



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 4th August 2025 at 6.15pm

Attendance:

Councillor J Harvey (Chair)
Councillor A Drummond

Councillor P Hulbert
Councillor J McHugh
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, J Ashton – Minute Assistant and 1 Member of the Press.

Minute		Action by
D/25/08/1	<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/25/08/2	<u>Apologies</u> Apologies were received from Cllrs Berry, Hood, Jarvis, Jones and Nobbs.	
D/25/08/3	<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> Cllr Yarrow declared and 'other' interest in application item 6e - DC/25/1169/TCA – Paddock Lodge, 18 The Avenue, Newmarket. There were no requests for dispensation.	
D/25/08/4	<u>To Confirm the Minutes of the Meeting Held on 21st July 2025 and any Matters Arising</u> The Vice Chair presented the minutes of the Development & Planning Committee held on 21 st July 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/25/08/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st July 2025 be adopted and were signed as a true record by the Vice Chair of the Development & Planning Committee. Matters arising: Page 2 – D/25/07/24/1 – DC/25/1062/HH – 22 Paget Place – A survey on the tree will be carried out on 14 th August with the report being available 29 th August 2025 and plans available early September. Page 4 – D/25/07/31 – Enforcement - 128 High Street have until 7 th August 2025 to	

comply with the enforcement notice.

D/25/08/5 Public Open Session

No members of the public were present.

D/25/08/6 Planning Applications

D/25/08/6/1 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/08/6.01 Resolved

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

D/25/08/6/2 DC/25/1138/HH – Householder planning application – new boundary wall (following demolition of existing wall) – 4 Stamford Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/6.02 Resolved

The Committee voiced no objections.

D/25/08/6/3 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. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/08/6.03 Resolved

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

D/25/08/6/4 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/08/6.04 Resolved

The Committee reiterated previous comments in connection with a previous application regarding this bus shelter signage namely the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous. And supports the Highways conditions for this sign regarding day time and night time illumination levels, the frequency and content. The Committee requested that the bus shelter be upgraded at the same time.

Cllr Yarrow declared an 'other' interest in the following application and left the meeting at 6:28pm.

D/25/08/6/5 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. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/08/6.05 Resolved

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

Cllr Yarrow returned to the meeting at 6:29pm.

D/25/08/6/6 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. Cllr Yarrow made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/08/6.06 Resolved

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

D/25/08/7 Amended and Deferred Plans

D/25/08/7/1 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. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/7.01 Resolved

The Committee voiced no objection subject to adequate parking provision and confirmation that modifications ensure that the building is structurally sound. The Committee also supports the comments and requirements of the WSC Conservation Officer and subject to the approval of the WSC Listed Buildings Officer.

D/25/08/7/2 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. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/7.02 Resolved

The Committee voiced no objection subject to adequate parking provision and confirmation that modifications ensure that the building is structurally sound. The Committee also supports the comments and requirements of the WSC Conservation Officer.

D/25/08/8 Planning Appeals

None noted.

D/25/08/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/08/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

The below West Suffolk Planning Determinations were made during weeks commencing 14/07/2025 & 21/07/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0859/TPO	TPO 008 (2019) tree preservation order – a. one horse chestnut (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 chestnut (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	Approved	No objection
DC/25/0672/FUL	Planning application – new driveway with dropped kerb.	106 Freshfields, Newmarket Suffolk	Approved	No objection
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	Approved	No objection

D/25/08/11 Delegation Panel Decisions

None noted.

D/25/08/12 Licensing

None noted.

D/25/08/13 Enforcement

The Working Group met on 17th July; minutes and an updated schedule will be circulated shortly.

D/25/08/14 Working Group Reports

There were no reports.

D/25/08/15 Highways

Funding for pedestrian demarcation lineage at the Fitzroy Street entrance to Grosvenor Yard was discussed and Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken in which there were 4 in favour and 1 abstention (due to being a Suffolk County Councillor) and the following was agreed:

D/25/08/15.01 Resolved

The Committee approved the proposal to request Suffolk Highways to install a pedestrian demarcation area on the exit/entry route between Fitzroy Street

and Grosvenor Yard car parking area at £890 and requested that Cllr Drummond could confirm that this could be funded from his Highways Locality budget.

The Section 106 agreement for £4,000 from the Grosvenor development in 2016 that had a planning condition to make the Grosvenor car park one-way was discussed. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/08/15.02 Resolved

That the Section 106 monies of £4,000 from the Grosvenor development claimed by SCC Highways continue to be investigated.

D/25/08/16 Correspondence

None noted.

D/25/08/17 Date of Next Meeting

Monday 18th August 2025 at the Memorial Hall.

Meeting closed 6:44pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/08/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 21st July 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/08/6.01 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/25/08/6.02 Resolved</u>	The Committee voiced no objections.
<u>D/25/08/6.03 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/25/08/6.04 Resolved</u>	The Committee reiterated previous comments in connection with a previous application regarding this bus shelter signage namely the sign not being too bright or a distraction to road users and does not make the existing unit look incongruous. And supports the Highways conditions for this sign regarding day time and night time illumination levels, the frequency and content. The Committee requested that the bus shelter be upgraded at the same time.
<u>D/25/08/6.05 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/25/08/6.06 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/25/08/7.01 Resolved</u>	The Committee voiced no objection subject to adequate parking provision and confirmation that modifications ensure that the building is structurally sound. The Committee supported the comments of the WSC Conservation Officer and subject to the approval of the WSC Listed Buildings Officer.
<u>D/25/08/7.02 Resolved</u>	The Committee voiced no objection subject to adequate parking provision and confirmation that modifications ensure that the building is structurally sound. The Committee supported the comments of the WSC Conservation Officer.
<u>D/25/08/15.01 Resolved</u>	The Committee approved the proposal to request Suffolk Highways to install a pedestrian demarcation area on the exit/entry route between Fitzroy Street and Grosvenor Yard car parking area at £890 and requested that Cllr Drummond could confirm that this could be funded from his Highways Locality budget.
<u>D/25/08/15.02 Resolved</u>	That the Section 106 monies of £4,000 from the Grosvenor development claimed by SCC Highways continue to be investigated.