



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 18th August 2025 at 6.15pm**

Attendance:

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

Councillor P Hulbert
Councillor K Yarrow

Also Present: C Whitaker- Town Clerk, J Ashton – Minute Assistant.

Minute		Action by
D/25/08/18	<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 announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant.	
D/25/08/19	<u>Apologies</u> Apologies were received from Cllrs Berry, Jarvis, Jones McHugh and Nobbs.	
D/25/08/20	<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 Hood declared an "other" interest in application DC/25/1209/TCA - Clarehaven Stable, 57 Bury Road. There were no requests for dispensation.	
D/25/08/21	<u>To Confirm the Minutes of the Meeting Held on 4th August 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 4 th August 2025 and Cllr Hulbert made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed: <u>D/25/08/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 4th August 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 5 – D/25/08/15 - Cllr Drummond confirmed that he was not able to use his Highways budget to fund the pedestrian demarcation for the Grosvenor car park. Page 5 – D/25/08/13 - Enforcement - Kings Slots signage was taken forward by Cllr Hood to SCC and WSC and a revised planning application has been submitted; although this is much improved, it is still not ideal. It is pleasing to note the wider West Suffolk cooperation; with concern regarding this shopfront and working to	

improve this situation.

D/25/08/22 Public Open Session

No members of the public were present.

D/25/08/23 Planning Applications

Weeks Commencing 28/07/2025 & 04/08/2025.

Cllr Hood declared an "other" interest in the following application and left the meeting at 6:20pm. Cllr Harvey took the Chair.

D/25/08/23/1 DC/25/1209/TCA – Trees in a conservation area notification – two horse chestnut (T1 and T2 on plan), one wellingtonia (T5 on plan) fell, one horse chestnut (T3 on plan) reduce height by 10 metres, one horse chestnut (T4 on plan) reduce branch over road by two metres – Clarehaven Stable, 57 Bury Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In the absence of a reason to fell the trees, the Committee requested that the application be deferred and reconsidered once the relevant information is received.

Cllr Hood returned to the meeting and took the Chair at 6:23pm

D/25/08/23/2 DC/25/0779/FUL – Planning application – additional floodlighting to court 4 – Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.02 Resolved

The Committee supported the concerns raised by neighbouring residents regarding light pollution and maintained its previous objection, unless it can be proved that there will be no additional light pollution.

D/25/08/23/3 DC/25/1235/TCA – Trees in a conservation area notification – two leylandii (T1 and T2 on plan) fell – 25 Exeter Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.03 Resolved

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

D/25/08/23/4 DC/25/1264/TPO - Planning application- TPO 005(2002) tree preservation order- one thuja (T1 on plan, T6 on order), three leylandii (G2 on plan, T7 on plan) fell- 19 Wyndham Way, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.04 Resolved

The Committee actively encourages responsible tree management and does not

object to this application subject to the Tree Officer's approval.

D/25/08/23/5 DC/25/1249/TPO - TPO 005(2002) two sycamore (G1 on plan, T40 on order) overall crown reduction by five metres- 15 Paget Place, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/23.05 Resolved

The Committee actively encourages responsible tree management and defers to the Tree Officer for expert advice, with concerns that the crown reduction of five meters is considerable. If the Tree Officer deems this to be acceptable, the Committee would voice no objection.

D/25/08/24 Amended and Deferred Plans

None noted.

D/25/08/25 Planning Appeals

None noted.

D/25/08/26 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/08/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 28/07/2025 & 04/08/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0685/TPO	TPO/1990/01 tree preservation order- Three beech trees (T2, T3 and T4 on plan, within A1 of the Order) Crown raise to 4 metres above ground level.	76 and 78 Churchill Avenue, Newmarket, Suffolk	Approved	Objected
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	Approved	No objection
DC/25/0978/FUL	Planning application - removal of ATM's and night safe bezel, existing signage and reinstate materials.	18 High Street, Newmarket, Suffolk	Approved	No objection
DC/25/0955/ADV	Application for advertisement consent - two non-illuminated fascia signs.	80 High Street Newmarket Suffolk	Approved	No objection
DC/25/0810/FUL	Planning application - commercial building for storage and distribution (Class B8).	5D Victoria Way Newmarket Suffolk	Approved	No objection

D/25/08/28 Delegation Panel Decisions

D/25/08/28/1 DC/25/0689/FUL - Planning application - a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E).

It was noted that the Officer was minded to grant permission, but that the panel referred it to the Developing Control Committee regarding concerns about the

cumulative impact of another car free scheme. A member of the DP Committee will attend the DCC meeting.

D/25/08/29 Licensing

None noted.

D/25/08/30 Enforcement

The Working Group meets monthly and will feed back on the status (progress) of outstanding issues to this Committee. A revised list of issues was presented, discussed, updated and noted.

D/25/08/31 Working Group Reports

There were no reports. A list of current Working Groups was presented, discussed and noted.

D/25/08/32 Highways

D/25/08/32/1 Cllr Drummond confirmed that he will not be able to use his Highways budget to fund the pedestrian demarcation lineage at the Fitzroy Street entrance to Grosvenor Yard. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/08/32.01 Resolved

That the installation of a pedestrian demarcation area on the exit/entry route between Fitzroy Street and Grosvenor Yard car parking area at £890 be funded from the D&P budget.

Town Clerk confirmed that was no Section 106 monies left regarding the Grosvenor Apartments development and that the specified £4,000 had been used to fund various surveys. A list of all Section 106 monies allocated to Newmarket has been requested. An item will be added to the next Full Council agenda.

D/25/08/33 Neighbourhood Plan

The NNP Objectives were considered and Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/08/33.01 Resolved

That the NNP Objectives be approved and adopted.

D/25/08/34 Correspondence

None noted.

D/25/08/35 Date of Next Meeting

Monday 1st September 2025 at the Memorial Hall.

D/25/08/36 Exclusion of the Press & Public

D/25/08/36/1 Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/08/36.01 Resolved

To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters.

D/25/08/37 Confidential Town Matter

D/25/08/37/1 A confidential town matter was discussed. Cllr Yarrow will send the relevant information to the Town Clerk and Members will be invited to view the documents.

Meeting closed 7:37pm.

Signed __Cllr John Harvey_____ Date __1/9/25_____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/08/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 4 th August 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/08/23.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In the absence of a reason to fell the trees, the Committee requested that the application be deferred and reconsidered once the relevant information is received.
<u>D/25/08/23.02 Resolved</u>	The Committee supported the concerns raised by neighbouring residents regarding light pollution and maintained its previous objection, unless it can be proved that there will be no additional light pollution.
<u>D/25/08/23.03 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/25/08/23.04 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/25/08/23.05 Resolved</u>	The Committee actively encourages responsible tree management and defers to the Tree Officer for expert advice, with concerns that the crown reduction of five meters is considerable. If the Tree Officer deems this to be acceptable, the Committee would voice no objection.
<u>D/25/08/32.01 Resolved</u>	That the installation of a pedestrian demarcation area on the exit/entry route between Fitzroy Street and Grosvenor Yard car parking area at £890 be funded from the D&P budget.
<u>D/25/08/33.01 Resolved</u>	That the NNP Objectives be approved and adopted.
<u>D/25/08/36.01 Resolved</u>	To resolve that under the Public Bodies (Admissions to

	Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters.
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