



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 16th June 2025 at 6.15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor P Hulbert
Councillor R Jones

Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 4 Members of the Public.

Minute		Action by
D/25/06/19	<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 the meeting was being recorded by the Minute Assistant.	
D/25/06/20	<u>Apologies</u> Apologies were received from Cllrs Drummond, Hood, Perry and Yarrow. Cllrs Berry and Jarvis were absent.	
D/25/06/21	<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/25/06/22	<u>To Confirm the Minutes of the Meeting Held on 2nd June 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2 nd June 2025 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/06/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd June 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/06/23	<u>Public Open Session</u> A member of the public reported that a letter had been received by residents of Exning Road on 25 th May from Newmarket Town Council regarding the installation of bollards on the grass verge to prevent parking. They feel that this will not resolve the parking issues in the area, and it will be difficult to maintain the grass verge. He asked if this decision could be re-considered along with alternative options.	

An item will be placed on the next agenda for further discussion.

4 members of the public left the meeting at 6.37pm.

D/25/06/24 Planning Applications

D/25/06/24/1 DC/25/0828/ADV – Application for advertisement consent – replacement double-sided internally illuminated digital displays – Bus Shelter, High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Jones. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.01 Resolved

The Committee support the West Suffolk Officers decision subject to the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous.

D/25/06/24/2 DC/25/0867/TCA – Trees in a conservation area notification – a. one Hawthorn (T1 on plan) fell b. one Willow (T2 on plan) overall crown reduction by up to 2.5 metres c. one Cherry (T3 on plan) reduce by up to two metres to previous pruning points d. one Cedar (T4 on plan) prune on house side by up to two metres e. one Beech (T5 on plan) prune on house side by up to 1.5 metres – Lincoln Lodge, Rayes Lane, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application as in this case, there is no evidence or reason given to support the tree that is proposed for felling; The committee requested that the Tree Officer conduct a site visit. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/25/06/24/3 DC/25/0841/HYB – Hybrid planning application – a. outline application all matters except primary means of access from Exning Road reserved for up to 43 dwellings with associated landscaping and ancillary works (following demolition of existing structures); b. Full planning application – a. demolition of existing house and outbuildings, b. change of use of stable building A to create 11 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; c. change of use of stable building B to create 8 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; d. change of use of existing outbuildings E1 and E2 to create two dwellings with associated alterations to the elevations of the buildings and associated parking provision; d. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; e. construction of two storey building to provide 11 dwellings with associated parking; f. creation of new access from Exning Road (following demolition of existing dwelling); g. landscaping, open space and ancillary works – Brickfields Stud, Cemetery Hill, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.03 Resolved

That an extension of time be requested to arrange a site visit.

D/25/06/24/4 DC/25/0842/LB – Application for listed building consent – a. part demolition of two existing stable buildings to support their conversion to residential use, including internal and external alterations and single storey extensions to both buildings, b. internal and external alterations to Etheldreda House, including a single storey extension, to support conversion to residential use, c. demolition of two outbuildings – Brickfields Stud, Cemetery Hill, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.04 Resolved

That an extension of time be requested to arrange a site visit.

Cllr Nobbs declared an “other” interest in the following application and left the meeting at 6.56pm.

D/25/06/24/5 DC/25/0810/FUL – Planning application – commercial building for storage and distribution (Class B8) – 5D Victoria Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.05 Resolved

The Committee voiced no objections.

Cllr Nobbs returned to the meeting at 6.58pm.

D/25/06/24/6 DC/25/0685/TPO – TPO/1990/01 tree preservation order – one Beech (T1 on plan and within A1 of order) lateral crown reduction by three metres and crown lift to five metres above ground level and one Beech (T2 on plan and within A1 on order) lateral crown reduction by three metres and crown lift to five metres above ground level – 76 and 78 Churchill Avenue, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Jones. A vote was taken which was unanimous and the following was agreed:

D/25/06/24.06 Resolved

The Committee actively encourages responsible tree management and objected to this application and requested that the Tree Officer considers the planned tree work and whether and how it could be carried out without the need for a tree surgeon.

D/25/06/25 Amended and Deferred Plans

D/25/06/25/1 DC/25/0779/FUL – Deferred Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/25.01 Resolved

The Committee objects and support the resident’s suggestion for an independent light assessment to be conducted and potential measures for

amelioration of existing / potential light spill.

D/25/06/25/2 DC/25/0509/FUL – Deferred Planning application – one industrial unit – Land at Newmarket Business Park, Studlands Park Avenue, Newmarket.

It was noted that this application had been withdrawn on Friday 13th June.

D/25/06/26 Planning Appeals

None noted.

D/25/06/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/06/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 26/05/2025 & 02/06/2025.

D/25/06/29 Delegation Panel Decisions

None noted.

D/25/06/30 Licensing

None noted.

D/25/06/31 Enforcement

The Working Group has compiled a table detailing enforcement and related issues and their status which will be updated and reported appropriately.

D/25/06/32 Planning Applications

The quality of information supplied regarding consultations was discussed and additional information will be requested, if required, for each application that the Town Council considers.

D/25/06/33 Street Naming

Hatchfield - The alternative proposed street names for the Hatchfield development from the Street Naming Group were considered and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/06/33.01 Resolved

That the alternative street names proposed for the Hatchfield development from the Street Naming Group be approved and submitted; and 3 extra names of Walter Earl, Frank Butters and Hatchfield (close, road, etc) to be held in reserve in case these are needed as replacements .

Fordham Road – Two additional proposed names were discussed and Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/06/33.02 Resolved

That the rejection of Henry Cecil Drive be challenged (as Cecil Lodge is not named after Henry Cecil and is the other end of Town) and Shergar Way be submitted to replace Griffin Way.

D/25/06/34 Correspondence

None noted.

D/25/06/35 Date of Next Meeting

Monday 7th July 2025 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/06/22.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 2 nd June 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/06/24.01 Resolved</u>	The Committee are happy to support the West Suffolk Officers decision subject to the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous.
<u>D/25/06/24.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application as in this case, there is no evidence or reason given to support the tree that is proposed for felling; The committee requested that the Tree Officer conduct a site visit. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/25/06/24.03 Resolved</u>	That an extension of time be requested to arrange a site visit.
<u>D/25/06/24.04 Resolved</u>	That an extension of time be requested to arrange a site visit.
<u>D/25/06/24.05 Resolved</u>	The Committee voiced no objections.
<u>D/25/06/24.06 Resolved</u>	The Committee actively encourages responsible tree management and objected to this application and requested that the Tree Officer considers the planned tree work and whether and how it could be carried out without the need for a tree surgeon.
<u>D/25/06/25.01 Resolved</u>	The Committee objects and support the resident's suggestion for an independent light assessment to be conducted and potential measures for amelioration of existing / potential light

	spill.
<u>D/25/06/33.01 Resolved</u>	That the alternative street names proposed for the Hatchfield development from the Street Naming Group be approved and submitted; and 3 extra names of Walter Earl, Frank Butters and Hatchfield (close, road, etc) to be held in reserve in case these are needed as replacements .
<u>D/25/06/33.02 Resolved</u>	That the rejection of Henry Cecil Drive be challenged (as Cecil Lodge is not named after Henry Cecil and is the other end of Town) and Shergar Way be submitted to replace Griffin Way.

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