

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 7th April 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 March 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 10/03/25, 17/03/25, 24/03/25

- a) **DC/25/0306/HH** – Householder planning application – front elevation window replaced with door – 15 Heasman Close, Newmarket
- b) **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
- c) **DC/25/0418/TPO** – TPO 234 (1972) tree preservation order – one beech (within area A2 on order) overall crown reduction of up to 6 metres – 6 Weston Way, Newmarket
- d) **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
- e) **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
- f) **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
- g) **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

7. Planning applications – Amended and Deferred Plans

- a) **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

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 10/03/25, 17/03/25, 24/03/25
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
 - a) **Wildwood, 29 High Street, Newmarket** (consultation period expired)
 - b) **The Stable, 65 High Street, Newmarket** (consultation period expired)
13. **Enforcement** – to discuss any enforcement issues
14. **Local Plan Modifications Re-consultation** – to receive an update on the delegated response
15. **Street Naming - Fordham Road** – to review response from developer
16. **Correspondence**
17. **Date of next meeting – 22nd April 2025**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 1st April 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 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 3rd 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.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 10 th , 17 th and 24 th March				
Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/0306/HH Householder planning application- front elevation window replaced with door 15 Heasman Close, Newmarket, Suffolk, CB8 0GR		Cara Fieldhouse	Mrs Beverley Hayward	Thurs 10 th April 2025
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 meters past fence line 14 Malcolm Way, Newmarket, Suffolk, CB8	Conservation area NKT14	Cara Fieldhouse	Mr D Knotley	Wed 9 th April
DC/25/0418/TPO TPO 234 (1975) tree preservation order- one Beech (within area A2 on order) overall crown reduction of up to 6 metres 6 Weston Way, Newmarket, Suffolk, CB8 7SB	Tree Preservation Order NKT14	Adam Yancy	Mr Martyn Hazlewood	Thurs 10 th April
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, Suffolk, CB8 8DH	Conservation area NKT1	Gregory McGarr	Mr Andrew Clarke	Fri 11 th April

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/25/0504/TCA Trees in a 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, Suffolk, CB8 8JS	Conservation area NKT14	Cara Fieldhouse	Newmarket Town Council	Tues 15th April
DC/25/0415/FUL Planning application - a. change of use of storage area (use class B8) to community centre (use class F2) b. insertion of windows and doors to front elevation Newmarket Nexus Albion Court, 9 Studlands Park, Avenue, Newmarket, Suffolk, CB8 7XA		Amey Yuill	Makayla Beckett	Thurs 17th Apr
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 Suffolk CB8 0DD	Tree Preservation Order NKT14	Cara Fieldhouse	David Pearson	Sat 19 Apr
DC/25/0079/FUL - Reconsultation 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, Suffolk, CB8 0HZ	Conservation area NKT1 NKT2 NKT3	Savannah Cobbold	Newmarket Islamic Cultural Centre	Thurs 17th April

Items 6 & 7

Development and Planning Committee Planning Applications – West Suffolk Council

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

NKT2 – Key Views

NKT3 – St Mary's Square

NKT14 – Trees

Decision List

Weeks commencing 10 th , 17 th and 24 th March	NTC Comments
DC/25/0244/TCA Trees in a conservation area notification-one Hornbeam (orange on plan) fell Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT Decided- No objections	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officers 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. 
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, CB8 7BT Decided -approve application	
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 Decided- Approve application	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. 
DC/25/0001/HH Householder planning application- first floor extension over existing garage 4 Hallwyck Gardens, Newmarket Suffolk, CB8 9JR Decided- Approve application	The Committee voiced 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, CB8 7BX Decided- No objections	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officers approval. 



Decision List

DC/25/0164/TCA Trees in a conservation area- one Red Robin hedge (T1 on plan) fell 5 Mill Reef, Newmarket, Suffolk CB8 7FB 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 Red Robin hedge and proposed that reduction of the hedge be considered as responsible tree management. APPROVED
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 Decided- No objections	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officers approval. APPROVED
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, CB8 7FH Decided- No objections	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officers approval. APPROVED
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 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 Land at Black Bear Lane, High Street, Newmarket, Suffolk Withdrawn	WITHDRAWN

Fordham Road – Street Naming

Thank you for providing the below street names. However, King James's Drive is unavailable so please could you suggest an alternative?

Please could you advise whether Frank Butters is still alive? If not then we will need to provide written consent from the closest living family member before this name could be used – if this is a case then please could you suggest an alternative.

Once we have this back we can put the names forward for approval.

Our submitted response:

Hatchfield site - aka King James' Park

Marked red on map: 'King James Drive'

(context: Referencing the given name of the development. King James I is credited with 'discovering Newmarket' whilst out hunting on Newmarket Heath. Although many Royal persons had visited the town, James was the first to turn Newmarket into a sort of Royal Resort)

Marked green on map (to north of the site): 'Etheldreda Crescent'

(context: Queen (Saint) Etheldreda, daughter of King Onna was born in Exning where her father had his palace, ruling over the Anglo-Saxon kingdom of East Anglia in the mid-600's AD - it is felt appropriate due to the proximity to Exning)

Marked blue on map: 'Braganza Way'

(context: Catherine of Braganza - wife of King Charles II who frequented Newmarket - Queen of England, Scotland and Ireland 1662-1685)

Marked yellow on map: 'King John's Way'

(context: King John sold market charters to Lords of the Manor in 1199AD. A favoured noble of the King has acquired Newmarket as a separate Manor and quickly turned it into a viable commercial venture and the Town grew)

Marked pink on map: 'Medici Road'

(context: Marie de Medici - mother of wife of Charles I who became Queen in 1625.

Marked orange on map: 'Fairway Avenue'

(context: A champion colt in each of his three racing seasons, he won the Eclipse by 8 lengths and the St Leger. As a stallion he sired six Classic winners including Newmarket-trained 1939 Derby winner, Blue Peter.

Marked green on map (to south of the site): 'Frank Butters Close'

(context: Frank Butters trained for Lord Derby, winning the 1,000 Guineas (Fair Isle), the Oaks (Toboggan) and the St Leger (Fairway). He ran a public stable after moving to Fitzroy House and went on to train winners of 12 more Classics)