



# Newmarket

## TOWN COUNCIL

### Minutes of a Meeting of the Development & Planning Committee Held on Monday 1<sup>st</sup> December 2025 at 6.15pm

#### Attendance:

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

Councillor P Hulbert  
Councillor J Jarvis  
Councillor J McHugh

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, C O'Reilly – Events Manager, Cllrs Revitt and Winter as observers and 1 Member of the Press.

|             | Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action by |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| D/25/12/1   | <p><b><u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                             |           |
| D/25/12/2   | <p><b><u>Apologies</u></b></p> <p>Apologies were received from Cllrs Drummond, Nobbs and Yarrow.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |
| D/25/12/3   | <p><b><u>Declaration of Members Interests &amp; 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></b></p> <p>Cllr McHugh declared an "other" interest in item 6b application DC/25/1767/FUL - 23 Park Lane. There were no requests for dispensations.</p>                                                                                                                                                                                                                                                                                                                |           |
| D/25/12/4   | <p><b><u>To Confirm the Minutes of the Meeting Held on 17<sup>th</sup> November 2025 and any Matters Arising</u></b></p> <p>The Chair presented the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> November 2025 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:</p> <p><b><u>D/25/12/4.01 Resolved</u></b><br/><b>That the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> November 2025 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b></p> <p>There were no matters arising.</p> |           |
| D/25/12/5   | <p><b><u>Public Open Session</u></b></p> <p>No members of the public were present.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |
| D/25/12/6   | <p><b><u>Planning Applications</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |
| D/25/12/6/1 | <p><b>DC/25/1709/HH – Householder planning application – a. conversion of existing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |

garage into annexe b. two windows on side elevation – Granby Lodge, Granby Street, Newmarket. Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/12/6.01 Resolved**

**The Committee requested that a condition be imposed to prevent any subsequent use as an HMO or separate rental and requested that the adjacent workshop is not permitted to store hazardous materials to ensure the safety of individuals. The Committee voiced no objection, subject to the property being used as per the application for occasional use by family and friends.**

*Cllr McHugh declared an “other” interest in the following application and left the meeting at 6.32pm.*

**D/25/12/6/2 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. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

**D/25/12/6.02 Resolved**

**The Committee objected due to overdevelopment of the site, lack of parking provision, inappropriate design adjacent to a conservation area and historic church, and potential additional noise and disturbance resulting from it being used as a 13-bedroom HMO.**

*Cllr McHugh returned to the meeting at 6.39pm.*

**D/25/12/6/3 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. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/25/12/6.03 Resolved**

**The Committee made a holding objection until a report and advice from the Tree Officer is received. The Committee actively encourages responsible tree management and object to the felling of healthy trees.**

**D/25/12/7 Amended and Deferred Plans**

**D/25/12/7/1 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 Berry. A vote was taken which was unanimous and the following was agreed:

**D/25/12/7.01 Resolved**

**The Committee expressed gratitude to the Tree Officer for their prepared report and supported the Tree Officer’s recommendation without reservation for suitable replacements to be planted.**

**D/25/12/8 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 as being in progress.

**D/25/12/9 East Cambs Planning Applications**  
The East Cambs Weekly Lists were noted.

**D/25/12/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**  
West Suffolk Planning Determinations received during weeks commencing 10/11/2025 & 17/11/2025.

*Cllr Winter joined the meeting as an observer at 6:44pm*

| <b>Applications</b> | <b>Description</b>                                                                                                                                                                                                                                        | <b>Address</b>                                                        | <b>WS Decision</b> | <b>NTC Decision</b> |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------|---------------------|
| 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 | No objections      | No objection        |
| 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                           | No objections      | Objected            |
| DC/25/1628/TCA      | Trees in a conservation area notification - one beech (T1 on plan) fell.                                                                                                                                                                                  | Street Record Snailwell Road Newmarket Suffolk                        | No objections      | Objected            |
| 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                    | No objections      | No objection        |
| 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                                            | Approved           | No objection        |
| DC/25/1457/HH       | Householder application - single storey rear extension.                                                                                                                                                                                                   | 313 Exning Road Newmarket Suffolk                                     | Approved           | No objection        |
| 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 Suffolk                                   | Approved           | No objection        |
| DC/25/1511/HH       | Householder planning application - single storey rear extension.                                                                                                                                                                                          | 5 Princess Way Newmarket Suffolk                                      | Approved           | No objection        |

DC/25/1630/TCA and DC/25/1628/TCA – Deputy Town Clerk was asked to investigate why these applications were approved when the Committee had objected.

**D/25/12/11    Delegation Panel Decisions**

None noted.

**D/25/12/12    Licensing**

None noted. A request on an update on the Cherry Tree application was made to the Deputy Town Clerk.

**D/25/12/13    Enforcement**

An update report was presented, discussed and noted.

An update was requested on the action taken at the Exning Road car wash.

Deputy Town Clerk was asked to write to WSC Planning regarding 11 St Mary's Square that had an extension without planning permission in 2017.

Sunnica Solar Farm - Cllr Hood attended the Sunnica Alliance meeting and Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/25/12/13.01 Resolved**

**That delegated powers be given to the Chair, Deputy Chair and Town Clerk to draft a letter to Sunnica expressing concerns regarding the danger of batteries and hazardous substances.**

**D/25/12/14    Working Group Reports**

There were no reports.

**D/25/12/15    Correspondence**

None noted.

**D/25/12/16    Date of Next Meeting**

Monday 15<sup>th</sup> December 2025 at the Memorial Hall.

Meeting closed 7:06 pm.

Signed \_\_\_\_\_ Date \_\_\_\_\_

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>    | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                        |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/25/12/4.01 Resolved</u></b> | <b>That the minutes of the Development &amp; Planning Committee held on 17<sup>th</sup> November 2025 be adopted and were signed as a true record by the Chair of the Development &amp; Planning Committee.</b> |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| <b><u>D/25/12/6.02 Resolved</u></b>  | The Committee objected due to overdevelopment of the site, lack of parking provision, inappropriate design adjacent to a conservation area and historic church, and potential additional noise and disturbance resulting from it being used as a 13-bedroom HMO.                                                                                                                  |
| <b><u>D/25/12/6.03 Resolved</u></b>  | The Committee made a holding objection until a report and advice from the Tree Officer is received. The Committee actively encourages responsible tree management and object to the felling of healthy trees.                                                                                                                                                                     |
| <b><u>D/25/12/7.01 Resolved</u></b>  | The Committee expressed gratitude to the Tree Officer for their prepared report and supported the Tree Officer's recommendation without reservation for suitable replacements to be planted.                                                                                                                                                                                      |
| <b><u>D/25/12/13.01 Resolved</u></b> | That delegated powers be given to the Chair, Deputy Chair and Town Clerk to draft a letter to Sunnica expressing concerns regarding the danger of batteries and hazardous substances.                                                                                                                                                                                             |