



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 7<sup>th</sup> April 2025 at 6.15pm**

#### **Attendance:**

Councillor R Hood (Chairman)  
Councillor J Berry  
Councillor A Drummond  
Councillor J Harvey  
Councillor P Hulbert

Councillor J Jarvis  
Councillor R Jones  
Councillor J McHugh  
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, Cllr Winter (as an observer),  
1 Member of the Public and 1 Member of the Press.

| <b>Minute</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Action<br/>by</b> |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>D/25/04/1</b> | <b><u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br>The Chair welcomed everyone, opened the meeting, and read out the Fire Safety Notice and confirmed that no-one intended to record the meeting.                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| <b>D/25/04/2</b> | <b><u>Apologies</u></b><br>Apologies were received from Cllrs Perry and Yarrow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| <b>D/25/04/3</b> | <b><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><br>None noted. There were no requests for dispensation.                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| <b>D/25/04/4</b> | <b><u>To Confirm the Minutes of the Meeting Held on 17<sup>th</sup> March 2025 and any Matters Arising</u></b><br>The Chair presented the minutes of the Development & Planning Committee held on 17 <sup>th</sup> March 2025 and Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:<br><br><b><u>D/25/04/4.01 Resolved</u></b><br><b>That the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> March 2025 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b><br><br>There were no matters arising. |                      |
| <b>D/25/04/5</b> | <b><u>Public Open Session</u></b><br>A Member of the Press expressed their dissatisfaction in the proposed street names for the Hatchfield Development.<br><br>The Chair proposed that item 15 be brought, seconded by Cllr Jones. A vote was                                                                                                                                                                                                                                                                                                                                                                                                               |                      |

taken which was unanimous and the following was agreed:

**D/25/04/5.01 Resolved**

**That item 15 be brought forward.**

**Street Naming**

**Fordham Road** - The response from the developer was considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

*1 Member of the Public left the meeting at 6.26pm.*

**D/25/05/5.02 Resolved**

**That delegation be given to Cllrs Harvey, Hood, McHugh and the Member of the Press to re-consider the street names for submission to the developer.**

**D/25/04/6 Planning Applications**

*Week Commencing 10/03/2025 17/03/2025 & 24/03/2025.*

**D/25/04/6/1 DC/25/0306/HH** – Householder planning application – front elevation window replaced with door – 15 Heasman Close, Newmarket. Cllr Hood declared an other interest. Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was 8 in favour and 1 abstention and the following was agreed:

**D/25/04/6.01 Resolved**

**The Committee voiced no objections.**

**D/25/04/6/2 DC/25/0469/TCA** – Trees in a conservation area notification – one Sycamore (T1 on plan) one Horse Chestnut (T2 on plan) and one Beech (T3 on plan) cut back branches to approximately 1.5 metres past fence line as overhanging the boundary from neighbouring property – 14 Malcolm Way, Newmarket. Cllr Berry made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/04/6.02 Resolved**

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

**D/25/04/6/3 DC/25/0418/TPO** – TPO 234 (1972) tree preservation order – one beech (within area A2 on order) overall crown reduction of up to 6 meters – 6 Weston Way, Newmarket. Cllr Berry made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/25/04/6.03 Resolved**

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

**D/25/04/6/4 DC/25/0448/FUL** – Planning application – a. conversion of basement to additional commercial space b. single storey rear extension c. solar pvs to front roof elevation – 1 Rous Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Drummond.

A vote was taken which was unanimous and the following was agreed:

**D/25/04/6.04 Resolved**

**The Committee voiced concern over the street scene appearance particularly regarding proposed roof solar panels and would like to know the Conservation Officers views on this in order to provide an accurate response to the consultation.**

**D/25/04/6/5 DC/25/0504/TCA** – Trees in Conservation Area Notification – two Limes, four Sycamore, two Horse Chestnut, three Cherrys (within area G1 on plan) crown lift to five metres above ground level – Play Area, High Street, Newmarket. All Councillors declared an interest. Cllr Nobbs made a proposal, seconded by Cllr Jones. A vote was taken which was unanimous and the following was agreed:

**D/25/04/6.05 Resolved**

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

**D/25/04/6/6 DC/25/0415/FUL** – Planning application – a. change of use of storage area (use class B8) to community centre (use class F2) b. shutter door to be removed from front elevation and replaced with doors and windows – Newmarket Nexus, Albion Court, 9 Studlands Park Avenue, Newmarket. Cllr Jones made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

**D/25/04/6.06 Resolved**

**The Committee supports and welcomes this application, subject to clarification regarding access to a clean water supply for the users.**

**D/25/04/6/7 DC/25/0491/TPO** – TPO 1990 03 – Tree preservation order – one Lime (T1 on plan, G1 on order) reduce in height by approx. 3-4 metres to leave at approximately 12-13 metres above ground level, reduce lateral spread by approx. 1-2 metres crown lift to 3 metres above carport – 41 Derby Way, Newmarket. Cllr Berry made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/04/6.07 Resolved**

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

**D/25/04/7 Amended and Deferred Plans**

**D/25/04/7/1 Reconsultation – 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 Harvey. A vote was taken which was unanimous and the following was agreed:

**D/25/04/7.01 Resolved**

The Committee expressed their appreciation for the clear further information that has been provided by the applicant; however still remains to have concerns over noise and parking. In light of the holding objection by West Suffolk's Private Sector Housing and Environment Health Department on these matters the Committee are satisfied for the West Suffolk professional officers to make the decision on this application.

**D/25/04/8 Planning Appeals**

None noted.

**D/25/04/9 East Cambs Planning Applications**

There were no East Cambs Weekly Lists.

**D/25/04/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

There were no West Suffolk Planning Determinations received during weeks commencing 10/03/2025 17/03/2025 & 24/03/2025.

| <b>Applications</b> | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                               | <b>Address</b>                                           | <b>WS Decision</b> | <b>NTC Decision</b> |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------|---------------------|
| DC/25/0244/TCA      | Trees in a conservation area notification- one Hornbeam (orange on plan) fell.                                                                                                                                                                                                                                                                                                                   | Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk,         | Approved           | No objections       |
| DC/24/1833/HH       | Householder planning application- construction of pool and detached pool house at rear of garden.                                                                                                                                                                                                                                                                                                | Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk,         | Approved           | No objections       |
| 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,                      | Approved           | No objections       |
| DC/25/0001/HH       | Householder planning application- first floor extension over existing garage.                                                                                                                                                                                                                                                                                                                    | 4 Hallwyck Gardens, Newmarket Suffolk                    | Approved           | No objections       |
| 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 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, Suffolk             | Approved           | No objections       |
| DC/25/0164/TCA      | Trees in a conservation area- one Red Robin hedge (T1 on plan) fell.                                                                                                                                                                                                                                                                                                                             | 5 Mill Reef, Newmarket, Suffolk                          | Approved           | No objections       |
| 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         | Approved           | No objections       |
| 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, Suffolk                      | Approved           | No objections       |
| DC/22/1495/OUT      | Outline planning application - (means of access to be considered) - a. provision of up to 123 residential dwellings (class C3); b. the part demolition, extension and                                                                                                                                                                                                                            | Land at Black Bear Lane, High Street, Newmarket, Suffolk | Withdrawn          |                     |

|  |                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
|  | conversion of the former White Lion public house to provide up to 562 sqm of commercial space (classes E(c) (i), e(c)(ii); e(c)(iii)); c. convenience store providing up to 371 sqm of floor space (class E(a)); together with public open space, landscaping and land reserved for a dedicated horse walk. |  |  |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|

**D/25/04/11    Delegation Panel Decisions**

None noted.

**D/25/04/12    Licensing**

It was noted that pavement licences have been submitted for:

**Wildwood** - 29 High Street Newmarket

**The Stable** – 65 High Street Newmarket

**D/25/04/13    Enforcement**

The Working Group has compiled a list of matters which will be presented to the next meeting.

**D/25/04/14    Local Plan Modifications Re-consultation**

An update was provided: the modifications (where they affect Newmarket) are being reviewed by Cllrs Hood, Harvey, Yarrow and the NNP writing team and a response will be submitted by the deadline of 13 April 2025.

**D/25/04/15    Correspondence**

None noted.

**D/25/04/16    Date of Next Meeting**

Monday 22<sup>nd</sup> April 2025 at the Memorial Hall.

Meeting closed at 7.03pm.

Signed \_\_\_\_ Cllr Hood \_\_\_\_\_ Date \_\_\_\_ 22/4/25 \_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>    | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                     |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/04/4.01 Resolved</u></b> | <b>That the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> March 2025 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b> |
| <b><u>D/25/04/5.01 Resolved</u></b> | <b>That item 15 be brought forward.</b>                                                                                                                                                                      |
| <b><u>D/25/05/5.02 Resolved</u></b> | <b>That delegation be given to Cllrs Harvey, Hood, McHugh and</b>                                                                                                                                            |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | the Member of the Press to re-consider the street names for submission to the developer.                                                                                                                                                                                                                                                                                                                                            |
| <b><u>D/25/04/6.01 Resolved</u></b> | The Committee voiced no objections.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>D/25/04/6.02 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/25/04/6.03 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/25/04/6.04 Resolved</u></b> | The Committee voiced concern over the street scene appearance particularly regarding proposed roof solar panels and would like to know the Conservation Officers views on this in order to provide an accurate response to the consultation.                                                                                                                                                                                        |
| <b><u>D/25/04/6.05 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/25/04/6.06 Resolved</u></b> | The Committee supports and welcomes this application, subject to clarification regarding access to a clean water supply for the users.                                                                                                                                                                                                                                                                                              |
| <b><u>D/25/04/6.07 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/25/04/7.01 Resolved</u></b> | The Committee expressed their appreciation for the clear further information that has been provided by the applicant; however still remains to have concerns over noise and parking. In light of the holding objection by West Suffolk's Private Sector Housing and Environment Health Department on these matters the Committee are satisfied for the West Suffolk professional officers to make the decision on this application. |