



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 6th October 2025 at 6.21pm**

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry

Councillor A Drummond
Councillor P Hulbert

Also Present: C Whitaker- Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 4 Members of the Public.

Minute	Action by
D/25/10/1 <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 the meeting was being recorded by the Minute Assistant.	
<i>Cllr Berry joined the meeting at 6:22pm</i>	
D/25/10/2 <u>Apologies</u> Apologies were received from Cllrs Hood, Jarvis, McHugh, Nobbs and Yarrow.	
D/25/10/3 <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/25/10/4 <u>To Confirm the Minutes of the Meeting Held on 15th September 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15 th September 2025 and the following amendment was made: Summary of Resolutions/Recommendations – D/25/09/22.04 changed to read: 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. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/10/4.01 Resolved</u> That subject to the amendment being made, the minutes of the Development & Planning Committee held on 15th September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	

A member of the press joined the meeting at 6:24pm

The Chair proposed that item 14 Rowley Drive Masterplan be brought forward seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/4.02 Resolved

That item 14, Rowley Drive Masterplan be brought forward.

D/25/10/5 Rowley Drive Masterplan Consultation

A recommended response to the consultation was considered. Further amendments were made and subject to the amendments being made, Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/5.01 Resolved

That subject to the amendments being made, the recommended response to the Rowley Drive Masterplan Consultation be approved and circulated to Members before full Council.

A member of the press and 2 members of the public left the meeting at 6:42pm

D/25/10/6 Public Open Session

No members of the public wished to speak.

D/25/10/7 Planning Applications

Weeks Commencing 08/09/2025 & 15/09/2025.

D/25/10/7/1 DC/25/1424/TCA – Trees in a conservation area notification – one tulip (marked T1 on plan) overall crown reduction by three metres – 9 Balaton Place, Snailwell Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.01 Resolved

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

D/25/10/7/2 DC/25/1419/HH – Householder planning application – a. replacement vehicular entrance gates b. pedestrian gate – 33 Edinburgh Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.02 Resolved

The Committee voiced no objection.

Cllr Kavanagh joined the meeting as an observer at 6:48pm

D/25/10/7/3 DC/25/1452/P3CMA – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from Class E (commercial, business and service) to Class C3 (dwellings) for 36 apartments – Land at Suffolk House, Rayes Lane, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the

following was agreed:

D/25/10/7.03 Resolved

The Committee placed a holding objection and requested an extension to research the planning history. Committee voiced concerns regarding the following:

- are the planners satisfied that the internal design is adequate
- is there sufficient parking
- will the increased traffic flow (as this building has been unoccupied for a long time) impact the local area

D/25/10/7/4 DC/25/1457/HH – Householder Application – single storey rear extension – 313 Exning Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.04 Resolved

The Committee voiced no objection.

D/25/10/7/5 DC/25/1507/TPO – TPO (1956)012 tree preservation order – one Chestnut (T1 on plan) remove lower limb on north-west facing and overall crown reduction by three metres – 17 Halifax Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.05 Resolved

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

D/25/10/7/6 DC/25/1462/HH – Householder planning application – a. two storey front extension (following demolition of existing front extension) b. raising height of existing roof to create additional storey c. two dormers on front elevation and d. one dormer on rear elevation – 10 Birdcage Walk, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.06 Resolved

The Committee voiced no objection.

D/25/10/7/7 DC/25/1483/TCA – Trees in a conservation area notification seven Hornbeams (G1 on plan) overall crown reduction of up to one and a half metres – 9 Balaton Place, Snailwell Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.07 Resolved

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

D/25/10/7/8 DC/25/1510/HH – Householder planning application – a. replacement windows b. replacement of first floor tile hanging with cladding to front elevation c. single storey rear extension (following demolition of existing conservatory) – 81 Edinburgh Road,

Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.08 Resolved

The Committee voiced no objection.

D/25/10/7/9 DC/25/1511/HH – Householder planning application – single storey rear extension – 5 Princess Way Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.09 Resolved

The Committee voiced no objection.

Cllr Borda joined the meeting as an observer at 7:02pm

D/25/10/8 Amended and Deferred Plans

D/25/10/8/1 Deferred - 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 Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/8.01 Resolved

The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It is understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.

D/25/10/9 Planning Appeals

None noted.

D/25/10/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/09/2025, 15/09/2025 & 22/09/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1235/TCA	Trees in a conservation area notification- two Lelyandii (T1 and T2 on plan) fell	25 Exeter Road, Newmarket, Suffolk	Approved	No objection
DC/25/1138/HH	Householder planning application - new boundary wall (following demolition of existing wall)	4 Stamford Street Newmarket Suffolk	Approved	No objection
DC/25/1125/TPO	TPO 07(2006) tree preservation order – one copper beech (T1 on plan, T1 on order) crown lift to five metres above ground level	17 Cardigan Street Newmarket Suffolk	Approved	No objection
DC/25/1060/ADV	Application for advertisement consent – one double sided bus shelter advertising unit with integrated internally	Bus Shelter 4502-0005 High St, Outside 220,	Approved	No objection

	illuminated LCD 6-sheet digital display portraying advertising images that change every ten seconds	Next To Shell Garage Newmarket			
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)	Social Club Kingston Passage Newmarket Suffolk	Approved	Objected	
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 Suffolk	Approved	Objected	
DC/25/1286/TCA	Trees in a conservation area notification. a. one Walnut (T1 on plan) reduce crown to previous pruning points, b. one Bean (T2 on plan) fell, c. one Walnut (T3 on plan) overall crown reduction by three metres	9 Balaton Place Snailwell Road Newmarket	Approved	No objection	
DC/25/1188/TPO	TPO 005 (2022) tree preservation order – one yew (T32 on order) overall crown reduction by two metres	Court Manor 7 Argent Place Newmarket Suffolk	Withdrawn	No objection	
DC/25/1062/HH	Householder planning application - a. single storey front porch extension b. two storey extension to side of dwelling (following demolition of garage) c. single storey extension to rear of dwelling, outbuilding to rear garden d. hardplankboarding to front elevation	22 Paget Place Newmarket Suffolk	Approved	No objection	

D/25/10/12 Delegation Panel Decisions

None noted.

D/25/10/13 Licensing

None noted.

D/25/10/14 Enforcement

Update to be circulated.

D/25/10/15 Kingsway Solar

The scheme and proposal for a solar farm at Burwell were discussed. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/15.01 Resolved

The Committee objected to the proposal and that Delegated Powers be given to Cllrs Harvey and Drummond and the Town Clerk to draft the objection.

D/25/10/16 Working Group Reports

Updates were presented and noted.

D/25/10/17 Correspondence

A petition from residents regarding the installation of bollards in Exning Road was noted.

D/25/10/18 Date of Next Meeting

Monday 20th October 2025 at the Memorial Hall.

Meeting closed 7:16pm.

Signed Cllr R.Hood Date 20/10/25

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/10/4.01 Resolved</u>	That subject to the amendment being made, the minutes of the Development & Planning Committee held on 15 th September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/10/4.02 Resolved</u>	That item 14, Rowley Drive Masterplan be brought forward.
<u>D/25/10/5.01 Resolved</u>	That subject to the amendments being made, the recommended response to the Rowley Drive Masterplan Consultation be approved and circulated to Members before full Council.
<u>D/25/10/7.01 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/25/10/7.02 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.03 Resolved</u>	The Committee placed a holding objection and requested an extension to research the planning history. Committee voiced concerns regarding the following: - are the planners satisfied that the internal design is adequate - is there sufficient parking - will the increased traffic flow (as this building has been unoccupied for a long time) impact the local area
<u>D/25/10/7.04 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.05 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/25/10/7.06 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.07 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/25/10/7.08 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.09 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/8.01 Resolved</u>	The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It

	is understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.
<u>D/25/10/15.01 Resolved</u>	The Committee objected to the proposal and that Delegated Powers be given to Cllrs Harvey and Drummond and the Town Clerk to draft the objection.