



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 2nd June 2025 at 6.15pm

Attendance:

Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager (as an observer), Cllr Winter (as an observer) from 6.50pm and 1 Member of the Press.

Minute		Action by
D/25/06/1	<u>To Elect a Chairman</u> Cllr Harvey took the Chair and asked for nominations for Chair of the Development and Planning Committee. Cllr Drummond nominated Cllr Hood for Chair, seconded by Cllr Hulbert. There were no other nominations, a vote was taken, and the following was agreed: <u>D/25/06/1.01 Resolved</u> That Cllr Hood be elected as the Chairman of the D&P Committee for 2025/2026 Municipal Year.	
D/25/06/2	<u>To Elect a Vice Chairman</u> Cllr Nobbs nominated Cllr Harvey, seconded by Cllr Drummond. There were no other nominations, a vote was taken, and the following was agreed: <u>D/25/06/2.01 Resolved</u> That Cllr Harvey be elected as the Vice Chairman of the D&P Committee for 2025/2026 Municipal Year.	
D/25/06/3	<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/25/06/4	<u>Apologies</u> Apologies were received from Cllrs Berry, Hood, Jones, Perry and Yarrow.	
D/25/06/5	<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> Item 8b – DC/25/0736/FUL - Cllr McHugh Item 9b – DC/25/0689/FUL - Cllr Nobbs	

There were no requests for dispensation.

D/25/06/6 To Confirm the Minutes of the Meeting Held on 19th May 2025 and any Matters Arising

The Chair presented the minutes of the Development & Planning Committee held on 19th May 2025 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/4.01 Resolved

That the minutes of the Development & Planning Committee held on 19th May 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.

There were no matters arising.

D/25/06/7 Public Open Session

No members of the public wished to speak.

D/25/06/8 Planning Applications

D/25/06/8/1 DC/25/0806/TCA – Trees in conservation area notification – One Willow (marked T40) crown reduction by three metres, One Thuja/Lawson Cypress (within area marked Group 4) remove dead top, One Alder (marked T179) reduce subsiding limb back by 50% to suitable unions to alleviate end weight, One Alder (marked T202) crown lift to five metres over drive, One Crimson King Maple (marked T220) fell, One Beech (marked T251) reduce over extended limbs over lunge ring, One Sycamore (marked T281) reduce long over-extended limb over building by three metres, One Yew (marked T284) crown touching building, reduce by 1.5 metres, One Purple Plum (marked T290) remove stem decay by roots, One Beech (marked T306) canopy touching house roof reduce by 1.5 metres, One Horse Chestnut (marked T374) fell, One Oak (marked T375) crown lift to five metres over road and four metres over drive, One Beech (marked T380) prune by one metre to clear phone line and crown lift to 4.5 metres over drive – Terrace House, Queensberry Road, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.01 Resolved

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

Cllr McHugh left the meeting at 6.22pm

D/25/06/8/2 DC/25/0736/FUL – Planning application – a. two storey side and rear extension (following demolition of existing side extension), b. continual use of existing HMO – 23 Park Lane, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.02 Resolved

The Committee object to the application with respect to the following:

- **Overdevelopment**

- **Lack of parking**
- **Noise**

Cllr McHugh rejoined the meeting at 6.25pm.

D/25/06/8/3 DC/25/0616/HH – Householder planning application – a. single storey rear infill extension b. external insulation finished with white render – 14 Freshfields, Newmarket. Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.03 Resolved

The Committee voiced no objections.

D/25/06/8/4 DC/25/0779/FUL – Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.04 Resolved

The Committee deferred this item and requested an impact study on light pollution to all of the neighbouring properties.

D/25/06/8/5 DC/25/0509/FUL – Planning application – one Industrial unit – Land at Newmarket Business Park, Studlands Park Avenue, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.05 Resolved

The Committee requested clarification over the appearance, materials and access.

D/25/06/8/6 DC/25/0821/TPO – TPO 02(1980) tree preservation order – one yew (T61 on plan and order) lateral crown reduction by one metre, one yew (T66 on plan and order) lateral crown reduction by two metres – 4 Cecil Lodge Close, Falmouth Avenue, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.06 Resolved

The Committee objects to this application and supports the Tree Officer's alternative proposals.

D/25/06/8/7 DC/25/0859/TPO – TPO 008 (2019) tree preservation order – one horse chestnut (T1 on plan and T2 order) overall crown reduction by 3.5 metres b. one horse chestnut (T3 on plan and order) crown lift to six metres above ground level – 17 Abernant Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/06/8.07 Resolved

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

D/25/06/9 Amended and Deferred Plans

D/25/06/9/1 DC/25/0776/HH – Re-consultation - Householder planning application – a. porch b. part single storey part two storey side extension c. replacement window to rear elevation ground floor d. replace existing cladding with render to front and rear elevations e. enlarged first floor window on front elevation f. demolition of existing porch and conservatory – 16 Paddocks Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/06/9.01 Resolved

The Committee voiced no objections.

Cllr Nobbs left the meeting at 6.38pm.

D/25/06/9/2 DC/25/0689/FUL – Planning application – a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E) – Social Club, Kingston Passage, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/06/9.02 Resolved

Although the Committee would welcome upgrading these buildings, the committee objected to the application as presented with respect to the following:

- **Lack of car parking**
- **Noise potential**
- **Waste provision**
- **Residential amenity as raised by the neighbour**

Cllr Nobbs rejoined the meeting at 6.42pm.

D/25/06/10 Planning Appeals

None noted. Cllr Jarvis informed the Committee that the planning application for Newmarket Nexus is still with West Suffolk Council and the applicant needs to provide evidence.

D/25/06/11 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

It was also noted that application **24/00160/ESF** - Battery energy storage facility and associated works. Site At Anchor Lane Farm Newnham Drove Burwell had been approved by the Planning Committee on 6th November 2024.

D/25/06/12 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 12/05/2025 & 19/05/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0629/TCA	Trees in a conservation area notification - one Prunus (T1 on plan) overall crown	The Gables 20 Bury Road Newmarket	Approved	No objections

	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 metre.	Suffolk			
DC/24/1096/HH	Householder planning application - a. amendment to access b. alterations to hardstanding and landscaping.	Boyarin Lodge 30 Bury Road Newmarket Suffolk	Approved	Objected	
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 Suffolk	Approved	No objections	
DC/25/0094/ADV	Application for advertisement consent - one non-illuminated fascia	1 Exeter Road Newmarket Suffolk	Approved	No objections	
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	Approved	Objected	

D/25/06/13 Delegation Panel Decisions

None noted.

D/25/06/14 Licensing

None noted.

D/25/06/15 Enforcement

The Working Group are producing a table of issues which will be presented to the Committee once finalised.

Cllr Winter joined the meeting as an observer at 6.50pm.

D/25/06/16 Street Naming - Hatchfield

The proposed street names for the Hatchfield development were considered and Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/06/16.01 Resolved

Delegation be given to the naming working group to review and report back to the next meeting.

D/25/06/17 Correspondence

None noted.

D/25/06/18 Date of Next Meeting

Monday 16th June 2025 at the Memorial Hall.

Meeting closed at pm.

Signed _Cllr Harvey_____ Date ____16/6/25_____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/06/1.01 Resolved</u>	That Cllr Hood be elected as the Chairman of the D&P Committee for 2025/2026 Municipal Year.
<u>D/25/06/2.01 Resolved</u>	That Cllr Harvey be elected as the Vice Chairman of the D&P Committee for 2025/2026 Municipal Year.
<u>D/25/06/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 19th May 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/06/8.01 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/25/06/8.02 Resolved</u>	The Committee object to the application with respect to the following: • Overdevelopment • Lack of parking • Noise
<u>D/25/06/8.03 Resolved</u>	The Committee voiced no objections.
<u>D/25/06/8.04 Resolved</u>	The Committee deferred this item subject to an impact study on pollution to the neighbouring properties being received.
<u>D/25/06/8.05 Resolved</u>	The Committee requested clarification over the appearance, materials and access.
<u>D/25/06/8.06 Resolved</u>	The Committee objects to this application and supports the Tree Officer's alternative proposals.
<u>D/25/06/8.07 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/25/06/9.01 Resolved</u>	The Committee voiced no objections.
<u>D/25/06/9.02 Resolved</u>	Although the Committee would welcome upgrading these buildings, the committee objected to the application as presented with respect to the following: • Lack of car parking • Noise potential • Waste provision • Residential amenity as raised by the neighbour
<u>D/25/06/16.01 Resolved</u>	Delegation be given to the naming working group to review and report back to the next meeting.