

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 1st December 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 17th November 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/25/1709/HH** – Householder planning application – a. conversion of existing garage into annexe b. two windows on side elevation – Granby Lodge, Granby Street, Newmarket
 - b) **DC/25/1767/FUL** – Planning application – a. two storey side extension (following demolition of existing side extension) b. single storey first floor rear extension c. internal alterations to form a 13 bedroom HMP – 23 Park Lane, Newmarket
 - c) **DC/25/1813/TPO** – TPO 04(2012) tree preservation order – one horse chestnut (marked T1 on plan and T19 on order) fell – 3 Arborfield Drive, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - a) **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
- 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) – in progress
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 10/11/25, 17/11/25
- 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

15. Correspondence

16. Date of next meeting – 15th December 2025

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 25th November 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 17th November 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Harvey
Councillor P Hulbert
Councillor J Jarvis

Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant and Cllrs Revitt and Winter as observers.

	Minute	Action by
D/25/11/17	<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 read out the Fire Safety Notice and confirmed that the meeting was being recorded by the Minute Assistant.	
D/25/11/18	<u>Apologies</u> Apologies were received from Cllrs Berry and Drummond.	
D/25/11/19	<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> Cllr Hood declared an "other" interest and Cllr Nobbs declared a pecuniary interest in item 6c - application DC/25/1702/FUL. Cllr Nobbs requested a dispensation to take questions regarding application DC/25/1702/FUL which was granted.	
D/25/11/20	<u>To Confirm the Minutes of the Meeting Held on 3rd November 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 3rd November 2025 and Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed: <u>D/25/11/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd November 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/11/21	<u>Public Open Session</u> No members of the public were present.	
D/25/11/22	<u>Planning Applications</u>	
D/25/11/22/1	DC/25/1719/TCA – Trees in a conservation area notification – one horse chestnut	

(marked on plan) fell – 31 Old Station Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/11/22.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested a tree report.

D/25/11/22/2 DC/25/1725/TPO – TPO 015(2019) tree preservation order – one tree of Heaven (marked T017 on plan and T1 on order) fell – Fairstead House School, Fordham Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/11/22.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the Tree Officer confirm that the tree is unsafe and cannot be managed rather than felled. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee relies on the School's undertaking to replace the tree with a similar tree.

Cllr Hood declared an "other" interest and Cllr Nobbs declared a pecuniary interest in the following application and Cllr Hood left the meeting. Cllr Nobbs took questions from Members then left the meeting. Cllr Harvey took the Chair.

D/25/11/22/3 DC/25/1702/FUL – Planning application – a. construction of two storey building to accommodate gym /spa facilities in conjunction with Heath Court Hotel (Class E(d) (following demolition of forge building), b. demolition of a section of existing wall to create pedestrian entrance – Heath Court Hotel, Moulton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/11/22.03 Resolved

The Committee voiced no objection.

Cllrs Hood and Nobbs returned to the meeting. Cllr Hood took the Chair.

D/25/11/23 Amended and Deferred Plans

None noted.

D/25/11/24 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 as being in progress.

D/25/11/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/11/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing

27/10/2025 & 03/11/2025.

Applications	Description	Address	WS Decision	NTC Decision
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 Suffolk	Approved	No objection
DC/25/1297/ADV	Application for advertisement consent – one non-illuminated fascia sign.	107 High Street Newmarket Suffolk	Approved	Objected
DC/25/0842/LB	Application for listed building consent - a. part demolition of two existing stable buildings to support their conversion to residential use, including internal and external alterations and single storey extensions to both buildings (Buildings A and B), b. internal and external alterations to two curtilage listed buildings (Buildings E1 and E2) to support conversion to residential use, c. demolition of two curtilage listed outbuildings.	Brickfields Stud Cemetery Hill Newmarket Suffolk	Approved	Objected
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 on east elevation; d. additional and modified window and door openings.	Land At 34 And 36 Old Station Road Newmarket Suffolk	Approved	No objection

D/25/11/27 Delegation Panel Decisions

D/25/11/11/1 DC/25/0842/LB - Application for listed building consent - a. part demolition of two existing stable buildings to support their conversion to residential use, including internal and external alterations and single storey extensions to both buildings (Buildings A and B), b. internal and external alterations to two curtilage listed buildings (Buildings E1 and E2) to support conversion to residential use, c. demolition of two curtilage listed outbuildings - Brickfields Stud, Cemetery Hill, Newmarket. It was noted that the Officer was minded to grant permission.

D/25/11/28 Licensing

None noted.

D/25/11/29 Enforcement

128 High St – West Suffolk Council is investigating the apparent non-compliance with a Breach of Condition Notice. This will continue to be monitored.

Kings Slots – WSC are progressing the issue with the owner.

Cllr Winter joined the meeting at 6:43pm as an observer.

D/25/11/30 Working Group Reports

There were no reports.

D/25/11/31 Signage

The proposed signage for Sourdough Hub 47 High Street was considered. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/11/31.01 Resolved

The Committee voiced no objection and welcomed the heritage frontage on a historic High Street.

Town Clerk to provide feedback.

D/25/11/32 Correspondence

None noted.

D/25/11/33 Date of Next Meeting

Monday 1st December 2025 at the Memorial Hall.

Meeting closed 6:45pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/11/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 3rd November 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/11/22.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested a tree report.
<u>D/25/11/22.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the Tree Officer confirm that the tree is unsafe and cannot be managed rather than felled. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee relies on the School's undertaking to replace the tree with a similar tree.
<u>D/25/11/22.03 Resolved</u>	The Committee voiced no objection.
<u>D/25/11/31.01 Resolved</u>	The Committee voiced no objection and welcomed the heritage frontage on a historic High Street.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Applications- 10 TH & 17 th November	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/1709/HH Householder planning application-a. conversion of existing garage into annexe b. two windows on side elevation Granby Lodge Granby Street Newmarket Suffolk CB8 8HE		Gregory McGarr	Mrs Catherine Humphries	Thurs 4 th Dec
DC/25/1767/FUL Planning application - a. two storey side extension (following demolition of existing side extension) b. single storey first floor rear extension c. internal alterations to form a 13 bedroom HMO 23 Park Lane Newmarket Suffolk CB8 8AZ		Ed Fosker	Mr Craig Johnson	Tues 9 th Dec
DC/25/1813/TPO TPO 04(2012) tree preservation order - one horse chestnut (marked T1 on plan and T19 on order) fell 3 Arborfield Drive Newmarket Suffolk CB8 7FL	Tress Preservation Order NKT14	Philip Crutchlow	Mrs Lisa Hartley	Wed 10 th Dec
DEFERRED				
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 NKT14	Thomas Halliday	Mr C Ward	Fri 7 th Nov

NKT14 - Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL



WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)

List produced on 14th November 2025

Reference: 25/01199/FUL

Officer: Charlotte Sage

Location: Land North Of 18 Reach Road Burwell

Date application valid: 6th November 2025

Parish: Burwell

Proposal: 2No. detached single-storey, two-bedroom dwellings, with associated amenity and parking space

Applicant:

Mr Martin Hilton
2 The Orchards
Orton Waterville
Peterborough
Cambridgeshire
PE2 5LA

Agent:

PDG Architects Ltd
FAO Miss Evangeline Lee
1 Eaglethorpe Barns
Eaglethorpe
Warmington
Peterborough
PE8 6TJ

Grid Reference: 558776 265844

Reference: 25/00895/FUL

Officer: Rachael Forbes

Location: The Soham Lodge Nursing Home Soham Bypass Soham Ely Cambridgeshire

Date application valid: 4th November 2025

Parish: Soham

Proposal: 14 No. single storey conservatory extensions and decking areas to existing bedroom suites

Applicant:

DCSL Ltd
FAO Mr David Lidford
C/o Agent

Agent:

Halmshaw Building Design Ltd
FAO Mr Alan Halmshaw
3 Windmill Close
Holbeach
Lincs
PE12 7NX

Grid Reference: 559853 274279

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Decision List

Weeks commencing 10 TH & 17 TH Nov	NTC Comments
<u>DC/25/1638/TCA</u> 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 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/25/1630/TCA</u> 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 Decided- No objections	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>DC/25/1628/TCA</u> Trees in a conservation area notification - one Beech (T1 on plan) fell Street Record Snailwell Road Newmarket Suffolk Decided- No objections	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>DC/25/1634/TCA</u> 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 Decided- No objections	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officers approval. 

Decision List

<u>DC/25/1462/HH</u> 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 CB8 0NE Decided-Approve application	The Committee voiced no objection. 
<u>DC/25/1457/HH</u> Householder application - single storey rear extension 313 Exning Road Newmarket Suffolk CB8 0AT Decided- Approve application	The Committee voiced no objection. 
<u>DC/25/1628/TCA</u> Trees in a conservation area notification - one Beech (T1 on plan) fell Street Record Snailwell Road Newmarket Suffolk Decided- No objections	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>DC/25/1510/HH</u> 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 Suffolk CB8 0QD Decided- Approve application	The Committee voiced no objection. 

Decision List

<u>DC/25/1511/HH</u> Householder planning application - single storey rear extension 5 Princess Way Newmarket Suffolk CB8 0NX Decided- Approve application	The Committee voiced no objection. 
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