



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Tuesday 6th May 2025 at 6.15pm

Attendance:

Councillor R Hood (Chairman)
Councillor J Berry
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, Cllr Winter (as an observer from 6.33pm), a member of the Press and one Member of the Public (left at 6.30pm)

Minute		Action by
D/25/05/1	<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 no-one intended to record the meeting.	
D/25/05/2	<u>Apologies</u> Apologies were received from Cllrs Drummond, Harvey, Hulbert, Jarvis, Jones, Perry, Yarrow.	
D/25/05/3	<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> None noted. There were no requests for dispensation.	
D/25/05/4	<u>To Confirm the Minutes of the Meeting Held on 22nd April 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 22 nd April 2025 and Cllr Nobbs made a proposal seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed: <u>D/25/05/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 22nd April 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/05/5	<u>Public Open Session</u> No members of the public wished to speak.	
D/25/05/6	<u>Planning Applications</u>	

Week Commencing 14/04/2025 & 21/04/2025.

D/25/05/6/1 DC/25/0656/TCA – Trees in a conservation area notification – one Horse Chestnut (T1 on plan) pollard to seven metres above ground level and one Sycamore (T2 on plan) pollard to seven metres above ground level – 1 Alycidon Mews, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/05/6.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval and that the work is carried out after 1pm to fit in with horse movements in the area.

D/25/05/7 Amended and Deferred Plans

None noted.

D/25/05/8 Planning Appeals

Animal Health Trust – it was noted that the appeal by West Suffolk Council has been rejected.

D/25/05/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/05/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 14/04/2025 & 21/04/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0504/TCA	Trees in Conservation Area Notification – two Limes, four Sycamore, two Horse Chestnut, three Cherrys (within area G1 on plan) crown lift to five metres above ground level	Play Area High Street Newmarket Suffolk	Approved	No objections
DC/25/0469/TCA	Trees in a conservation area notification – one Sycamore (T1 on plan) one Horse Chestnut (T2 on plan) and one Beech (T3 on plan) cut back branches to approximately 1.5 metres past fence line as overhanging the boundary from neighbouring property	14 Malcolm Way Newmarket Suffolk	Approved	No objections
DC/25/0315/TPO	TPO 234 (1972) Tree preservation order – one Beech (T1 on plan within A6 on order) wholesale reduction and reshaping of crown by up to 3m, with crown thinning by 15%	12 Elliott Close Newmarket Suffolk	Approved	No objections
DC/25/0281/ADV	Application for advertisement consent - one non illuminated fascia sign	107 High Street Newmarket Suffolk	Refused	Objected
DC/24/1693/FUL	Planning application - a. replacement shop front b. internal frosting to first and second floor windows on front elevation	84 High Street Newmarket Suffolk	Approved	Objected
DC/24/1694/FUL	Planning application - installation of plant	84 High Street Newmarket Suffolk	Approved	No objection
DC/24/1683/LB	Application for listed building consent -a. replacement shop front b. internal frosting to first and second floor windows on front elevation c. installation of plant d. one Panel sign e. one box fascia sign f. one	84 High Street Newmarket Suffolk	Approved	Objected

	projecting sign g. two vinyl signs				
DC/24/1695/ADV	Application for advertisement consent - a. one non-illuminated panel b. one non-illuminated box fascia vinyl lettering c. one non-illuminated projecting sign d. one internally applied double sided vinyl sign	84 High Street Newmarket Suffolk	Approved	Objected	

It was noted that the signage for 107 High Street has been refused by WSC. This will be discussed at the next Enforcement Meeting.

D/25/05/11 Delegation Panel Decisions

It was noted that the WSC Development Control Committee will be considering the application for 8 Park Lane on 7th May.

D/25/05/12 Licensing

Bueno Steakhouse - 4 – 5 Crown Walk Newmarket – Premises Licence Application.

This application for a premises licence was welcomed by the Committee.

Lanwades Hall – Lanwades Park Kentford Newmarket - Premises Licence Application. **This application for renewal of a premised licence was welcomed by the Committee.**

JD Wetherspoon (Golden Lion) - 44 High Street Newmarket – Pavement Licence. **This application for a pavement licence was welcomed by the Committee.**

D/25/05/13 Enforcement

The Working Group meets monthly and will feed back on the status (progress) of outstanding issues to this Committee. There is continual expansion of Air BnB establishments in Newmarket; a sector that remains unregulated. There appears to be zero signs of enforcement throughout the town.

D/25/05/14 Correspondence

None noted.

D/25/05/15 Date of Next Meeting

Monday 15th May 2025 at the Memorial Hall.

Meeting closed at 6.35pm.

Signed ___ Cllr Hood _____ Date ___ 19/05/25 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/05/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 22nd April 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/05/6.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval and that the work is carried out after 1pm to fit in with horse movements in the area.