



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 3rd 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 - Tesco's** - 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 _____ Cllr Harvey _____ Date _____ 3.3.25 _____

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.