



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 3 rd 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 __ Cllr Rachel Hood _____ Date __1/12/25_____

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.