



# Newmarket

## TOWN COUNCIL

### Minutes of a Meeting of the Development & Planning Committee Held on Monday 3<sup>rd</sup> March 2025 at 6.15pm

#### Attendance:

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

Councillor J Jarvis  
Councillor J McHugh  
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, 1 – Representative from Tesco, 1 Member of the Press and 3 Members of the Public.

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Action by |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p><b>D/25/03/1 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                    |           |
| <p><b>D/25/03/2 <u>Apologies</u></b></p> <p>Apologies were received from Cllrs, Berry, Hood, Jones, Nobbs and Perry.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |
| <p><b>D/25/03/3 <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></p> <p>None noted. There were no requests for dispensation.</p>                                                                                                                                                                                                                                                                                                                                                                                                         |           |
| <p><b>D/25/03/4 <u>To Confirm the Minutes of the Meeting Held on 17<sup>th</sup> February 2025 and any Matters Arising</u></b></p> <p>The Chair presented the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> February 2025 and Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:</p> <p><b><u>D/25/03/4.01 Resolved</u></b><br/><b>That the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> February 2025 be adopted and were signed as a true record by the Vice Chair of the Development &amp; Planning Committee.</b></p> <p>There were no matters arising.</p> |           |
| <p><b>D/25/03/5 <u>Public Open Session</u></b></p> <p>A representative from Tesco gave additional information regarding their reasons for and implications of the proposal to change the parking bay in the High Street from double yellow lines to a restricted loading bay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |           |
| <p><i>The Town Clerk joined the meeting.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           |

An item will be put on the next agenda to re-consider the proposal.

*The Representative from Tesco left the meeting at 6:29pm.*

A representative from Newmarket Rugby Club read out a letter that will be sent to WSC CEO regarding a proposal to lease part of the George Lambton playing fields to provide a secure site for the Newmarket Rugby Club which will enable them to receive funding from the RFU. An item will be added to the next agenda to consider supporting the proposal.

*Cllr Winter joined the meeting at 6:40pm as an observer and 2 members of the public and the Member of the Press left the meeting at 6:45pm.*

**D/25/03/6 Planning Applications**

*Week Commencing 10/02/2025 & 17/02/2025.*

**D/25/03/6/1 DC/25/0244/TCA** – Trees in a conservation area notification – one Hornbeam (orange on plan) fell – Boyarin Lodge, 30 Bury Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.01 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 for the Hornbeam tree to be felled and support the plan to replace the tree as stated in the application. The Committee requests that the tree be felled outside of the bird nesting season.**

*The Member of the Press rejoined the meeting at 6.47pm.*

**D/25/03/6/2 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. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/26.02 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 for the trees to be felled and support the plan to replace the trees as stated in the application. The Committee requests that the trees be felled outside of the bird nesting season.**

**D/25/03/26/3 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. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.03 Resolved**

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

**D/25/03/6/4 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. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.04 Resolved**

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

**D/25/03/6/5 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. Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.05 Resolved**

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

**D/25/03/6/6 DC/25/0164/TCA** – Trees in a conservation area – one Red Robin hedge (T1 on plan) fell – 5 Mill Reef, Newmarket. Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.06 Resolved**

**The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the Red Robin hedge and proposed that reduction of the hedge be considered as responsible tree management.**

**D/25/03/6/7 DC/25/0094/ADV** – Application for advertisement consent – two illuminated fascias – 1 Exeter Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.07 Resolved**

**The Committee voiced no objection.**

**D/25/03/6/8 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. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.08 Resolved**

**The Committee actively encourages responsible tree management and does not**

**object to this application, subject to the Tree Officer's approval.**

*I member of the public left the meeting at 6.59pm.*

**D/25/03/6/9 DC/25/0281/ADV** – Application for advertisement consent – one non illuminated fascia sign – 107 High Street, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drumond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.09 Resolved**

**The Committee objected to this application on the grounds that it contravenes the WSC Shopfront and Advertisement Design Guidance and requested a more appropriate sign for the Conservation Area.**

*Cllr Borda joined the meeting as an observer at 7.02pm.*

**D/25/03/6/10 DC/25/0293/TPO** – TPO/1978/02 – Tree preservation order – one Horse Chestnut (T1 on plan, T6 on order) fell – 9 Saint Albans, Newmarket. Cllr Hulbert made a proposal seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/03/6.10 Resolved**

**The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the felling of an unhealthy tree and the planting of a replacement. The Committee requests that the tree be felled outside of the bird nesting season.**

**D/25/03/7 Amended and Deferred Plans**

**D/25/03/7/1 DC/25/0001/HH – Reconsultation** - Householder planning application – first floor extension over existing garage – 4 Hallwyck Gardens, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/7.01 Resolved**

**The Committee voiced no objections.**

**D/25/03/7/2 Deferred for site visit (due 7/3/25 – did not go ahead due to not being able to get an extension) – 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. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

**D/25/03/7.02 Resolved**

**The Committee objected on the grounds that it is overdevelopment of the site and a lack of parking provision.**

**D/25/03/8 Planning Appeals**

None noted.

**D/25/03/9     East Cambs Planning Applications**  
The East Cambs Weekly Lists were noted.

**D/25/03/10     To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

There were no West Suffolk Planning Determinations received during weeks commencing 10/02/2025 & 17/02/2025.

| Applications   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Address                                                 | WS Decision | NTC Decision  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------|---------------|
| DC/24/1858/TCA | 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,<br>35 Bury Road,<br>Newmarket, Suffolk | Approved    | Objected      |
| DC/24/1814/HH  | Householder planning application- a. replacement garage b. ground floor window to dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5 Princess Way,<br>Newmarket, Suffolk                   | Approved    | No objections |
| DC/24/1144/FUL | Planning application- raising of roof to create additional storey for two dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Arlington Court,<br>Church Lane,<br>Newmarket, Suffolk  | Approved    | No objections |

**D/25/03/11     Delegation Panel Decisions**

DC/24/1518/FUL - Planning application - construction of building to accommodate five apartments and one commercial unit (Class E) at ground floor following demolition of existing motor garage - 8 Park Lane, Newmarket, Suffolk.

It was noted that the Officer was minded to grant the application and that it was referred to the West Suffolk Development Control Committee.

**D/25/03/12     Licensing**  
None noted.

**D/25/03/13     Enforcement**

The Working Group met on 19<sup>th</sup> February and is scheduled to meet fortnightly to progress the various issues.

**D/25/03/14     Former Animal Health Trust Land**

Following attendance by some Councillors (and others) at the recent exhibition in Kentford, the plans were discussed and noted (particularly potentially nearly 1,000 houses impacting on the site, the village, local traffic and services).

**D/25/03/15     Correspondence**

Letter to WSC from the Rugby Club will be added to the next agenda for consideration.

**D/25/03/16    Date of Next Meeting**

Monday 17<sup>th</sup> March 2025 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed \_\_\_\_ Cllr Harvey \_\_\_\_\_ Date \_\_\_\_ 17.03.25 \_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>    | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/03/6.01 Resolved</u></b> | 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 for the Hornbeam tree to be felled and support the plan to replace the tree as stated in the application. The Committee requests that the tree be felled outside of the bird nesting season. |
| <b><u>D/25/03/6.02 Resolved</u></b> | 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 for the trees to be felled and support the plan to replace the trees as stated in the application. The Committee requests that the tree be felled outside of the bird nesting season.        |
| <b><u>D/25/03/6.03 Resolved</u></b> | The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.                                                                                                                                                                                                                             |
| <b><u>D/25/03/6.04 Resolved</u></b> | The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.                                                                                                                                                                                                                             |
| <b><u>D/25/03/6.05 Resolved</u></b> | The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.                                                                                                                                                                                                                             |
| <b><u>D/25/03/6.06 Resolved</u></b> | The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the Red Robin hedge and proposed that reduction of the hedge be considered as responsible tree management.                                                                                                              |
| <b><u>D/25/03/6.07 Resolved</u></b> | The Committee voiced no objection.                                                                                                                                                                                                                                                                                                                                         |
| <b><u>D/25/03/6.08 Resolved</u></b> | The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.                                                                                                                                                                                                                             |
| <b><u>D/25/03/6.09 Resolved</u></b> | The Committee objected this application on the grounds that it contravenes the WSC Shopfront Policy in a Conservation Area and requested a more appropriate sign for a Conservation Area.                                                                                                                                                                                  |

Book Number 136 2024 - 2025

Minutes of Development & Planning Committee held on Monday 3<sup>rd</sup> March 2025

|                                     |                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/03/6.10 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the felling of an unhealthy tree and the planting of a replacement. The Committee requests that the tree be felled outside of the bird nesting season.</b> |
| <b><u>D/25/03/7.01 Resolved</u></b> | <b>The Committee voiced no objections.</b>                                                                                                                                                                                                                                                                      |
| <b><u>D/25/03/7.02 Resolved</u></b> | <b>The Committee objected on the grounds that it is overdevelopment of the site and lack of parking provision.</b>                                                                                                                                                                                              |