

Membership as from May 25

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor McHugh
Councillor Nobbs
Councillor Yarrow
Members = 10
Quorum = 3



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning Committee**
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP
Monday 3rd November 2025 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
2. **Apologies** - To receive and accept apologies for absence
3. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meeting held 20th October 2025**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
6. **Planning applications** – West Suffolk Council
 - a) **DC/25/1573/HH** – Householder planning application – a. two storey side extension (following demolition of existing garage) b. addition of flue to rear roof elevation c. replace window with door on rear elevation – 9 Drinkwater Close, Newmarket
 - b) **DC/25/1628/TCA** – Trees in a conservation area notification – one Beech (T1 on plan) fell – Snailwell Road, Newmarket
 - c) **DC/25/1627/TPO** – TPO 13 (1991) tree preservation order – two beech (marked T2 and T3 on plan and within A4 on order) fell – Woodland End, Snailwell Road, Newmarket
 - d) **DC/25/1630/TCA** – Trees in a conservation area notification – one beech (marked T1 in plan) one elm (marked T2 on plan) fell – Hedge Line, Snailwell Road, Newmarket
 - e) **DC/25/1634/TCA** – Trees in a conservation area notification – one robinia (marked T1 on plan) reduce in height to leave at 4.5 metres above ground level, two sycamore (marked T2 and T3 on plan) overall crown reduction by two metres – Bedford Lodge Hotel, 11 Bury Road, Newmarket
 - f) **DC/25/1636/TPO** – TPO 026 (1958) tree preservation order – one beech (marked on plan and within A1 on order) fell – 18 Stirling Gardens, Newmarket
 - g) **DC/25/1638/TCA** – Trees in a conservation area notification – one London Plane (T1 on plan) reduce crown all round by 3 metres to previous pollard point to contain size of tree – Planting Beds Adj Clocktower Roundabout, High Street, Newmarket
 - h) **DC/25/1495/HH** – Householder Planning Application – provision of dropped kerb to gain access to garden for a driveway/ off road parking – 31 Exning Road, Newmarket
7. **Planning applications** – Amended and Deferred Plans

8. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/25/0037/STAND** – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket (DC/25/0552/PIP)
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 13/10/25, 20/10/25
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
13. **Enforcement** – to discuss any enforcement issues
14. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
 - a) **Neighbourhood Plan** – to agree a quote for the support and review of the draft plan
 - b) **Neighbourhood Plan** – to agree a quote for an Urban Designer to review the St Mary's Square policy
15. **Correspondence**
16. **Date of next meeting – 17th November 2025**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 28th October 2025

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 20th October 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

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

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

Minute	Action by
D/25/10/19 <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/25/10/20 <u>Apologies</u> Apologies were received from Cllr Berry.	
D/25/10/21 <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> Cllr Nobbs declared an "other" interest in item 7a - application Amended – DC/25/0163/FUL. There were no requests for dispensation.	
<i>A Member of the press joined the meeting at 6:16pm.</i>	
D/25/10/22 <u>To Confirm the Minutes of the Meeting Held on 6th October 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 6th October 2025 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:	
<u>D/25/10/22.01 Resolved</u> That subject to the amendment being made, the minutes of the Development & Planning Committee held on 6th October 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.	
Matters arising: DC/25/10/5 Rowley Drive Masterplan Consultation – The draft response to the Masterplan was approved at Full Town Council and has been submitted.	
D/25/10/15 Kingsway Solar – Cllrs Harvey and Drummond are drafting a response detailing the Council's objection.	

D/25/10/8/1 Deferred - DC/25/1327/P3CMA – following a site visit to 138 High Street, Cllrs Hood and Harvey would like to know why WSC Planning object to flats on the ground floor.

D/25/10/23 Public Open Session

Cllr Nobbs declared an “other” interest in the following item and left the meeting.

A member of the public presented a petition with 117 signatories opposing the installation of bollards in Exning Road which will make the inadequate parking issue worse.

The Chair reported that the Town Clerk had received the petition, however the Council had resolved to go ahead with the bollards.

A Member of the public left the meeting at 6:28pm and Cllr Nobbs returned to the meeting.

D/25/10/24 Planning Applications

D/25/10/24/1 DC/25/1518/HH – Householder planning application – single storey rear extension – 75 Edinburgh Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/10/24.01 Resolved

The Committee voiced no objection.

Cllr Nobbs declared an “other” interest in the following application and left the meeting.

D/25/10/25 Amended and Deferred Plans

D/25/10/25/1 Amended – DC/25/0163/FUL – Reconsultation – 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 on east elevation; d. additional and modified window and door openings – Land at 34 and 36 Old Station Road, Newmarket (*Clarification of the correct location plan – see location plan uploaded on West Suffolk’s planning portal 30 September 2025 (the proposal has also reduced from four to two flats).*) Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/10/25.01 Resolved

The Committee voiced no objection.

Cllr Nobbs returned to the meeting at 6.34pm.

D/25/10/25/2 Deferred - 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 Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/10/25.02 Resolved

The Committee welcomed one bed properties; however upheld their objection on the grounds of it being an overdevelopment in this location, incorrect address and concerns over access which would contribute to traffic flow and congestion.

The Committee would like to see a Highways response and receive confirmation of the number of parking spaces.

D/25/10/26 Planning Appeals

D/25/10/26/1DC/25/0552/PIP – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket – was noted.

D/25/10/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/10/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 29/09/2025 & 06/10/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1249/TPO	TPO 005(2022) one sycamore (G1 on plan, T40 on order) overall crown reduction by up to three metres	15 Paget Place Newmarket Suffolk	Approved	No objection
DC/25/1264/TPO	TPO 032(1960) tree preservation order - one thuja (T1 on plan, within A1 on order), three leylandii (G2 on plan, within A1 on order) fell	19 Wyndham Way Newmarket Suffolk	Approved	No objection

D/25/10/29 Delegation Panel Decisions

None noted.

D/25/10/30 Licensing

None noted.

D/25/10/31 Enforcement

Cllr Yarrow will follow up the progress on 128 High Street.

WSC have taken no action regarding the Kings Slots signage. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/10/31.01 Resolved

That the Deputy Town Clerk sends a letter to WSC requesting an update on Kings Slot signage following the email sent by Cllr Hood.

D/25/10/32 Working Group Reports

None noted.

D/25/10/33 Budget 2026/2027 for the Development and Planning Committee

The Development and Planning Committee draft budget for 2026/2027 of £11,000 was presented and considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/10/33.01 Recommendation

That the Development and Planning Committee budget for 2026/2027 be approved at £11,000.

D/25/10/34 Correspondence

Chancerygate – regarding Newmarket Nucleus development, Exning Road. It was noted that the detailed planning application was approved and work by Wilten will commence on 3rd November 2025 and is due to be completed by July 2026. The Developer has invited Cllrs to a site visit on 14th November 2025, and Cllrs Hood, Drummond, Harvey and Jarvis will attend the site visit. Deputy Town Clerk to confirm the time of the visit.

D/25/10/35 Date of Next Meeting

Monday 3rd November 2025 at the Memorial Hall.

Meeting closed 7:05pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/10/22.01 Resolved</u>	That subject to the amendment being made, the minutes of the Development & Planning Committee held on 6th October 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/10/24.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/25.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/25.02 Resolved</u>	The Committee welcomed one bed properties; however upheld their objection on the grounds of it being an overdevelopment in this location, incorrect address and concerns over access which would contribute to traffic flow and congestion. The Committee would like to see a Highways response and receive confirmation of the number of parking spaces.
<u>D/25/10/31.01 Resolved</u>	That the Deputy Town Clerk sends a letter to WSC requesting an update on Kings Slot signage following the email sent by Cllr Hood.
<u>D/25/10/33.01 Recommendation</u>	That the Development and Planning Committee budget for 2026/2027 be approved at £11,000.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/1573/HH Householder planning application - a. two storey side extension (following demolition of existing garage) b. addition of flue to rear roof elevation c. replace window with door on rear elevation 9 Drinkwater Close Newmarket Suffolk CB8 0QN		Thomas Halliday	Mr & Mrs Paul & Lisa Sherry	Wed 5 th Nov
DC/25/1628/TCA Trees in a conservation area notification - one Beech (T1 on plan) fell Woodland End Snailwell Road Newmarket Suffolk CB8 7LP	Conservation area NKT14	Nathan McGeachie	Mr C Ward	Thurs 6 th Nov
DC/25/1627/TPO TPO 13(1991) tree preservation order - two beech (marked T2 and T3 on plan and within A4 on order) fell Woodland End Snailwell Road Newmarket Suffolk CB8 7LP	Tree Preservation Order	Thomas Halliday	Mr C Ward	Fri 7 th Nov
DC/25/1630/TCA Trees in a conservation area notification - one beech (marked T1 on plan) one elm (marked T2 on plan) fell Hedge Line Snailwell Road Newmarket Suffolk CB8 7DZ	Conservation area NKT14	Nathan McGeachie	Mr C Ward	Fri 7 th Nov
DC/25/1634/TCA Trees in a conservation area notification - one robinia (marked T1 on plan) reduce in height to leave at 4.5 metres above ground level, two sycamore (marked T2 and T3 on plan) overall crown reduction by two metres Bedford Lodge Hotel 11 Bury Road Newmarket Suffolk CB8 7BX	Conservation area NKT2 NKT14	Nathan McGeachie	Noel Byrne	Fri 7 th Nov

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/25/1636/TPO TPO 026(1958) tree preservation order - one beech (marked on plan and within A1 on order) fell 18 Stirling Gardens Newmarket Suffolk CB8 0ER	Tree preservation order NKT14	Philip Crutchlow	Mr G Jones	Fri 7 th Nov
DC/25/1638/TCA Trees in a conservation area notification - one London Plane (T1 on plan) reduce crown all round by 3 metres to previous pollard point to contain size of tree Planting Beds Adj Clocktower Roundabout High Street Newmarket Suffolk	Conservation area NKT2 NKT14	Nathan McGeachie	Newmarket Town Council	Mon 10 th Nov
DC/25/1495/HH Householder Planning Application - provision of dropped kerb to gain access to garden for a driveway / off road parking 31 Exning Road Newmarket Suffolk CB8 0EA		Adam Yancy	Mr Colin Seakins	Wed 12 th Nov

NKT2 – Key Views

NKT14 - Trees

EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 24th October 2025

Reference: 25/01117/FUL

Officer: Lisa Moden

Location: 4 Scotred Close Burwell Cambridgeshire CB25 0AL

Date application valid: 21st October 2025

Parish: Burwell

Proposal: Rear extension, internal alterations, demolition of garage and replacement with side extension

Applicant:

Mr James Stallard
11 Churchill Avenue
Haverhill
CB9 0AA

Agent:

Andrew Fleet MCIAT
FAO Miss Ines Larwood-Smith
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 558704 265807

Reference: 25/01132/FUL

Officer: Jasmine Moffat

Location: 5 Newmarket Road Cheveley Cambridgeshire CB8 9EQ

Date application valid: 15th October 2025

Parish: Cheveley

Proposal: Extend current pitched roof to create 1½ storey dwelling. Replace existing roof tiles throughout, replace existing windows, new pitched roof over current flat roof. Rebuild current conservatory and construct new mono-pitch front roof. Other changes to external appearance

Applicant:

Mr Bennett
5 Newmarket Road
Cheveley
Cambridgeshire
CB8 9EQ

Agent:

Holmes Architecture & Planning Ltd
FAO Mr Dean Holmes
69 Guntons Close
Soham
Ely
CB7 5DJ

Grid Reference: 568474 261694

Reference: 25/01153/ARN

Officer: Olivia Akroyd

Location: Saxon Hall 11 The Street Saxon Street Newmarket Suffolk

Date application valid: 20th October 2025

Parish: Woodditton

Proposal: Change of use of existing farm buildings to form 5 dwellings

Applicant:

Mr And Mrs Tompkins
Saxon Hall
11 The Street
Saxon Street
Newmarket
Suffolk
CB8 9SX

Agent:

Ashtons Legal
FAO Miss Amy Richardson
77 Newmarket Road
Cambridge
CB5 8EE

Grid Reference: 567599 260126

Reference: 25/01154/FUL

Officer: Lisa Moden

Location: 6 Robin Hatch Newmarket Suffolk CB8 9DT

Date application valid: 20th October 2025

Parish: Woodditton

Proposal: Single storey rear extension

Applicant:

Mr And Mrs O'Neill
6 Robin Hatch
Newmarket
Suffolk
CB8 9DT

Agent:

Holmes Architecture & Planning Ltd
FAO Mr Dean Holmes
69 Guntons Close
Soham
Ely
Cambridgeshire
CB7 5DJ

Grid Reference: 564374 262473

Decision List

Weeks commencing 13 th and 20 th October	NTC Comments
<u>DC/25/1424/TCA</u> Trees in a conservation area notification - one tulip (marked T1 on plan) overall crown reduction by three metres 9 Balaton Place Snailwell Road Newmarket Suffolk CB8 7YP Decided- No objections.	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officers approval. 
<u>DC/25/1380/TCA</u> 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 Suffolk CB8 7FD Withdrawn	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. 
<u>DC/25/1281/FUL</u> Planning application - two windows to front elevation Studlands Park Industrial Estate, Travis Perkins Studlands Park Avenue Newmarket Suffolk CB8 7AU Decided- Approve application	The Committee voiced no objection. 
<u>DC/25/0944/LB</u> Application for listed building consent - replacement of internal fire doors Rupert Cottage 123 High Street Newmarket Suffolk CB8 9AE Decided- Approve application	The Committee voiced no objections. 

Decision List

<u>DC/25/0061/FUL</u> 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 Suffolk CB8 0HZ Decided- Approve application	The Committee voiced no objection subject to adequate parking provision and confirmation that modifications ensure that the building is structurally sound. The Committee also supports the comments and requirements of the WSC Conservation Officer. 
<u>DC/25/0062/LB</u> Application for listed building consent - a. Internal alterations, repair works and subdivision of one flat to create two flats b. single storey rear extension c. new external door opening and alterations to shop front 20-21 St Marys Square Newmarket Suffolk CB8 0HZ Decided- Approve application	The Committee voiced no objection subject to adequate parking provision and confirmation that modifications ensure that the building is structurally sound. The Committee also supports the comments and requirements of the WSC Conservation Officer and subject to the approval of the WSC Listed Buildings Officer. 

To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

22 October 2025

Dear all

Delegation Panel - Tuesday 21 October 2025

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

4.	Application number	DC/25/1297/ADV
	Proposal:	Application for advertisement consent - one non-illuminated fascia sign
	Location:	107 High Street, Newmarket
	Case officer:	Gregory McGarr
	Parish:	Newmarket Town Council
	Ward:	Newmarket East
	Member comment:	Comments received from Ward Member Councillor Adrian Whittle objecting to the size, nature and materials.
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegate to Officers with the informal agreement that the Case Officer would request the sign is reduced in size to fit the fascia. No requirement for the application to return to Delegation Panel and if the request is denied by the applicant the Panel remain content that the decision to grant permission can be made by Officers.
	Reason for DCC referral:	n/a
	Director decision:	Agreed

Julie Baird

Julie Baird
Director – Planning and Growth

3 Meadowside Gardens
Rushmere St Andrew
Ipswich
IP4 5RD



Director: Ian Poole BA(hons) MRTPI DMS

T: +44 (0) 787 987 74 80

E: Places4people@outlook.com

October 2025

Newmarket Town Council Draft Neighbourhood Plan Review Support Proposal

Places4People Planning Consultancy is pleased to submit this Support Proposal to review the content of the emerging Newmarket Neighbourhood Plan Review.

We are in receipt of a draft document that contains 41 planning policies, forwarded to us on 11 October 2025.

We propose to review the draft policies to assess whether the policies:

- i. are necessary, given the recent adoption of the West Suffolk Local Plan and its up-to-date planning policies;
- ii. are in general conformity with the strategic policies of the Local Plan and the National Planning Policy Framework;
- iii. are supported by evidence that warrants the policy requirements; and
- iv. in accordance with paragraph 16 of the NPPF, "are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals".

We will also review the supporting paragraphs of the draft Plan to identify whether all necessary information is contained and whether content is unclear to the reader, necessary or perhaps where supportive content is absent.

In addition, we will liaise with Planning Policy officers at West Suffolk Council to seek their input on draft policies where their support and advice would be of assistance to the robustness of the Plan.

Outputs

We will prepare a Review Report that contains an assessment of each policy with, where considered necessary, recommendations for change. We will also include an overall assessment of the draft Plan and identify where changes would help the clarity of the Plan. We have allowed for attending two additional meetings of the Working Group to review our output and assist with taking the Plan forward to pre-submission consultation.

Timescale

We anticipate being able to commence this review in November 2025, but the practice is likely to be closed for up to two weeks in November/December due to the relocation of the office.

Fees

Task	Hours	Fee
Review of draft Plan as set out above	21 @ £65 hour	£1,365.00
Liaison with West Suffolk Council including preparation	2 @ £65.00 hour	£130.00
Attend two feedback meetings with Town Council	4 @ £65 hour	£260.00
TOTAL		£1,755.00

Fees are exclusive of VAT which will be charged at the applicable rate at the time of invoicing

Places4People Ltd

Registered Office: The Maltings, Rosemary Lane, Halstead, Essex, CO9 1HZ
Registered in England & Wales - Company registration number 09551615
VAT Registration Number: 291 9963 46