

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 7th July 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 16th June 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/25/0958/TCA** – Trees in a conservation area notification – 10 lime (marked on plan) re pollard to four metres above ground level – Meridian Gardens, Newmarket
- b) **DC/25/0955/ADV** – Application for advertisement consent – two non-illuminated fascia signs – 80 High Street, Newmarket
- c) **DC/25/0944/LB** – Application for listed building consent – replacement of internal fire doors – Rupert Cottage, 123 High Street, Newmarket
- d) **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
- e) **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 Heath Trust, Lanwades Park, Kentford

- f) **DC/25/0978/FUL** – Planning application – removal of ATM’s and night safe bezel, existing signage and reinstate materials – 18 High Street, Newmarket
- g) **DC/25/0964/FUL** – Planning application – alterations to ground floor windows on front elevation – 53 High Street, Newmarket
- h) **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
- i) **DC/25/1001/HH** – Householder planning application – replacement gate and lowering height of existing brick piers – Mesnil Warren, 40 Bury Road, Newmarket
- j) **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
- 7. Planning applications – Amended and Deferred Plans**
 - a) **Deferred - 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; e. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; f. construction of two storey building to provide 11 dwellings with associated parking; g. creation of new access from Exning Road (following demolition of existing dwelling); h. landscaping, open space and ancillary works – Brickfields Stud, Cemetery Hill, Newmarket
 - b) **Deferred - 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
 - c) **Amended – 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 (*Change of description and amended plans received 20 June 2025*)
- 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 10/06/25, 16/06/25, 23/06/25
- 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. Exning Road** – to discuss and reconsider the installation of bollards
- 16. Sunnica** – to discuss Forest Heath Parish Council Alliance
- 17. Correspondence**
- 18. Date of next meeting – 21st July 2025**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 1st July 2025

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public