



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Tuesday 22nd April 2025 at 6.15pm**

Attendance:

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

Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk and 1 Member of the Public.

Minute	Action by
D/25/04/18 <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/25/04/19 <u>Apologies</u> Apologies were received from Cllrs Harvey, Jarvis and Perry. No apologies were received from Cllr Jones.	
D/25/04/20 <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/25/04/21 <u>To Confirm the Minutes of the Meeting Held on 7th April 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7 th April 2025 and Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed: <u>D/25/04/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th April 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.	
<i>Cllr Berry joined the meeting at 6.17pm.</i>	
<u>Matters arising</u> DC/25/04/5.01 – the proposed street names were re-considered under delegated powers by Cllrs Harvey, Hood, McHugh and a Member of the Press and changes submitted to the developer.	

DC/25/04/14 – the Local Plan Modifications Re-consultation was considered under delegated powers by Cllrs Hood, Harvey, Yarrow and the NNP writing team and a response submitted to West Suffolk Council by Cllr Harvey.

D/25/04/22 Public Open Session

A member of the public spoke to item 7a.

The Chair proposed that item 7a be brought forward, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/04/22.01 Resolved

That item 7a be brought forward.

D/25/04/24/1 Reconsultation – DC/25/1562/FUL – Planning application – change of use from nightclub (sui generis) to two apartments (dwellings) with alterations to first and second floors of existing units – 2 Sun Lane, Newmarket (Amended plans and description whereby the development retains a commercial element with two apartments at ground floor, showing adequate cycle storage. The scheme has been accompanied by a Noise Impact Assessment which Environmental Health have confirmed acceptable). Cllr Yarrow made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

Cllr Nobbs left the meeting at 6.23pm.

D/25/04/22.02 Resolved

The Committee voiced no objections.

1 member of the public left the meeting at 6.23pm.

Cllr Nobbs rejoined the meeting at 6.24pm.

D/25/04/23 Planning Applications

Week Commencing 31/03/2025 & 07/04/2025.

D/25/04/23/1 DC/25/0357/HH – Householder planning application – single storey side and rear extensions – 20 Melrose Gardens, Newmarket. This application is invalid and we will be reconsulted if the application becomes valid.

D/25/04/23/2 DC/25/0552/PIP – Permission in principle – one dwelling – Pernataen, Snailwell Road, Newmarket. Cllr Berry made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/04/23.02 Resolved

The Committee voiced no objections.

D/25/04/23/3 DC/25/0590/TPO – TPO/1956/012 and TPO/1977/04 tree preservation orders – as listed on tree schedule – Amenity Land At Norfolk Avenue, Durham Way, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/04/23.03 Resolved

Following a site visit by one of our Councillors the Committee support the detailed works. The householder has expressed an additional concern with the roots of the tree labelled ONMJ on the schedule damaging the sewers to their property and we would ask that contact is made with the resident who has supporting visual evidence of this.

D/25/04/23/4 DC/25/0629/TCA – Trees in a conservation area notification – one Prunus (T1 on plan) overall crown reduction by three metres, one Beech (T2 on plan) overall crown reduction by three metres, three Laurel (within G3 on plan) overall crown reduction by 0.5 metres – The Gables, 20 Bury Road, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/04/23.04 Resolved

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

D/25/04/24 Amended and Deferred Plans

D/25/04/24/2 Deferred – 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 Berry. A vote was taken which was unanimous and the following was agreed:

D/25/04/24.02 Resolved

The Committee object due to there being no communication from the Conservation Officer.

D/25/04/25 Planning Appeals

There was a query over an appeal at the former Animal Health Trust site.

D/25/04/26 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/04/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 31/03/2025 & 07/04/2025.

Applications	Description	Address	WS Decision	NTC Decision
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, Suffolk	Approved	No objections
DC/25/0235/TPO	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, Suffolk	Approved	No objections
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 Suffolk	Approved	No objections
DC/24/1782/HH	Householder planning application - a. two storey side extension (following demolition of garage) b. infill door to rear	10 Falmouth Gardens Newmarket Suffolk	Approved	No objections

	elevation c. single storey side extension.				
DC/24/0720/OUT	Outline planning application (means of access to be considered) - a. construction of general industrial/storage and distribution/commercial use buildings (use class B2/B8 and E(g) b. highway and access works c. car parking d. landscaping and associated works.	Hatchfield Farm Fordham Road Newmarket Suffolk	Approved	No objections	
DC/24/1465/FUL	Planning application - a. outbuilding with dust extraction system.	International House Willie Snaith Road Newmarket Suffolk	Approved	Objection	

D/25/04/28 Delegation Panel Decisions

D/25/04/25/01 DC/24/1465/FUL - Planning application - a. outbuilding with dust extraction system - International House, Willie Snaith Road, Newmarket, Suffolk - The Panel were minded to grant permission.

D/25/04/25/02 DC/24/1683/LB - 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, Suffolk - The Panel were minded to grant permission.

D/25/04/25/03 DC/24/1695/ADV - 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 sign - 84 High Street, Newmarket, Suffolk - The Panel were minded to grant permission.

D/25/04/25/04 DC/24/1693/FUL - Planning application - a. replacement shop front b. internal frosting to first and second floor windows on front elevation - - 84 High Street, Newmarket, Suffolk - The Panel were minded to grant permission.

D/25/04/29 Licensing

Caffé Nero - 77 High Street Newmarket – Pavement Licence Application. Cllr Nobbs made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

DC/25/04/29.01 Resolved

The Committee voiced no objections.

D/25/04/30 Enforcement

A report of issues was received from the Enforcement working group. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

DC/25/04/30.01 Resolved

That a firm email is sent to West Suffolk Council requesting immediate enforcement action to be taken on 128 High Street for breach of their planning condition.

D/25/04/31 Correspondence

None noted.

D/25/04/32 Date of Next Meeting

Tuesday 6th May 2025 at the Memorial Hall.

Meeting closed at 7.30pm.

Signed __ Cllr Hood _____ Date _____ 6/5/25 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/04/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 7 th April 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/04/22.01 Resolved</u>	That item 7a be brought forward.
<u>D/25/04/22.02 Resolved</u>	The Committee voiced no objections.
<u>D/25/04/23.02 Resolved</u>	The Committee voiced no objections.
<u>D/25/04/23.03 Resolved</u>	Following a site visit by one of our Councillors the Committee support the detailed works. The householder has expressed an additional concern with the roots damaging the sewers to their property and we would ask that contact is made with the resident who has supporting visual evidence of this.
<u>D/25/04/23.04 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/25/04/24.02 Resolved</u>	The Committee object due to there being no communication from the Conservation Officer.
<u>DC/25/04/29.01 Resolved</u>	The Committee voiced no objections.
<u>DC/25/04/30.01 Resolved</u>	That a firm email is sent to West Suffolk Council requesting immediate enforcement action to be taken on 128 High Street for breach of their planning condition.