

Membership as from May 25

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor Jones
Councillor McHugh
Councillor Nobbs
Councillor Yarrow
Members = 10
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 4th August 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 21st July 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

- a) **DC/25/1125/TPO** – TPO 07(2006) tree preservation order – one copper beech (T1 on plan, T1 on order) crown lift to five metres above ground level – 17 Cardigan Street, Newmarket
- b) **DC/25/1138/HH** – Householder planning application – new boundary wall (following demolition of existing wall) – 4 Stamford Street, Newmarket
- c) **DC/25/1145/TCA** – Trees in Conservation area Notification – one Acacia (marked A1 on plan) – re-pollard to three metres above ground level – 45 Rous Road, Newmarket
- d) **DC/25/1060/ADV** – Application for advertisement consent – one double sided bus shelter advertising unit with integrated internally illuminated LCD 6-sheet digital display portraying advertising images that change every ten seconds – Bus Shelter 4502-0005, High Street outside 220, next to Shell Garage, Newmarket
- e) **DC/25/1169/TCA** – Trees in a conservation area notification – one acacia (T1 on plan) remove three lowest branches on the western aspect, one cotoneaster (T2 on plan) overall crown reduction by four metres, one willow (T3 on plan) re pollard to 10 metres above ground level – Paddock Lodge, 18 The Avenue, Newmarket
- f) **DC/25/1188/TPO** – TPO 005 (2022) tree preservation order – one yew (T32 on order) overall crown reduction by two metres – Court Manor, 7 Argent Place, Newmarket

7. Planning applications – Amended and Deferred Plans

- a) **Amended** – **DC/25/0062/LB** – Application for listed building consent – a. Internal alterations, repair works and subdivision of one flat to create two flats b. single storey rear extension – 20-21 St Marys Square, Newmarket (*The description of development has been amended because a new external door is*

proposed, with associated amendments to the shop front)

- b) **Amended – DC/25/0061/FUL** – Planning application – a. Subdivision of one flat to create two flats b. single storey rear extension c. new door opening and alterations to shop front – 20-21 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 14/07/25, 21/07/25
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
13. **Enforcement** – to discuss any enforcement issues
14. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
15. **Highways** – to discuss funding for pedestrian demarcation lineage at the Fitzroy Street entrance to Grosvenor Yard
16. **Correspondence**
17. **Date of next meeting – 18th August 2025**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 30th July 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 21st July 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
 Councillor J Berry
 Councillor A Drummond
 Councillor J Harvey (Vice)

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

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, J Ashton – Minute Assistant, and 5 Members of the Public.

	Minute	Action by
D/25/07/19 <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/25/07/20 <u>Apologies</u> Apologies were received from Cllr Jones.		
D/25/07/21 <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> None noted. There were no requests for dispensation.		
D/25/07/22 <u>To Confirm the Minutes of the Meeting Held on 7th July 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7th July 2025 and Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/07/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th July 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 2 – D/07/6/.01 Resolved - Exning Road – Cllr Harvey gave a summary of the working groups findings to date and reported that the installation of the bollards has been deferred in order to explore further options including amelioration of the potential impact on residents, which will take further time to investigate.		

It was agreed to contact Jonathon Stratton when there is a proposal being presented to committee for decision.

Cllr. Nobbs reported a non-pecuniary interest as he lives in this area.

3 members of the public left the meeting 6:30pm.

Page – D/25/07/17 – The West Suffolk Local Plan was adopted on 15th July 2025.

D/25/07/23 Public Open Session

No members of the public wished to speak.

D/25/07/24 Planning Applications

D/25/07/24/1 DC/25/1062/HH – Householder planning application – a. single storey front porch extension b. two storey extension to side of dwelling c. single storey extension to rear of dwelling – 22 Paget Place, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.01 Resolved

The Committee voiced no objections subject to there only being 1 Sycamore tree on the property, however if there are more trees, the Committee placed a holding objection until a tree plan is submitted.

D/25/07/24/2 DC/25/1083/TCA – Trees in a conservation area notification – one silver birch (1 on plan) overall crown reduction by one metre, one laburnum (5 on plan) one crab apple (6 on plan) one maple (7 on plan) overall crown reduction by five metres, one holly (2 on plan) one shrub (3 on plan) one hawthorn (4 on plan) fell – 17 The Avenue, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.02 Resolved

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

D/25/07/24/3 DC/25/1107/TPO – TPO 005 (2022) tree preservation order – one yew (T14 on plan and on order) overall crown reduction by three and a half metres, one sycamore (T15 on plan, and on order) overall crown reduction of two and a half metres – 18 Paget Place, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.03 Resolved

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

D/25/07/24/4 DC/25/1068/HH – Householder planning application – front porch (following demolition of existing porch) – 26 Paget Place, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.04 Resolved

The Committee voiced no objections.

D/25/07/25 Amended and Deferred Plans

D/25/07/25/1 Deferred - DC/25/0964/FUL – Planning application – alterations to ground floor windows on front elevation – 53 High Street, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/25.01 Resolved

The Committee have concerns over the overall height and style of the windows of a building in the historic High Street and Conservation Area and would follow advice from the Conservation Officers.

D/25/07/26 Planning Appeals

None noted.

Cllr Drummond declared an “other” interest in the following item and left the meeting at 6.49pm.

D/25/07/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

Cllr Drummond returned to the meeting at 6.49pm.

D/25/07/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0731/HH	Householder planning application - a. single storey side extension b. raising first floor roof c. removal of garage link	Boyarin Lodge 30 Bury Road Newmarket Suffolk	Approved	No objection
DC/25/0705/FUL	Planning application - a. replace 10 windows with timber casement windows b. create three additional window openings at first floor on south elevation c. replace existing asbestos pitched roof with natural slate roof tiles	36A High Street Newmarket Suffolk	Approved	No objection
DC/25/0696/HH	Householder planning application - a. single storey side extension b. demolition of existing rear extension	Kensington Cottage 9 Doris Street Newmarket Suffolk	Approved	No objection
DC/25/0828/ADV	Application for advertisement consent - replacement double-sided internally illuminated digital displays	Bus Shelter High Street Newmarket Suffolk	Approved	No objections
DC/25/0616/HH	Householder planning application - a. single storey rear infill extension b. external insulation finished with white render	14 Freshfields Newmarket Suffolk	Approved	No objections
DC/23/1562/FUL	Planning application - change of use from nightclub (sui generis) to two apartments and commercial unit (Class E) with alterations to first and second floors of existing units	2 Sun Lane Newmarket Suffolk	Approved	No Objections

D/25/07/29 Delegation Panel Decisions

DC/25/0163/FUL - Planning application - a. change of use from storage building to two flats (class C3); b. section of flat roof between gable roofs; c. removal of outbuilding roof and north-east elevation; d. additional and modified window and door openings - Land at 34 & 36 Old Station Road, Newmarket

It was noted that the Officer was minded to “grant” permission but referred the application to the Development Control Committee due to concerns about the impact on parking in the vicinity of the site as a result of the lack of on-site car parking, as this is a contentious issue generally in Newmarket.

D/25/07/30 Licensing

It was confirmed that King Slots does have a premises licence but that there are issues with the shopfront signage which is not appropriate in the conservation area and requires planning consent which has not yet been applied for.

D/25/07/31 Enforcement

The Working Group met on Thursday 17th July and discussed ongoing issues but there was no updated enforcement action to report at this stage.

West Suffolk Enforcement have issued an Enforcement Notice on 128 High Street and confirmed that no appeal has been received. Action will be enforced if there is no compliance taken by 4th August 2025, although we need to clarify with West Suffolk what that enforcement action may entail.

D/25/07/32 Working Group Reports

None noted.

D/25/07/33 Correspondence

None noted.

D/25/07/34 Date of Next Meeting

Monday 4st August 2025 at the Memorial Hall.

Meeting closed 7:00pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/07/22.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 7th July 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/07/24.01 Resolved</u>	The Committee voiced no objections subject to there only being 1 Sycamore tree on the property, however if there are

	more trees, the Committee placed a holding objection until a tree plan is submitted.
<u>D/25/07/24.02 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/25/07/24.03 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/25/07/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/25/07/25.01 Resolved</u>	The Committee have concerns over the overall height and style of the windows of a building in the historic High Street and Conservation Area and would follow advice from the Conservation Officers.

THIS PAGE IS LEFT BLANK INTENTIONALLY

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/1125/TPO TPO 07(2006) tree preservation order – one copper beech (T1 on plan, T1 on order) crown lift to five metres above ground level 17 Cardigan Street, Newmarket	NKT14	Philip Crutchlow	Mr Brandon Hodgkinson	8 th August 2025
DC/25/1138/HH Householder planning application – new boundary wall (following demolition of existing wall) 4 Stamford Street, Newmarket		Evan Ogden	Mr and Mrs Casey	12 th August 2025
DC/25/1145/TCA Trees in Conservation are Notification – one Acacia (marked A1 on plan) – re-pollard to three metres above ground level 45 Rous Road, Newmarket	Conservation Area NKT14	Nathan McGeachie	Mrs Holland	12 th August 2025
DC/25/1060/ADV Application for advertisement consent – one double sided bus shelter advertising unit with integrated internally illuminated LCD 6-sheet digital display portraying advertising images that change every ten seconds Bus Shelter 4502-0005, High Street outside 220, next to Shell Garage, Newmarket	NKT2	Cara Fieldhouse	Helen Williams	13 th August 2025
DC/25/1169/TCA Trees in a conservation area notification – one acacia (T1 on plan) remove three lowest branches on the western aspect, one cotoneaster (T2 on plan) overall crown reduction by four metres, one willow (T3 on plan) re pollard to 10 metres above ground level	Conservation Area NKT2 NKT14	Nathan McGeachie	Mrs Parsons	15 th August 2025

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Paddock Lodge, 18 The Avenue, Newmarket				
DC/25/1188/TPO TPO 005 (2022) tree preservation order – one yew (T32 on order) overall crown reduction by two metres Court Manor, 7 Argent Place, Newmarket	Conservation Area NKT14	Philip Crutchlow	Mrs Joan Todd	19 th August 2025
Amended				
DC/25/0062/LB Application for listed building consent – a. Internal alterations, repair works and subdivision of one flat to create two flats b. single storey rear extension 20-21 St Marys Square, Newmarket	Conservation Area NKT1 NKT2 NKT3	Mr C Cherkez	Amy Murray	1 st August 2025
DC/25/0061/FUL Planning application – a. Subdivision of one flat to create two flats b. single storey rear extension c. new door opening and alterations to shop front 20-21 St Marys Square, Newmarket	Conservation Area NKT1 NKT2 NKT3	Mr C Cherkez	Amy Murray	1 st August 2025

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

NKT2 – Key Views

NKT3 – St Mary's Square

NKT14 – Trees

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 25th July 2025

Reference: 25/00796/FUL

Officer: Charlotte Sage

Location: 61 Swaffham Road Burwell Cambridge CB25 0AN

Date application valid:

22nd July 2025

Parish:

Burwell

Proposal: Demolition of existing bungalow, garage and workshop and erection of new detached dwelling and outbuilding along with associated works

Applicant:

JL Prop Developments Ltd
FAO Mr Luke Condron
C/o Agent

Agent:

Twenty-Nine Architecture Ltd
FAO Mr Dale Robinson
25 Cromwell Road
Cambridge
CB1 3EB

Grid Reference: 558530 265352

Reference: 25/00781/FUL

Officer: Jasmine Moffat

Location: 184 Carter Street Fordham Ely Cambridgeshire CB7 5JU

Date application valid:

17th July 2025

Parish:

Fordham

Proposal: Proposed home gym and hobby room in rear garden of existing dwelling

Applicant:

Mark Atkins
184 Carter Street
Fordham
Ely
Cambridgeshire
CB7 5JU

Agent:

Mr Jon Alderton
114 Hobson Avenue
Trumpington
Cambridge
CB2 9BE

Grid Reference: 562420 271214

Reference: 25/00776/FUL

Officer: Jayne Owen

Location: 1 Guntons Close Soham Ely Cambridgeshire CB7 5DJ

Date application valid:

17th July 2025

Parish:

Soham

Proposal: Two storey extension to the rear of the property and a new side window

Applicant:

Mr R Collen
1 Guntons Close
Soham
Ely
Cambridgeshire
CB7 5DJ

Agent:

Paul Mitchell + Co
FAO Mr Paul Mitchell
Saling House
Woods Close
Sturmer
CB9 7ZH

Grid Reference: 559198 273567

Reference: 25/00784/CCA

Officer: Rachael Forbes

Location: Engine Farm The Cotes Soham Ely Cambridgeshire

Proposal: Change of use from dwelling (C3) to care home (C2)

Applicant:

Cambridgeshire County Council
C/o Agent

Date application valid:

Parish:

18th July 2025

Soham

Agent:

Carter Jonas LLP
FAO Duncan Mason
1 Station Square
Cambridge
CB1 2GA

Grid Reference: 557100 274733

Decision List

Weeks commencing 14 th & 21 st July	NTC Comments
<u>DC/25/0859/TPO</u> TPO 008 (2019) tree preservation order – a. one horse chesnut (T1 on plan and T2 order) Selective thinning of up to one-third of regrowth from previous pruning points on the west and south-west side of the canopy, overhanging 17 Abernant Drive. Focus on removing larger stems and those with poor attachments. Prune to provide 2m clearance from structures. Crown raise to 5m above ground level b. one horse chesnut (T3 on plan and order) Crown raise to 5m above ground level, pruning secondary branch structures to maintain clearance of the road and match T2. Retain epicormic growth on the main stem. 17 Abernant Drive, Newmarket, Suffolk CB8 0FH Decided- Approve application	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officers approval. 
<u>DC/25/0672/FUL</u> Planning application – new driveway with dropped kerb 106 Freshfields, Newmarket Suffolk CB8 0EF Decided- Approve application	The Committee voiced no objections. 
<u>DC/25/0958/TCA</u> Trees in a conservation area notification – 10 lime (marked on plan) re pollard to four metres above ground level Meridian Gardens, Newmarket, Suffolk Decided-No objections	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval. 

THIS PAGE IS LEFT BLANK INTENTIONALLY