



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 21st July 2025 at 6.15pm

Attendance:

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

Councillor P Hulbert
Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, J Ashton – Minute Assistant, and 5 Members of the Public.

Minute	Action by
D/25/07/19 <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/25/07/20 <u>Apologies</u> Apologies were received from Cllr Jones.	
D/25/07/21 <u>Declaration of Member's 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/25/07/22 <u>To Confirm the Minutes of the Meeting Held on 7th July 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7 th July 2025 and Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/07/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th July 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 2 – D/07/6/.01 Resolved - Exning Road – Cllr Harvey gave a summary of the working groups findings to date and reported that the installation of the bollards has been deferred in order to explore further options including amelioration of the potential impact on residents, which will take further time to investigate.	

It was agreed to contact Jonathon Stratton when there is a proposal being presented to committee for decision.

Cllr. Nobbs reported a non-pecuniary interest as he lives in this area.

3 members of the public left the meeting 6:30pm.

Page – D/25/07/17 – The West Suffolk Local Plan was adopted on 15th July 2025.

D/25/07/23 Public Open Session

No members of the public wished to speak.

D/25/07/24 Planning Applications

D/25/07/24/1 DC/25/1062/HH – Householder planning application – a. single storey front porch extension b. two storey extension to side of dwelling c. single storey extension to rear of dwelling – 22 Paget Place, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.01 Resolved

The Committee voiced no objections subject to there only being 1 Sycamore tree on the property, however if there are more trees, the Committee placed a holding objection until a tree plan is submitted.

D/25/07/24/2 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, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.02 Resolved

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

D/25/07/24/3 DC/25/1107/TPO – TPO 005 (2022) tree preservation order – one yew (T14 on plan and on order) overall crown reduction by three and a half metres, one sycamore (T15 on plan, and on order) overall crown reduction of two and a half metres – 18 Paget Place, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.03 Resolved

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

D/25/07/24/4 DC/25/1068/HH – Householder planning application – front porch (following demolition of existing porch) – 26 Paget Place, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/07/24.04 Resolved

The Committee voiced no objections.

D/25/07/25 Amended and Deferred Plans

D/25/07/25/1 Deferred - DC/25/0964/FUL – Planning application – alterations to ground floor windows on front elevation – 53 High Street, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/07/25.01 Resolved

The Committee have concerns over the overall height and style of the windows of a building in the historic High Street and Conservation Area and would follow advice from the Conservation Officers.

D/25/07/26 Planning Appeals

None noted.

Cllr Drummond declared an “other” interest in the following item and left the meeting at 6.49pm.

D/25/07/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

Cllr Drummond returned to the meeting at 6.49pm.

D/25/07/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

Applications	Description	Address	WS Decision	NTC Decision
DC/25/0731/HH	Householder planning application - a. single storey side extension b. raising first floor roof c. removal of garage link	Boyarin Lodge 30 Bury Road Newmarket Suffolk	Approved	No objection
DC/25/0705/FUL	Planning application - a. replace 10 windows with timber casement windows b. create three additional window openings at first floor on south elevation c. replace existing asbestos pitched roof with natural slate roof tiles	36A High Street Newmarket Suffolk	Approved	No objection
DC/25/0696/HH	Householder planning application - a. single storey side extension b. demolition of existing rear extension	Kensington Cottage 9 Doris Street Newmarket Suffolk	Approved	No objection
DC/25/0828/ADV	Application for advertisement consent - replacement double-sided internally illuminated digital displays	Bus Shelter High Street Newmarket Suffolk	Approved	No objections
DC/25/0616/HH	Householder planning application - a. single storey rear infill extension b. external insulation finished with white render	14 Freshfields Newmarket Suffolk	Approved	No objections
DC/23/1562/FUL	Planning application - change of use from nightclub (sui generis) to two apartments and commercial unit (Class E) with alterations to first and second floors of existing units	2 Sun Lane Newmarket Suffolk	Approved	No Objections

D/25/07/29 Delegation Panel Decisions

DC/25/0163/FUL - Planning application - a. change of use from storage building to two flats (class C3); b. section of flat roof between gable roofs; c. removal of outbuilding roof and north-east elevation; d. additional and modified window and door openings - Land at 34 & 36 Old Station Road, Newmarket

It was noted that the Officer was minded to “grant” permission but referred the application to the Development Control Committee due to concerns about the impact on parking in the vicinity of the site as a result of the lack of on-site car parking, as this is a contentious issue generally in Newmarket.

D/25/07/30 Licensing

It was confirmed that King Slots does have a premises licence but that there are issues with the shopfront signage which is not appropriate in the conservation area and requires planning consent which has not yet been applied for.

D/25/07/31 Enforcement

The Working Group met on Thursday 17th July and discussed ongoing issues but there was no updated enforcement action to report at this stage.

West Suffolk Enforcement have issued an Enforcement Notice on 128 High Street and confirmed that no appeal has been received. Action will be enforced if there is no compliance taken by 4th August 2025, although we need to clarify with West Suffolk what that enforcement action may entail.

D/25/07/32 Working Group Reports

None noted.

D/25/07/33 Correspondence

None noted.

D/25/07/34 Date of Next Meeting

Monday 4st August 2025 at the Memorial Hall.

Meeting closed 7:00pm.

Signed __ Cllr Harvey _____ Date ____ 4/8/25 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/07/22.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 7th July 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/07/24.01 Resolved</u>	The Committee voiced no objections subject to there only being 1 Sycamore tree on the property, however if there are

	more trees, the Committee placed a holding objection until a tree plan is submitted.
<u>D/25/07/24.02 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/25/07/24.03 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/25/07/24.04 Resolved</u>	The Committee voiced no objections.
<u>D/25/07/25.01 Resolved</u>	The Committee have concerns over the overall height and style of the windows of a building in the historic High Street and Conservation Area and would follow advice from the Conservation Officers.