



Newmarket

TOWN COUNCIL

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

Attendance:

Councillor J Harvey (Vice Chairman)
Councillor J Berry (from 6.21pm)
Councillor P Hulbert
Councillor J Jarvis

Councillor R Jones
Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, Cllr Winter (as an observer) and 8 Members of the Public.

Minute	Action by
D/25/03/17 <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 confirmed that no-one intended to record the meeting.	
D/25/03/18 <u>Apologies</u> Apologies were received from Cllrs Drummond, Hood and Perry.	
D/25/03/19 <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> None noted. There were no requests for dispensation.	
D/25/03/20 <u>To Confirm the Minutes of the Meeting Held on 3rd March 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 3 rd March 2025 and Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed: <u>D/25/03/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd March 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/03/21 <u>Public Open Session</u> 2 members of the public spoke with regards to the proposal for George Lambton Playing Fields.	
<i>Cllr Berry joined the meeting at 6.21pm.</i> <i>Cllr Winter joined the meeting as an observer at 6.22pm.</i>	

The Chair proposed that item 13 be brought forward, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/03/21.01 Resolved

That item 13 be brought forward.

George Lambton Playing Fields

The presentation from Newmarket Rugby Club at the last meeting was briefly discussed. Cllr Harvey made a proposal seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/03/21.02 Resolved

The Committee agreed to postpone until further information had been received in the form of a consultation from West Suffolk Council.

8 members of the public left the meeting.

D/25/03/22 Planning Applications

Week Commencing 24/02/2025 & 03/03/2025.

D/25/03/22/1 DC/25/0315/TPO – TPO 234 (1972) Tree preservation order – one Beech (T1 on plan within A6 on order) remove large left limb and large right-hand limb, with crown thinning by 15% - 12 Elliott Close, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/03/22.01 Resolved

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

D/25/03/23 Amended and Deferred Plans

D/25/03/23/1 DC/24/1096/HH – Reconsultation - Householder planning application – a. new access b. alterations to hardstanding and landscaping – Boyarin Lodge, 30 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/25/03/23.01 Resolved

The Committee supports the objection from the Arboricultural Officer and continues to do so until the officer is satisfied with the application.

D/25/03/23/2 DC/25/0235/TPO – Reconsultation - TPO/001 (2024) Tree preservation order – five Sycamore (T7, T8, T9, T10, and T11 on plan G1 on order) fell – Palace House, Palace Street, Newmarket. Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/03/23.02 Resolved

The Committee agreed to endorse its previous comments.

D/25/03/23/3 DC/24/1465/FUL – Planning application – a. outbuilding with dust extraction

system – International House, Willie Snaith Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/03/23.03 Resolved

The Committee voiced an objection until clarification is provided on what material or product is being extracted and that reassurance is provided that this does not have the potential to damage the air quality.

D/25/03/24 Planning Appeals

None noted.

D/25/03/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/03/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 24/02/2025 & 03/03/2025.

Applications	Description	Address	WS Decision	NTC Decision
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, Suffolk	Approved	No objections
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, Suffolk	Approved	No objections
DC/25/0031/TPO	TPO 13 (1998) tree preservation order - four limes (on order and within area G1 on plan) crown reduction in height by five metres back to previous pruning points The Gallops, Old Station Road, Newmarket, Suffolk	The Gallops, Old Station Road, Newmarket, Suffolk	Approved	No objections
DC/24/1834/ADV	Application for advertisement consent – a. one replacement internally illuminated fascia sign b. one internally illuminated post mounted projecting sign –	Manchetts, Victoria Way, Newmarket, Suffolk	Approved	No objections
DC/24/1801/FUL	Planning application - a. joining of units to extend existing MOT test and repair centre (class B2) b. associated external alterations	Studlands Park Industrial Estate, Unit 4 Studlands Park Avenue, Newmarket, Suffolk	Approved	No objections

D/25/03/27 Delegation Panel Decisions

None noted.

D/25/03/28 Licensing

None noted.

D/25/03/29 High Street

A proposal from a retailer for a loading bay to be installed in the High Street was re-considered. Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

1 member of the public joined the meeting at 6.46pm.

D/25/03/29.01 Resolved

The Committee reaffirmed their support of the proposal for a loading bay.

Also seek to clarify the position with the other High Street shops serviced by Drapery Row along with West Suffolk parking enforcement of that area and this bay which is currently double yellow lines.

D/25/03/30 Enforcement

The Working Group meets monthly and will feed back on the status (progress) of outstanding issues to this Committee.

D/25/03/31 RPZ

The Transport & Parking Working Group are awaiting a response from West Suffolk Council on a parking permit scheme alternative to the previously proposed Residents Parking Zone.

D/25/03/32 Street Naming

The developer has asked if the Council would agree to Wilmott Road as a street name on the former St Felix site due to the family of Nora Wilmott not being approached. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/03/32.01 Resolved

The Committee agreed that the family of Nora Wilmott should be approached for permission to use her name as a street sign; if this is not possible the Council do not accept the proposed name of Wilmott Road and will provide an alternative.

D/25/03/33 Local Plan Modification Re-consultation

The West Suffolk Local Plan Modification Consultation will be held from Tuesday 4th March to 15th April 2025. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/03/33.01 Resolved

The Committee agreed to delegate to a working group comprising of Cllrs Harvey, Hood and Yarrow to draft a response to present to the next meeting. The Neighbourhood Plan Working Group will also be consulted on the modifications.

D/25/03/34 Correspondence

None noted.

D/25/03/35 Date of Next Meeting

Monday 7th April 2025 at the Memorial Hall.

Meeting closed at 7.06pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/03/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 3rd March 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/03/21.01 Resolved</u>	That item 13 be brought forward.
<u>D/25/03/21.02 Resolved</u>	The Committee agreed to postpone until further information had been received in the form of a consultation from West Suffolk Council.
<u>D/25/03/22.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/25/03/23.01 Resolved</u>	The Committee supports the objection from the Arboricultural Officer and continues to do so until the officer is satisfied with the application.
<u>D/25/03/23.02 Resolved</u>	The Committee agreed to endorse its previous comments.
<u>D/25/03/23.03 Resolved</u>	The Committee voiced an objection until clarification is provided on what material or product is being extracted and that reassurance is provided that this does not have the potential to damage the air quality.
<u>D/25/03/29.01 Resolved</u>	The Committee reaffirmed their support of the proposal for a loading bay. Also seek to clarify the position with the other High Street shops serviced by Drapery Row along with West Suffolk parking enforcement of that area and this bay which is currently double yellow lines.
<u>D/25/03/32.01 Resolved</u>	The Committee agreed that the family of Nora Wilmott should be approached for permission to use her name as a street sign; if this is not possible the Council do not accept the proposed name of Wilmott Road and will provide an alternative.
<u>D/25/03/33.01 Resolved</u>	The Committee agreed to delegate to a working group comprising of Cllrs Harvey, Hood and Yarrow to draft a response to present to the next meeting. The Neighbourhood Plan Working Group will also be consulted on the modifications.