



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 3rd November 2025 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor J Berry
Councillor J Harvey

Councillor P Hulbert
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 2 Members of the Public.

	Minute	Action by
D/25/11/1	<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.	
D/25/11/2	<u>Apologies</u> Apologies were received from Cllr Drummond, Jarvis and Yarrow.	
D/25/11/3	<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> The Committee declared an "other" interest in application DC/25/1638/TCA. A collective request for dispensation was made and granted for application DC/25/1638/TCA.	
D/25/11/4	<u>To Confirm the Minutes of the Meeting Held on 20th October 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 20 th October 2025 and the following amendment was made: D/25/10/23 – the following sentence was changed to read "The Chair reported that the Town Clerk had received the petition, however the Council had previously resolved to go ahead with the bollards". Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/11/4.01 Resolved</u> That subject to the amendment being made, the minutes of the Development & Planning Committee held on 20th October 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising:	

Page 3 – D/25/10/31 - Kings Slots signage - Cllrs Hood and Harvey had met with WSC and discussions are ongoing with the owner.

128 High Street – Cllr Yarrow reported that the compliance deadline is 05 November.

D/25/11/5 Public Open Session

No members of the public wished to speak.

D/25/11/6 Planning Applications

Weeks Commencing 13/10/2025 & 20/10/2025.

D/25/11/6/1 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. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.01 Resolved

The Committee voiced no objection.

D/25/11/6/2 DC/25/1628/TCA – Trees in a conservation area notification – one Beech (T1 on plan) fell – Snailwell Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as there was no evidence that the trees are not healthy. The objection will be maintained until a tree report is received.

D/25/11/6/3 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. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.03 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as there was no evidence that the trees are not healthy. The objection will be maintained until a tree report is received.

D/25/11/6/4 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. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.04 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as there was no evidence that the trees are not healthy. The objection will be

maintained until a tree report is received.

Cllrs Hood, Nobbs, Harvey and Hulbert declared an “other” interest in the following application.

Cllr Berry joined the meeting at 6:26pm. Cllr Winter also joined the meeting as an observer.

D/25/11/6/5 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. Cllr McHugh made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.05 Resolved

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

D/25/11/6/6 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. Cllr Berry made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.06 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and suggested that pollarding be looked at as an option and requested that the application be submitted to the Tree Officer for consideration and a full report. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

A Collective dispensation was requested for the following application.

D/25/11/6/7 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. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.07 Resolved

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

D/25/11/6/8 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. Cllr Berry made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/11/6.08 Resolved

The Committee voiced no objection.

D/25/11/7 Amended and Deferred Plans

None noted.

D/25/11/8 Planning Appeals

D/25/11/8/1 AP/25/0037/STAND – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket (DC/25/0552/PIP) – was noted.

D/25/11/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

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

West Suffolk Planning Determinations received during weeks commencing 13/10/2025 & 20/10/2025.

Applications	Description	Address	WS Decision	NTC Decision
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 Suffolk	Approved	No objection
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 Suffolk	Withdrawn	Objected
DC/25/1281/FUL	Planning application - two windows to front elevation	Studlands Park Industrial Estate, Travis Perkins Studlands Park Avenue Newmarket Suffolk	Approved	No objection
DC/25/0944/LB	Application for listed building consent - replacement of internal fire doors	Rupert Cottage 123 High Street Newmarket Suffolk	Approved	No objection
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 Suffolk	Approved	No objection
DC/25/0062/LB	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	Approved	No objection

D/25/11/11 Delegation Panel Decisions

D/25/11/11/1 DC/25/1297/ADV - Application for advertisement consent - one nonilluminated fascia sign - 107 High Street, Newmarket. It was noted that the Officer was minded to grant permission, subject to the size of the sign being reduced to fit the fascia.

D/25/11/12 Licensing

None noted. An article in the Journal regarding licensing rules will be circulated to the Committee.

D/25/11/13 Enforcement

There was no further update.

D/25/11/14 Working Group Reports

Neighbourhood Plan –a quote for the support and review of the draft plan was considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/11/14.01 Resolved

That the quote from People4Places Ltd at £1,755 for the support and review of the draft plan be accepted.

Neighbourhood Plan –a quote for an Urban Designer to review the St Mary’s Square policy, was considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/11/14.02 Resolved

That the quote from People4Places Ltd at £3,067 for an Urban Designer to review the St Mary’s Square policy be accepted.

D/25/11/15 Correspondence

A notice of further developments to the Newmarket Community Hospital by LLP Ltd with an invitation to attend an exhibition on Thursday 6th November 2025 between 4pm and 8pm in the main entrance foyer of the Newmarket Community Hospital was noted.

D/25/11/16 Date of Next Meeting

Monday 17th November 2025 at the Memorial Hall.

Meeting closed 6:41pm.

Signed __Cllr Rachel Hood_____ Date _____17/11/25_____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/11/4.01 Resolved</u>	That subject to the amendment being made, the minutes of the Development & Planning Committee held on 20th October 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/11/6.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/11/6.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as there was no evidence that the trees are not healthy. The objection will be maintained until a tree report is received.
<u>D/25/11/6.03 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The

	Committee strongly objected to this application as there was no evidence that the trees are not healthy. The objection will be maintained until a tree report is received.
<u>D/25/11/6.04 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly objected to this application as there was no evidence that the trees are not healthy. The objection will be maintained until a tree report is received.
<u>D/25/11/6.05 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/25/11/6.06 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and suggested that pollarding be looked at as an option and requested that the application be submitted to the Tree Officer for consideration and a full report. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/25/11/6.07 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/25/11/6.08 Resolved</u>	The Committee voiced no objection.
<u>D/25/11/14.01 Resolved</u>	That the quote from People4Places Ltd at £1,755 for the support and review of the draft plan be accepted.
<u>D/25/11/14.02 Resolved</u>	That the quote from People4Places Ltd at £3,067 for an Urban Designer to review the St Mary's Square policy be accepted.