



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 1<sup>st</sup> September 2025 at 6.15pm**

#### **Attendance:**

Councillor J Harvey (Chair)  
Councillor J Berry

Councillor P Hulbert  
Councillor J McHugh

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

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action<br>by |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>D/25/09/1</b> <b><u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br>The Chair welcomed everyone, opened the meeting, read the Fire Safety Notice and confirmed that the meeting was being recorded by the Minute Assistant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |
| <b>D/25/09/2</b> <b><u>Apologies</u></b><br>Apologies were received from Cllrs Drummond, Hood, Jarvis, Jones, Nobbs and Yarrow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |
| <b>D/25/09/3</b> <b><u>Declaration of Members Interests &amp; 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></b><br>None noted. There were no requests for dispensation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| <b>D/25/09/4</b> <b><u>To Confirm the Minutes of the Meeting Held on 18<sup>th</sup> August 2025 and any Matters Arising</u></b><br>The Vice Chair presented the minutes of the Development & Planning Committee held on 18 <sup>th</sup> August 2025 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:<br><br><b><u>D/25/09/4.01 Resolved</u></b><br><b>That the minutes of the Development &amp; Planning Committee held on 18<sup>th</sup> August 2025 be adopted and were signed as a true record by the Vice Chair of the Development &amp; Planning Committee.</b><br><br>Matters arising:<br>D/25/08/23/2 – DC/25/0779/FUL – Newmarket Lawn Tennis Club – there was no further update.<br><br>D/25/08/32/1 – Grosvenor Car Park – a meeting will be held on Tuesday 9 <sup>th</sup> September 2025 with an Officer from SCC Highways.<br><br>D/25/08/33 – the NNP Working Group has been informed that the NNP Objectives were approved at Full Town Council. |              |

**D/25/09/5    Public Open Session**

No members of the public were present.

**D/25/09/6    Planning Applications**

*Weeks Commencing 11/08/2025 & 18/08/2025.*

**D/25/09/6/1 DC/25/1286/TCA-** Trees in a conservation area notification a.one Walnut (T1 on plan) and one Bean (T2 on plan) fell. B. one Walnut (T3 on plan) overall crown reduction by three metres - 9 Balaton Place, Snailwell Road, Newmarket, Suffolk. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/09/6.01 Resolved**

**The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.**

*Cllr Berry joined the meeting at 6:24pm*

**D/25/09/6/2 DC/25/0964/FUL** - Planning application- alterations to ground floor windows on front elevation- 53 High Street, Newmarket, Suffolk. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/09/6.02 Resolved**

**The Committee voiced no objection.**

**D/25/09/6/3 DC/25/1281/FUL** - Planning application- two windows to front elevation- Studlands Park Industrial Estate, Travis Perkins, Studlands Park Avenue, Newmarket, Suffolk. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/09/6.03 Resolved**

**The Committee voiced no objection.**

**D/25/09/6/4 DC/25/1320/TPO** - TPO 012 (1956) Tree preservation order - one Horse Chestnut (marked on plan) overall crown reduction by up to two metres - 31 Norfolk Avenue, Newmarket, Suffolk. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/25/09/6.04 Resolved**

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

**D/25/09/7    Amended and Deferred Plans**

**D/25/09/7/1 DC/25/1209/TCA** – Clarehaven Stables, 57 Bury Road, Newmarket – deferred pending information regarding trees to be felled. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the

following was agreed:

**D/25/09/7.01 Resolved**

**The Committee actively encourages responsible tree management and following the receipt of confirmation that the trees are in a poor condition supports the recommendation of the Tree Officer to grant permission to fell the trees.**

**D/25/09/8 Planning Appeals**

None noted.

**D/25/09/9 East Cambs Planning Applications**

The East Cambs Weekly Lists were noted.

**D/25/09/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

The following West Suffolk Planning Determinations were received during weeks commencing 11/08/2025 & 18/08/2025.

| Applications   | Description                                                                                                                                                                                                                                                                                                 | Address                                                            | WS Decision | NTC Decision |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------|--------------|
| 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<br>Newmarket Suffolk                                 | Approved    | No objection |
| DC/25/0664/FUL | Planning application - one replacement multi-use games area/playzone with associated lighting, landscaping and hardstanding link to path.                                                                                                                                                                   | Studlands Park<br>Sports Club<br>Hyperion Way<br>Newmarket Suffolk | Approved    | No objection |
| DC/25/0665/ADV | Application for advertisement consent – non-illuminated vinyl banners fixed to perimeter fence.                                                                                                                                                                                                             | Studlands Park<br>Sports Club<br>Hyperion Way<br>Newmarket Suffolk | Approved    | No objection |

**D/25/09/11 Delegation Panel Decisions**

**DC/24/1774/FUL** - Planning application - a. change of use for first floor from shop store (use class E) to residential dwelling (use class C3) b. first floor rear extension - 13A Wellington Street, Newmarket.

It was noted that the Panel agreed with the Officer's recommendation to grant permission. Further enquiries will be made regarding the status of this application and whether there is an opportunity to express the committee's views that would require that WS officers are satisfied that room sizes are sufficient and that this is likely to increase parking stress in the area.

**D/25/09/12 Licensing**

**PL192** – Cherry Tree Pub – 117 Exning Road, Newmarket - Application to vary a premises licence. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

**D/25/09/12.01 Resolved**

**The Committee objected to removing the maximum number from 130**

(effectively thereby inappropriately allowing unlimited numbers), removing the requirement for no outside music (potential noise nuisance as close to residential) and any expansion into the parking area potentially resulting in displacement of vehicles into neighbouring streets.

**D/25/09/13    Enforcement**

**Exning Road carwash** – A letter from a resident regarding the unlawful carwash on Exning Road was discussed. An update was given and WSC Enforcement and Environmental are looking into the issues and their reports are awaited. This item will be added to the enforcement issues list.

**Other enforcement issues** – the next Working Group meeting will be held on 9<sup>th</sup> September 2025. Cllr Hulbert reported that another 2 cars had been dumped in Nimbus Way and another in The Avenue, and this has been reported to WSC. An update is awaited.

**D/25/09/14    Working Group Reports**

There were no reports.

**D/25/09/15    Correspondence**

Notification received from WSC that a decision will be made by WSC on whether to go out to public consultation on the Rowley Drive Masterplan.

**D/25/09/16    Date of Next Meeting**

Monday 15<sup>th</sup> September 2025 at the Memorial Hall.

Meeting closed 6:52pm.

Signed \_\_\_\_ Cllr R.Hood \_\_\_\_\_ Date \_\_\_\_15.09.25\_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>    | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/09/4.01 Resolved</u></b> | <b>That the minutes of the Development &amp; Planning Committee held on 18<sup>th</sup> August 2025 be adopted and were signed as a true record by the Vice Chair of the Development &amp; Planning Committee.</b>                                                                                                                                                                                                                  |
| <b><u>D/25/09/6.01 Resolved</u></b> | <b>The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application and requested that the application be submitted to the Tree Officer for consideration and a full report. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that suitable replacements be planted.</b> |
| <b><u>D/25/09/6.02 Resolved</u></b> | <b>The Committee voiced no objection.</b>                                                                                                                                                                                                                                                                                                                                                                                           |

|                                      |                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/09/6.03 Resolved</u></b>  | <b>The Committee voiced no objection.</b>                                                                                                                                                                                                                                                                                                                     |
| <b><u>D/25/09/6.04 Resolved</u></b>  | <b>The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.</b>                                                                                                                                                                                                          |
| <b><u>D/25/09/7.01 Resolved</u></b>  | <b>The Committee actively encourages responsible tree management and supports the recommendation of the Tree Officer to grant permission to fell the trees.</b>                                                                                                                                                                                               |
| <b><u>D/25/09/12.01 Resolved</u></b> | <b>The Committee objected to removing the maximum number from 130 (effectively thereby inappropriately allowing unlimited numbers), removing the requirement for no outside music (potential noise nuisance as close to residential) and any expansion into the parking area potentially resulting in displacement of vehicles into neighbouring streets.</b> |