was unanimous and the following was agreed:

D/25/02/26.01 Resolved

The Committee voiced no objection.

D/25/02/26/2 DC/25/0061/FUL – Planning application – a. Subdivision of one flat to create two flats b. single storey rear extension – 20-21 St Marys Square, Newmarket.

Cllr McHugh made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/02/26.02 Resolved

The Committee voiced no objection, subject to adequate provision of parking.

D/25/02/26/3 DC/25/0062/LB – Reconsultation – Application for listed building consent – a. Internal alterations, repair works and subdivision of one flat to create two flats b. single storey rear extension – 20-21 St Marys Square, Newmarket.

Cllr Drummond made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/25/02/26.03 Resolved

The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer.

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

D/25/02/26/4 DC/25/0163/FUL – Reconsultation – Planning application – a. change of use from storage building to four flats (class C3); b. section of flat roof between gable roofs; c. replacement of tin pitched roof to bin and cycle store with flat roof; d. additional and modified window and door openings; e. railings to front – Land at 34 and 36 Old Station Road, Newmarket.

Cllr Hood made a proposal, seconded by Cllr Drummond A vote was taken which was unanimous and the following was agreed:

D/25/02/26.04 Resolved

That the application be deferred for a site visit.

Cllr Nobbs returned to the meeting.

D/25/02/26/5 DC/25/0190/TCA – Trees in a conservation area notification – a. one Sycamore (T1 on plan) pollard at five metres b. one Sycamore (T2 on plan) overall crown reduction by two metres c. one Sycamore (T3 on plan) fell inferior stem on south-eastern side & pollard remaining stem at 3.5 metres just above fork – Bury Lodge, 56 Bury Road, Newmarket.

Cllr Hood made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/02/26.05 Resolved

The Committee actively encourages responsible tree management and objects to the felling of healthy trees. In this instance, the Committee defers to the Tree Officer's expert opinion and, if the Sycamore tree is to be felled, would request that it be felled outside of the bird nesting season. The Committee supports the remaining application as responsible tree management.

D/25/02/27 Amended and Deferred Plans

D/25/02/27/1 DC/24/1782/HH – Reconsultation – Householder planning application – a. two storey side extension (following demolition of garage) b. infill door to rear elevation c. single storey side extension – 10 Falmouth Gardens, Newmarket.

Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/02/27.01 Resolved

The Committee voiced no objections.

D/25/02/27/2 DC/24/1693/FUL – Reconsultation – Planning application – a. replacement shop front b. internal frosting to first and second floor windows on front elevation – 84 High Street, Newmarket.

Cllr Berry made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/02/27.02 Resolved

The Committee maintained its original objection – being:- The Committee objected to the proposed replacement shopfront. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1,2,5 and 30 and we would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area. The Committee does not object to b. internal frosting front of the windows

D/25/02/27/3 DC/24/1695/ADV – Reconsultation – Application for advertisement consent – a. one non-illuminated panel b. one non-illuminated box fascia with vinyl lettering c. one non-illuminated projecting sign with acrylic lettering d. one internally applied full height vinyl sign applied on glazing e. one internally applied double sided vinyl – 84 High Street, Newmarket.

Cllr Berry made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/02/27.03 Resolved

The Committee maintained its original objection – being:- The Committee strongly object to the vinyls and signs. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1,2,5 and 30 and would welcome a heritage appearance suitable for Newmarket High Street in a Conservation Area.

Delegated Powers will be given to Cllr Hood to contact the client regarding

heritage signage.

D/25/02/27/4 DC/24/1683/LB – Reconsultation – Application for listed building consent – a. replacement shop front b. internal frosting to first and second floor windows on front elevation c. installation of plant d. one Panel sign e. one box fascia sign f. one projecting sign g. two vinyl signs – 84 High Street, Newmarket.

Cllr Berry made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/02/27.04 Resolved

The Committee maintained its original objection – being:- The Committee objected on the grounds that it does not comply with the WSC Shopfront Policy or NNP. The style of the shopfront in a Conservation Area, breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30. The Committee welcomed the business in principle and would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area and does not object to b. the frosting of the windows and c. installation of plant, but does object to e. box fascia sign, f. projecting sign and g. two vinyl signs.

D/25/02/27/5 DEFERRED - 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.

Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/02/27.05 Resolved

The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer.

D/25/02/28 Planning Appeals

D/25/01/28/1 AP/24/0019/STAND Garage at Nowell Lodge, Fordham Road – it was noted that the appeal was allowed.

D/25/02/29 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/02/30 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 27/01/2025 & 03/02/2025.

D/25/02/31 Delegation Panel Decisions

None noted.

- D/25/02/32 Licensing**
None noted.
- D/25/02/33 Enforcement**
The new café sign for Carlos breaches the Shopfront and Conservation Area Policies and will be added to the enforcement issues list.
- D/25/02/34 Street Naming Consultation**
Hatchfield Farm and the Former St Felix Site – The suggested names were discussed, and Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- D/25/02/34.01 Resolved**
That delegated Powers be given to the Mayor, Cllrs Hood and Harvey to form a response.
- D/25/02/35 Parking**
Hyperion Way Studlands Park – a request for new traffic orders was considered and Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- D25/02/35.01 Resolved**
That this item be deferred to the next meeting.
- High Street - Tescos** - a request to change the parking bay to loading from double yellow lines was considered.
- Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- D25/02/35.02 Resolved**
Whilst welcoming Tesco to the High Street, the Committee does not support the change proposed as there is a loading area at the rear of the building, which should be used for all deliveries.
- D/25/02/36 National Transport Strategy for England Consultation**
With the deadline for responses being 20th February 2025, Cllr Berry made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- D/25/02/36.01 Resolved**
That delegated Powers be given to the Cllr Hood to form a response before 20/2/25.
- D/25/02/37 ‘A’ Board Advertising**
Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- 25/02/37.01 Resolved**

That this item be deferred to the next meeting.

D/25/02/38 Correspondence

Email regarding the overgrown vegetation on a section of the Laureate School Road path. The Chair confirmed that SCC Rights of Way would cut back the vegetation.

D/25/02/39 Date of Next Meeting

Monday 3rd March 2025 at the Memorial Hall.

Meeting closed at 7:52pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/02/25.02 Resolved</u>	The Committee objected on insufficient parking, traffic and noise issues and supported the objections of the Jockey Club. Subject to the issues being mitigated, the Committee supports the renovation of the stables.
<u>D/25/02/26.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/02/26.0 2Resolved</u>	The Committee voiced no objection, subject to adequate provision of parking.
<u>D/25/02/26.03 Resolved</u>	The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer.
<u>D/25/02/26.04 Resolved</u>	That the application be deferred for a site visit.
<u>D/25/02/26.05 Resolved</u>	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. In this instance, the Committee defers to the Tree Officer's expert opinion and, if the Sycamore tree is to be felled, would request that it be felled outside of the bird nesting season. The Committee supports the remaining application as responsible tree management.
<u>D/25/02/27.01 Resolved</u>	The Committee voiced no objections
<u>D/25/02/27.02 Resolved</u>	The Committee maintained its original objection – being:- The Committee objected to the proposed replacement shopfront. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1,2,5 and 30 and we would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area. The Committee does not object to b. internal frosting front of the windows
<u>D/25/02/27.03 Resolved</u>	The Committee maintained its original objection – being:- The Committee strongly object to the vinyls and signs. The style of the shopfront in a Conservation Area breaches the WSC Shopfront Policy and NNPs 1,2,5 and 30 and would welcome a

	heritage appearance suitable for Newmarket High Street in a Conservation Area. Delegated Powers will be given to Cllr Hood to contact the client regarding heritage signage.
<u>D/25/02/27.04 Resolved</u>	The Committee maintained its original objection – being:- The Committee objected on the grounds that it does not comply with the WSC Shopfront Policy or NNP. The style of the shopfront in a Conservation Area, breaches the WSC Shopfront Policy and NNPs 1, 2, 5 and 30. The Committee welcomed the business in principle and would welcome a heritage sign suitable for Newmarket High Street in a Conservation Area and does not object to b. the frosting of the windows and c. installation of plant, but does object to e. box fascia sign, f. projecting sign and g. two vinyl signs.
<u>D/25/02/27.05 Resolved</u>	The Committee voiced no objection subject to the approval of the WSC Listed Buildings Officer.
<u>D/25/02/34.01 Resolved</u>	That delegated Powers be given to the Mayor, Cllrs Hood and Harvey to form a response.
<u>D/25/02/35.01 Resolved</u>	That this item be deferred to the next meeting.
<u>D/25/02/35.02 Resolved</u>	Whilst welcoming Tesco to the High Street, the Committee does not support the change proposed as there is a loading area at the rear of the building, which should be used for all deliveries.
<u>D/25/02/36.01 Resolved</u>	That delegated Powers be given to the Cllr Hood to form a response before 20/2/25.
<u>D/25/02/37.01 Resolved</u>	That this item be deferred to the next meeting.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 10th and 17th February

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/25/0244/TCA</u> Trees in a conservation area notification- one Hornbeam (orange on plan) fell Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT	Conservation area NKT2 NKT14	Daniel Gospel	Ms Katherine Stewart	Thurs 6 th March
<u>DC/25/0235/TPO</u> TPO/001 (2024) Tree Preservation Order- five Sycamore (T7, T8, T9, T10, and T11 on plan G1 on order) fell Lisburn Road, Newmarket, Suffolk,	Conservation area NKT14	Debbie Cooper	Mr Terry Barry	Fri 7 th March
<u>DC/25/0240/TPO</u> TPO 04 (2000) tree preservation order- one Beech (T1 on plan and order) crown thin by 15 percent Portland Cottage, Hamilton Road, Newmarket, Suffolk, CB8 0NQ	Tree Preservation Order NKT14	Philip Crutchlow	Mrs V O'Grady	Mon 10 th March
<u>DC/25/0260/TCA</u> Trees in a conservation area notification- group of Maple (as indicated on plan) reduce and reshape group of Maple; one Silver Birch (as indicated on plan) reduce by 2-3 metres all round 16 Brewers Lane, Newmarket, Suffolk, CB8 7FH	Conservation area NKT14	Daniel Gospel	Cahit Okten	Mon 10 th March

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/25/0275/TCA Trees in a conservation area notification- one Wellingtonia (T1 on plan)- reduce back from neighbouring building and chimney leaving three metres clearance Carlburg Stables, 49 Bury Road, Newmarket, Suffolk, CB8 7BY	Conservation area NKT2 NKT14	Daniel Gospel	Mr Britain	Wed 12 th March
DC/25/0164/TCA Trees in a conservation area- one Red Robin hedge (T1 on plan) fell 5 Mill Reef, Newmarket, Suffolk, CB8 7FB	Conservation area NKT14	Daniel Gospel	Mr R Huff	Wed 12 th March
DC/25/0094/ADV Application for advertisement consent- two illuminated fascias 1 Exeter Road, Newmarket, Suffolk, CB8 8LT	Conservation Area NKT1 NKT2 NKT5 NKT30	Savannah Cobbold	Carly Soffe	Fri 21 st March
DC/25/0288/TCA Trees in a conservation area notification- one Horse Chestnut (T1,T2,T5,T8 and T9 on plan) overall crown reduction by two metres, one Sycamore (T3 on plan) overall crown reduction by two metres, one Ash (T4 on plan) overall crown reduction by two metres, one Lime (T7 on plan) overall crown reduction by two metres The Kremlin, 1 Bury Road, Newmarket, Suffolk, CB8 7BX	Conservation area NKT2 NKT14	Daniel Gospel	Mrs Francesca Ben Roberts	Fri 13 th March
DC/25/0281/ADV Application for advertisement consent- one non illuminated fascia sign 107 High Street, Newmarket, Suffolk, CB8 8JH	Conservation area NKT1 NKT2 NKT5 NKT30	Gregory McGarr	Mr Gokul Swami	Mon 17 th March

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/25/0293/TPO TPO/1978/02- Tree Preservation Order- one Horse Chestnut (T1 on plan, T6 on order) fell 9 Saint Albans, Newmarket, Suffolk, CB8 7AJ	Conservation area NKT14	Cara Fieldhouse	Mr Aidan Keeley	Tues 18th March
DC/25/0001/HH Householder planning application- first floor extension over existing garage 4 Hallwyck Gardens, Newmarket, Suffolk, CB8 9JR	Tree Preservation Order	Cara Fieldhouse	Miss C Taylor and Mr W Woodgate	Thurs 13th March
DC/25/0163/FUL Planning application- a. change of use from storage building to four flats (class C3); b. section of flat roof between gable roofs; c. replacement of tin pitched roof to bin and cycle store with flat roof; d. additional and modified window and door openings; e. railings to front Land at 34 and 36 Old Station Road, Newmarket, Suffolk, CB8 8DN	Conservation area NKT1 NKT2	Amy Murray	Mr Dennis Brocklesby	Fri 28th February (unable to get EOT)

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

NKT2 – Key Views

NKT5 – Provision of New and Growing Businesses

NKT14 – Trees

NKT30 – Shop Fronts

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 14th February 2025

Reference: 25/00140/LBC

Officer: Rachael Forbes

Location: 68 Hillrow Haddenham Ely Cambridgeshire CB6 3TJ

Date application valid:

11th February 2025

Parish:

Haddenham

Proposal: Triple garage and retaining wall - see 25/00151/FUL

Applicant:

Mr & Mrs J Blunt

C/o Agent

Agent:

Greg Saberton Design

FAO Mr Saberton

Toms Hole Barn

Branch Bank

Prickwillow

Ely

Cambridgeshire

CB7 4UR

Grid Reference: 544908 275743

Reference: 25/00153/FUL

Officer: Lisa Moden

Location: Poppies Eye Hill Drove Soham Ely Cambridgeshire

Date application valid:

11th February 2025

Parish:

Soham

Proposal: Extensions and alterations including first floor extension, replacement roof, new dormers and entrance porch and changes to external materials and fenestration

Applicant:

Roseann Allum

Poppies

Eye Hill Drove

Soham

Ely

Cambridgeshire

CB7 5XF

Agent:

Holmes Architecture & Planning Ltd

FAO Mr Dean Holmes

69 Guntons Close

Soham

Ely

Cambridgeshire

CB7 5DJ

Grid Reference: 557306 276466

Reference: 25/00130/FUL

Officer: Lisa Moden

Date application valid: 11th February 2025

Parish: Woodditton

Location: Valence House 7 West End Woodditton Newmarket Suffolk

Proposal: Two storey rear extension

Applicant:

Mr & Mrs M Hewitt
Valence House
7 West End
Woodditton
Newmarket
Suffolk
CB8 9SW

Agent:

Daniel Aguilar-Agon
FAO Mr Daniel Aguilar-Agon
Acre Cottage
Acre Road
Carlton
Newmarket
CB8 9LF

Grid Reference: 565712 258009

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



Reference: 25/00169/FUL **Date application valid:** 12th February 2025
Officer: Charlotte Sage **Parish:** Fordham
Location: Cambridge Systems Engineering & AK Developments Fordham Technology Centre 5 Station Road Fordham Ely

Proposal: Demolition of existing building and development of six dwellings and garages. Site works and access points

Applicant:

Ron Construction Ltd
FAO Mr A Shoukat
47 Blandford Avenue
Luton
LU2 7AY

Agent:

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

Grid Reference: 562598 270215

Reference: 25/00134/FUL **Date application valid:** 19th February 2025
Officer: Olivia Roberts **Parish:** Soham
Location: 18-20 High Street Soham Ely Cambridgeshire CB7 5HE

Proposal: Demolition of existing single storey rear storage area. Subdivision of existing commercial unit. New 1.5 storey side extension creating 1 new flat

Applicant:

Ben Warren Properties Ltd
FAO Mr B Warren
230 Carter St
Fordham
Cambridgeshire
CB7 5JU

Agent:

TAB Architecture Ltd
FAO Mr Craig Farrow
Unit 13 E-Space South
26 St Thomas Place
Ely
CB7 4EX

Grid Reference: 559460 273012

Reference: 25/00175/FUL **Date application valid:** 14th February 2025
Officer: Lisa Moden **Parish:** Soham
Location: 1 Gardeners Lane Soham Ely Cambridgeshire CB7 5HS

Proposal: Single storey extension to rear

Applicant:

Mr & Mrs M Gordon
C/o Agent

Agent:

Greg Saberton Design
FAO Mr Saberton
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 559059 273267

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Decision List

Weeks commencing 10 th and 17 th February	NTC Comments
<u>DC/24/1858/TCA</u> Trees in a Conservation Area Notification - Group of mixed Maple, Horse Chestnut, Elm and Sycamore trees (G1 on plan) lift canopies to give 6 metre ground clearance, six Sycamore (G2 on plan) remove Ivy and crown reduce largest Sycamores by up to 4 metres in height and approximately 2 metre from sides where required to neaten appearance of trees. Cherry Trees (Clump 1,2 & 3 on plan) reduce height by 3 metres and reduce sides by approximately 3 metres to neaten appearance, Cherry (T1 on plan) reduce all round by approximately 3 metres, Prunus (T2, T3 on plan) multiple fruiting bodies present – fell Freemason Lodge, 35 Bury Road, Newmarket, Suffolk, CB8 7BY Decided- No objections	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the fruit trees subject to the Tree Officer's approval. 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. The Committee supported the remaining application as responsible tree management. 
<u>DC/24/1814/HH</u> Householder planning application- a. replacement garage b. ground floor window to dwelling 5 Princess Way, Newmarket, Suffolk, CB8 0NX Decided- Approve application	The Committee voiced no objection. 
<u>DC/24/1144/FUL</u> Planning application- raising of roof to create additional storey for two dwellings Arlington Court, Church Lane, Newmarket, Suffolk, CB8 0HN Decided- Approve application	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. 

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To: **Recipients of Delegation Panel papers**

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

26 February 2025

Dear all

Delegation Panel - Tuesday 25 February 2025

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

2.	Application number	DC/24/1518/FUL
	Proposal:	Planning application - construction of building to accommodate five apartments and one commercial unit (Class E) at ground floor following demolition of existing motor garage
	Location:	8 Park Lane, Newmarket, Suffolk, CB8 8AX
	Case officer:	Savannah Cobbold
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	Following a change of recommendation email, Cllr Hood has called this application in, in addition to the Town Council objections.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Development Control Committee
	Reason for DCC referral:	For wider public airing.
	Director decision:	Agreed referral to DCC.