



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 7th July 2025 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 14 Members of the Public.

Minute		Action by
D/25/07/1	<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/25/07/2	<u>Apologies</u> Apologies were received from Cllrs Berry and Jones.	
D/25/07/3	<u>Declaration of Member's 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> Cllr McHugh declared an "other" interest in item 7c - planning application DC/25/0736/FUL – 23 Park Lane. There were no requests for dispensation.	
D/25/07/4	<u>To Confirm the Minutes of the Meeting Held on 16th June 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16 th June 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/25/07/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th June 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 4 - D/25/06/33 – The alternative street names that were submitted for the Hatchfield and Fordham Road developments have been accepted and approved by the developers and West Suffolk Council. The Chair thanked all who were involved in this work.	

A member of the public joined the meeting at 6:20pm

D/25/07/5 Public Open Session

A resident from Exning Road spoke about the planned installation of bollards on the grass verge and advised that some local residents were not informed of the plans due to poor communication from the Council. Although it is not pleasant to see cars on the grass, there is sometimes no alternative, and residents have to park on the grass. The strong feelings of residents were noted, and the Council was asked to reconsider their decision.

The Chair asked if they had any alternative options and it was suggested that parking bays be marked out on the access roads and that the disabled space be reviewed.

The Chair proposed that item 15 be brought forward, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/5.01 Resolved

That item 15 – Exning Road be brought forward.

D/25/07/6 Exning Road

Cllr Nobbs corroborated the residents' comments and that there has been an increase in vehicles in the area due to new accommodation and HMOs with no allocated parking.

The decision to install bollards in Exning Road was discussed, and in light of the objections received from residents, Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/6.01 Resolved

That Cllrs Nobbs, Harvey and Yarrow look at investigating alternative options to the installation of bollards in Exning Road and a possible public consultation, reporting back to the next D&P committee.

13 members of the public left the meeting at 6:42pm.

Cllr. Nobbs left the meeting at 6.43pm.

D/25/07/7 Planning Applications

D/25/07/7/1 DC/25/0958/TCA - Trees in a conservation area notification - 10 lime (marked on plan) re pollard to four metres above ground level - Meridian Gardens, Newmarket, Suffolk. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.01 Resolved

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

D/25/07/7/2 DC/25/0955/ADV - Application for advertisement consent - two non-illuminated fascia signs - 80 High Street Newmarket Suffolk. Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.02 Resolved

The Committee voiced no objections.

D/25/07/7/3 DC/25/0944/LB - Application for listed building consent - replacement of internal fire doors - Rupert Cottage 123 High Street Newmarket Suffolk. Cllr Yarrow made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.03 Resolved

The Committee voiced no objections.

D/25/07/7/4 DC/25/0624/HYB - Hybrid application - a. Planning application - a. Private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/ commercial use (class E) d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure, b. Outline application (all matters reserved) a. Private and affordable dwellings, b. commercial unit(s) (class E), c. primary school, d. up to 90 bed care home (class C2), e. cemetery/ memorial garden, f. provision of open space, g. play space, h. equestrian, cycle and pedestrian routes, i. landscaping, j. car parking and k. associated infrastructure - Animal Health Trust, Lanwades Park, Kentford, Newmarket, Suffolk. Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.04 Resolved

The Committee objected on the grounds that: the housing was not allocated in the WSC Local Plan; it is an over development of the site; increased traffic and a lack of infrastructure.

Cllr. Nobbs returned to the meeting at 6.48pm.

D/25/07/7/5 DC/25/0623/FUL - Planning application - a. private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/ commercial use (class E) d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure - Former Animal Health Trust Lanwades Park Kentford Newmarket Suffolk. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.05 Resolved

The Committee objected on the grounds that the housing was not allocated in the WSC Local Plan; it is an over development of the site; increased traffic and a lack of infrastructure.

D/25/07/7/6 DC/25/0978/FUL - Planning application - removal of ATM's and night safe bezel, existing signage and reinstate materials - 18 High Street Newmarket Suffolk. Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was

unanimous and the following was agreed:

D/25/07/7.06 Resolved

The Committee voiced no objections.

D/25/07/7/7 DC/25/0964/FUL - Planning application - alterations to ground floor windows on front elevation - 53 High Street Newmarket Suffolk.

D/25/07/7.07 Resolved

The Committee placed a holding objection due to no information being available and requested an extension of time in order to receive further information.

D/25/07/7/8 DC/25/0775/FUL - Planning application - installation of freestanding air source heat pump and distribution network operator switchgear within enclosure - All Saints Ceva Primary School Vicarage Road Newmarket Suffolk. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.08 Resolved

The Committee voiced no objections subject to the noise level meeting the standards of Environmental Health and not being detrimental to the neighbouring property.

D/25/07/7/9 DC/25/1001/HH - Householder planning application - replacement gate and lowering height of existing brick piers - Mesnil Warren 40 Bury Road Newmarket Suffolk. Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.09 Resolved

The Committee placed a holding objection until information is received on the original gates that are being replaced and requested an extension of time in order to receive this further information.

D/25/07/7/10 DC/25/1028/HH - Householder planning application - a. replacement door to side elevation b. removal of window and replacement door to side elevation c. juliet balcony to side elevation d. single storey rear extension (following demolition of existing conservatory) - 83 Edinburgh Road Newmarket Suffolk. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/07/7.10 Resolved

The Committee voiced no objections.

D/25/07/8 Amended and Deferred Plans

D/25/07/8/1 DC/25/0841/HYB – Deferred - 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 Suffolk. Cllr Yarrow made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/25/07/8.01 Resolved

The Committee objected on the grounds that the housing is not allocated in the WSC Local Plan.

D/25/07/8/2 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 Suffolk. Cllr Yarrow made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/25/07/8.02 Resolved

The Committee objected on the grounds that the housing is not allocated in the WSC Local Plan.

Cllr McHugh declared an "other" interest in the following application and left the meeting at 7.08pm.

D/25/07/8/3 DC/25/0736/FUL - Planning application - a. two storey side and rear extension (following demolition of existing side extension), b. change of use from class C4 (6 person HMO) to Sui generis larger HMO (13 person) - 23 Park Lane Newmarket Suffolk. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/25/07/8.03 Resolved

The Committee requested that their previous objection be resubmitted as the plans had no material difference.

Cllr Mc Hugh returned to the meeting at 7.10pm.

D/25/07/9 Planning Appeals
None noted.

Cllr. Borda joined the meeting as an observer at 7.11pm.

D/25/07/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/07/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 09/06/2025, 16/06/2025 & 23/06/2025.

Applications	Description	Address	WS Decision	NTC Decision
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) fell, 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 Suffolk	Approved	No objection
DC/25/0509/FUL	Planning application - one Industrial unit.	Land At Newmarket Business Park Studlands Park Avenue Newmarket Suffolk	Withdrawn	
DC/25/0821/TPO	TPO 02(1980) tree preservation order - one yew (T61 on plan and order) prune back branches on the property side to suitable pruning points achieving up to 1m clearance from the building , one yew (T66 on plan and order) prune back branches on the property side to suitable pruning points achieving up to 2m clearance from the building.	4 Cecil Lodge Close Falmouth Avenue Newmarket Suffolk	Approved	Objected
DC/25/0782/TCA	Trees in a conservation area notification - one Yew (marked on plan) fell.	Berners House 2 Mill Hill Newmarket Suffolk	Approved	Objected
DC/25/0776/HH	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 Suffolk	Approved	No Objections

DC/25/0448/FUL	Planning application - a. conversion of basement to additional commercial space b. single storey rear extension.	1 Rous Road Newmarket Suffolk	Approved	Objected	
DC/25/0080/LB	Application for listed building consent - a. internal and external alterations to stable building, including provision of roof lights on eastern, western and southern elevation, insertion and replacement of windows and doors on all elevations b. bricking up of stable doors on southern elevation and insertion of timber door c. repair works to existing openings d. single storey extension.	Five Bells 16 St Marys Square Newmarket Suffolk	Approved	No Objections	
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 Suffolk	Approved	Objected	
DC/25/0729/HH	Householder planning application - single storey rear extension	13 Exning Road Newmarket Suffolk	Approved	No Objections	
DC/25/0357/HH	Householder planning application - single storey side and rear extensions	20 Melrose Gardens Newmarket Suffolk	Approved	No Objections	

D/25/07/12 Delegation Panel Decisions

DC/25/0448/FUL - Planning application - a. conversion of basement to additional commercial space b. single storey rear extension - 1 Rous Road, Newmarket.

It was noted that the Panel were minded to “grant” permission.

D/25/07/13 Licensing

None noted.

D/25/07/14 Enforcement

The next Working Group meeting is scheduled for Thursday 17th July. The Deputy Town Clerk was asked to follow up on the status of 128 High Street.

Black Bear Lane extension: the resident may need to lodge a formal planning application with WSC.

D/25/07/15 Working Group Reports

The NNP Workshop planned for Monday 30 June 2025 did not go ahead due to a lack of attendees. The Working Group and writing team have been meeting regularly and working hard on the plan but are now at a point where they need Councillor input; an item will be added to the next Full Town Council meeting on 28th July 2025.

D/25/07/16 Sunnica

A letter from the Sunnica Parish Council Alliance was considered and Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/16.01 Resolved

That the Committee continues its support of the Sunnica Parish Council Alliance.

D/25/07/17 Correspondence

The WSC Local Plan is due to be adopted at their Council meeting on Tuesday 15th July 2025.

D/25/07/18 Date of Next Meeting

Monday 21st July 2025 at the Memorial Hall.

Meeting closed 7:22pm.

Signed __Cllr R.Hood_____ Date _____21/7/25._____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/07/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 16th June 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/07/5.01 Resolved</u>	That item 15 – Exning Road be brought forward.
<u>D/25/07/6.01 Resolved</u>	That Cllrs Nobbs, Harvey and Yarrow look at investigating alternative options to the installation of bollards in Exning Road and a possible public consultation, reporting back to the next D&P committee.
<u>D/25/07/7.01 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/25/07/7.02 Resolved</u>	The Committee voiced no objections.
<u>D/25/07/7.03 Resolved</u>	The Committee voiced no objections.
<u>D/25/07/7.04 Resolved</u>	The Committee objected on the grounds that: the housing was not allocated in the WSC Local Plan; it is an over development of the site; increased traffic and a lack of infrastructure.
<u>D/25/07/7.05 Resolved</u>	The Committee objected on the grounds that: the housing was not allocated in the WSC Local Plan; it is an over development of the site; increased traffic and a lack of infrastructure.
<u>D/25/07/7.06 Resolved</u>	The Committee voiced no objections.
<u>D/25/07/7.07 Resolved</u>	The Committee placed a holding objection due to no information being available and requested an extension of time in order to receive further information.
<u>D/25/07/7.08 Resolved</u>	The Committee voiced no objections subject to the noise level meeting the standards of Environmental Health and not being

	detrimental to the neighbouring property.
<u>D/25/07/7.09 Resolved</u>	The Committee placed a holding objection until information is received on the original gates that are being replaced and requested an extension of time in order to receive this further information.
<u>D/25/07/7.10 Resolved</u>	The Committee voiced no objections.
<u>D/25/07/8.01 Resolved</u>	The Committee objected on the grounds that the housing is not allocated in the WSC Local Plan.
<u>D/25/07/8.02 Resolved</u>	The Committee objected on the grounds that the housing is not allocated in the WSC Local Plan.
<u>D/25/07/8.03 Resolved</u>	The Committee requested that their previous objection be resubmitted as the plans had no material difference.
<u>D/25/07/16.01 Resolved</u>	That the Committee continues its support of the Sunnica Parish Council Alliance.