



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 15th September 2025 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor J Harvey

Councillor K Yarrow

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

Minute	Action by
D/25/09/17 <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/25/09/18 <u>Apologies</u> Apologies were received from Cllrs Berry, Drummond, Hulbert, Jarvis, Jones, McHugh and Nobbs.	
D/25/09/19 <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/25/09/20 <u>To Confirm the Minutes of the Meeting Held on 1st September 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 1 st September 2025 and Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed: <u>D/25/09/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 1st September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: Page 1 - D/25/08/32/1 – Grosvenor Car Park – a meeting was held on Tuesday 9th September 2025 with Cllrs Harvey and Hood, the Town Clerk and Matthew Fox, an Officer from SCC Highways, to discuss the pedestrian access. Page 4 – D/25/09/13 – Enforcement – the Exning Road car wash was discussed and it was noted that a structure has now been installed without planning permission. They	

are opening the drain covers to dispose of the dirty water in the manholes; this has been reported to the Environment Agency. Deputy Town Clerk was asked to make further enquiries regarding ownership, licence, planning permission and environmental issues.

D/25/09/21 Public Open Session

No members of the public were present.

D/25/09/22 Planning Applications

D/25/09/22/1 DC/25/1276/TCA – Trees in a conservation area notification – one bird cherry, two grafted cherry (marked on plan) fell – 1 The Severals, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee supported the objections from the neighbours and strongly objected to this application given the importance of the trees and visual impact in a Conservation Area. Alternative ways to manage the trees within the paving area were requested.

D/25/09/22/2 DC/25/1142/FUL - Planning application – altered entrance staircase to front elevation – 138 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.02 Resolved

The Committee strongly objected on the grounds that this is an important building in a Conservation Area and will affect the visual impact. The current entrance and door is a feature and should be preserved.

D/25/09/22/3 DC/25/1327/P3CMA – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial/ business/ service to ten dwellings (class C3) – 138 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.03 Resolved

The Committee placed a holding objection and requested an extension to conduct a site visit; if an extension is not possible that delegation is given to Cllrs Hood, Harvey and Yarrow to formulate a response after the site visit.

D/25/09/22/4 DC/25/1380/TCA – Trees in a conservation area notification – two silver birch, 15 amelanchier/crab apple (marked on plan as group 3) fell – Land At Meridian Gardens, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.04 Resolved

Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly object to this application and

referred to the previous application where the majority of residents had objected and there is no written evidence to support felling the trees.

D/25/09/22/5 DC/25/1297/ADV – Application for advertisement consent – one non-illuminated fascia sign – 107 High Street, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/22.05 Resolved

The Committee supported and welcomed the change to the colour scheme and adherence to WSC Shopfront Policy regarding heritage materials and colour; however The Committee objected to this application for the reason that. the size of the sign remains unacceptable for a Conservation Area and needs to be reduced to make it proportionate.

Cllr Winter joined the meeting as an observer at 6:50pm

D/25/09/23 Planning Applications Amended and Deferred Plans

None noted.

D/25/09/24 Planning Appeals

None noted.

D/25/09/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/09/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 25/08/2025 & 01/09/2025.

Applications	Description	Address	WS Decision	NTC Decision
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.	Paddocks Lodge 18 The Avenue Newmarket Suffolk	Approved	No objection
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 Suffolk	Approved	No objection
DC/25/1068/HH	Householder planning application - front porch (following demolition of existing porch).	26 Paget Place Newmarket Suffolk	Approved	No objection
DC/25/0775/FUL	Planning application - installation of freestanding air source heat pump and distribution network operator switchgear within enclosure.	All Saints Ceva Primary School Vicarage Road Newmarket Suffolk	Approved	No objection
DC/25/0736/FUL	Planning application - a. two storey side and rear extension (following demolition of existing side extension), b. change of use from class C4 (6 person HMO) to Sui generis larger HMO (13 person).	23 Park Lane Newmarket Suffolk	Withdrawn	Objected
DC/25/1209/TCA	Trees in a conservation area notification - two horse chestnut (T1 and T2 on	Clarehaven Stable 57 Bury Road	Approved	No objection

	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.	Newmarket Suffolk			
DC/25/1107/TPO	TPO 005 (2022) tree preservation order - one yew (T14 on plan and on order) overall crown reduction by one 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 Suffolk	Approved	No objection	
DC/25/0964/FUL	Planning application - alterations to ground floor windows on front elevation.	53 High Street Newmarket Suffolk	Approved	Holding objection	

D/25/09/27 Delegation Panel Decisions

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.

It was noted that the Panel agreed with the Officer's recommendation to grant permission and the meeting voiced no objections.

D/25/09/28 Licensing

Premises Licence – Papa Johns – 1 The Island Fred Archer Way Newmarket - Application for a premises licence to provide late refreshments in/outdoors Monday – Sunday 23:00 - 0300. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/09/28.01 Resolved

The Committee deferred the decision to the WSC Licence Officer.

D/25/09/29 Enforcement

38 Mill Road apparently operating as an AirBnB was discussed and the meeting requested that the DTC raise this as a new enforcement case with WSC. The Working Group will continue to pursue the current outstanding enforcement issues.

D/25/09/30 Working Group Reports

There were no reports.

D/25/09/31 Correspondence

Planning Application to ECDC for a Solar farm – Long Barrow Solar South of Swaffham Prior Village. An item will be added to the next full Town Council agenda to discuss further.

D/25/09/32 Date of Next Meeting

Monday 6th October 2025 at the Memorial Hall.

Meeting closed 7:07pm.

Signed ____ Cllr J.Harvey _____ Date ____ 6/10/25 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/09/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 1 st September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
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<u>D/25/09/22.02 Resolved</u>	The Committee strongly objected on the grounds that this is an important building in a Conservation Area and will affect the visual impact. The current entrance and door is a feature and should be preserved.
<u>D/25/09/22.03 Resolved</u>	The Committee placed a holding objection and requested an extension to conduct a site visit; if an extension is not possible that delegation is given to Cllrs Hood, Harvey and Yarrow to formulate a response after the site visit.
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