

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 = 9
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 20th April 2026 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. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

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 7th April 2026**
 - 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/26/0489/TPO** – TPO 17 (1991) tree preservation order – a. one Lime (T2 on plan and order) and one Horse chestnut (T5 on plan and order) overall crown reduction by up to four metres b. one Beech (T4 on plan and Order) overall crown reduction by up to three metres – Oakfields, Vicarage Road, Newmarket
 - b) **DC/26/0420/TPO** – TPO 04(1977) tree preservation order – one horse chestnut (marked T1 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging garden on the north-west aspect by up to two metres, one horse chestnut (marked T2 on plan and within G3 on order) crown lift up to four metres above ground level, one horse chestnut (marked T5 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging driveway by up to 1.5 metres on the north-west aspect – 15 Bartons Place, Newmarket
 - c) **DC/26/0509/HH** – Householder planning application – single storey side and rear extension replacing existing side garage and rear extension and conservatory – 38 Exning Road, Newmarket
 - d) **DC/26/0544/HH** – Householder planning application – replacement fence and gates to front boundary – Barkway House, 18 Bury Road, Newmarket
7. **Planning applications** – Amended and Deferred Plans
 - a) **Deferred – DC/26/0414/TCA** – Trees in a conservation area notification – seven Amelanchier, three Birch, six Decaisnea, one Prunus (shown within area labelled Group 1 on plan) fell – Meridian Gardens, Newmarket
8. **Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
9. **Planning applications** – East Cambs

- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 30/03/26, 06/04/26
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
 - a) **Pavement re-licence** – Potro Lounge, High Street, Newmarket
- 13. Enforcement** – to discuss any enforcement issues
- 14. Forest City** - to consider a draft response to the proposal from Cllrs Hood and Drummond
- 15. Tree issue** – to discuss a concern from a resident with regards to an overhanging tree at Norfolk Avenue
- 16. Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
- 17. Correspondence**
- 18. Date of next meeting –TUESDAY 5th May 2026**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 14th April 2026

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 Tuesday 7th April 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey (Vice Chair)
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, 1 Member of the Press and 2 Members of the Public.

	Minute	Action by
D/26/04/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, read the Fire Safety Notice and announced that the meeting was not being recorded.	
D/26/04/2	<u>Apologies</u> Apologies were received from Cllr Berry.	
D/26/04/3	<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> Councillor Hood declared an 'other' interest for planning application reference DC/26/0345/HH. There were no requests for dispensations.	
D/26/04/4	<u>To Confirm the Minutes of the Meeting Held on 16th March 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16th March 2026 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed: <u>D/26/04/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/04/5	<u>Public Open Session</u> No members of the public wished to speak.	
D/26/04/6	<u>Planning Applications</u> <i>A member of the press joined the meeting at 6:20pm</i>	

D/26/04/6/1 DC/26/0345/HH – Householder planning application – a. single storey side extension, b. first floor side extension, c. single storey rear extension – 31 Barry Lynham Drive, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.01 Resolved

The Committee voiced no objection.

D/26/04/6/2 DC/26/0324/LB – Application for listed building consent – a. three externally illuminated fascia signs to front elevation, b. painting of shop front – 29 High Street, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.02 Resolved

The Committee welcomed and supported the proposed appearance of the property, which is consistent with its shop front policy and in line with the requirements of the Conservation Area.

Cllr Hood left the room and Councillor Harvey took over the Chair.

D/26/04/6/3 DC/26/0327/FUL – Planning Application – six stables, hay/bedding store, muck bunker, six bay horse walker and all weather paddock – Florizel, Hamilton Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.03 Resolved

The Committee supported this useful facility and welcomed the consideration to neighbouring properties.

Cllr Hood returned to the room.

D/26/04/6/4 DC/26/0352/FUL – Planning Application – a. replacement signage to front and side elevations, b. enlargement of window openings to front elevation to form glazed frontage, c. existing sash windows to elevations to be replaced with UPVC sash windows, d. doors and windows to elevations replaced with black aluminium, e. window openings to side elevations enlarged to ground level – 182 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.04 Resolved

The Committee stated that any new signage must be approved by this committee and conform to the Shopfront Policy and Conservation Area requirements and it anticipates an advertisement consent application in due course for this. Subject to approval by the Conservation Officer regarding the door and window amendments complying with the heritage of the High Street, the Committee would voice no objection. However, if no approval by the Conservation Officer is forthcoming, the Committee would object to these amendments.

D/26/04/6/5 DC/26/0263/ADV – Application for advertisement consent – three externally

illuminated fascia signs – 29 High Street, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.05 Resolved

The Committee welcomed and supported the proposed appearance of the property, which is consistent with its Shopfront Policy and in line with the requirements of the Conservation Area.

D/26/04/6/6 DC/26/0406/TPO – TPO 04(1977) tree preservation order – three sycamore (marked T3,T4 and T5 on plan and order) re pollard to previous points by up to four metres – 2 Arborfield Drive, Newmarket. Cllr Jarvis made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.06 Resolved

The Committee actively encourages responsible tree management and does not object to this application.

D/26/04/6/7 DC/26/0420/TPO – TPO 04(1977) tree preservation order – one horse chestnut (marked T2 on plan and within G3 on order) reduce large lower lateral branch to leave at three metres from the main stem, five horse chestnut (marked T3-T7 on plan and within G3 on order) crown lift to six metres above ground level and reduce lateral spread by 1.5 metres over garden and driveway of number 15 – 15 Bartons Place, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.07 Resolved

The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations; being very pleased to see a thorough report.

D/26/04/6/8 DC/26/0414/TCA – Trees in a conservation area notification – seven Amelanchier, three Birch, six Decaisnea, one Prunus (shown within area labelled Group 1 on plan) fell – Meridian Gardens, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.08 Resolved

The Committee objects to the felling of healthy trees and resolved to defer this application, pending a site visit by Cllrs Harvey, Hood, Jarvis and Yarrow.

D/26/04/6/9 DC/26/0432/TPO – TPO 01(1987) tree preservation order – works stated on submitted tree schedule of works – Laureate Gardens, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.09 Resolved

The Committee actively encourages responsible tree management and does not object to this application for scheduled works.

D/26/04/6/10 DC/26/0431/TPO – TPO 04(1987) tree preservation order – works stated on submitted tree schedule of works – Play Area, Heasman Close, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.10 Resolved

The Committee actively encourages responsible tree management and does not object to this application for scheduled works.

D/26/04/6/11 DC/26/0430/TPO – TPO 234(1972) tree preservation order – works stated on submitted tree schedule of works – Gordon Richards Close, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.11 Resolved

The Committee actively encourages responsible tree management and does not object to this application for scheduled works.

D/26/04/6/12 DC/26/0452/HH – Householder planning application – a. replace door with window on front elevation, b. single storey rear extension (following demolition of existing extension) – Farley House, 1 Brazilian Terrace, Newmarket. Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.12 Resolved

The Committee voiced no objection.

D/26/04/6/13 DC/26/0379/HH – Householder planning application – a. single storey rear extension – 88 Weston Way, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.13 Resolved

The Committee voiced no objection, subject to no neighbour objections.

A member of the public left the meeting at 6.40pm.

D/26/04/7 Amended and Deferred Plans

None noted.

D/26/04/8 Planning Appeals

None noted.

D/26/04/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/04/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing

09/03/2026, 16/03/2026 and 23/03/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0028/HH	Householder planning application – single storey front and side extension (following demolition of existing kitchen)	45 Drinkwater Close, Newmarket, Suffolk	Approved	No objection
DC/25/2008/P3CMA	Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial/business/service to 34 dwellings (class C3)	Land At Suffolk House, Rayes Lane, Newmarket, Suffolk	Withdrawn	Strongly objected
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	Approved	No objection
DC/26/0026/HH	Householder planning application – installation of loggia along south west boundary of rear garden	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
DC/26/0117/TPO	TPO 001(2022) tree preservation order – one Sycamore (T1 on plan) re pollard by up to three metres to previous pollard points	16 Paget Place, Newmarket, Suffolk	Approved	No objection
DC/26/0054/TPO	TPO 04(1989) and TPO 04(1992) tree preservation order – one silver birch (marked T4 on plan and T1 on order) and one horse chestnut (marked T6 on plan and T4 on order) fell, one lime (marked T3 on plan and T4 on order) re-pollard to 4.5 metres above ground level, one yew (marked T1 on plan and T5 on order) reduce crown by up to 2 metres, one yew (marked T2 on plan and T6 on order) reduce crown by up to 1.5 metres and cut back to suitable pruning points to provide up to 0.5m of clearance from the phone lines	25 Exeter Road, Newmarket, Suffolk	Approve	No objection
DC/25/1896/ADV	Application for advertisement consent – a. two externally illuminated fascia signs b. one non-illuminated hanging sign	Meldreth House, Wellington Street, Newmarket, Suffolk	Withdrawn	No objection

D/26/04/11 Delegation Panel Decisions

None noted.

D/26/04/12 Licensing

a: **Street Trading** – The Spud Hut, Market Street, Newmarket
Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/12.01 Resolved

The Committee voiced no objection.

b: **Pavement Licence** – Storia, 29 High Street, Newmarket

Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/12.02 Resolved

The Committee welcomes outdoor café life on the streets of Newmarket.

However, due to the apparent scale of the area, the Committee lodges a holding objection to this, pending further enquiries with the Licensing Team.

D/26/04/13 Enforcement

Kings Slots is still unchanged. The carwash on Exning Road is still operating, but is within the notice period served by WSC.

128 High Street – no change currently – Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/13.01 Resolved

That a previous letter to WSC regarding 128 High Street be resent (copy sent to the complainant resident) and that Cllr Yarrow make direct contact with the Enforcement Officers.

D/26/04/14 Proposed Gym

Cllr Jarvis gave feedback from his recent site visit. With regard to any potential parking issues, it is not deemed to be a significant problem. Cllr Drummond made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/04/14.01 Resolved

That, following a site visit to view the parking provision in the area, the Committee would urge West Suffolk Planners to reconsider its stance and, in the event of an application being forthcoming, the Committee would be minded to support it.

D/26/04/15 Forest City

Cllr Drummond made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/26/04/15.01 Resolved

That this item will be deferred to the next Development and Planning agenda to allow Cllrs Drummond and Hood to make reports.

D/26/04/16 WSC Local Plan

The call for sites was noted.

D/26/04/17 Working Group Reports

No reports offered. Groups reporting to this Committee will be asked to provide verbal reports at the next meeting.

D/26/04/18 Correspondence

None noted.

D/26/04/19 Date of Next Meeting

Monday 20th April 2026 at the Memorial Hall.

Meeting closed 7:10pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/04/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 16th March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/04/6.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/6.02 Resolved</u>	The Committee welcomed and supported the proposed appearance of the property, which is consistent with its shop front policy and in line with the requirements of the Conservation Area.
<u>D/26/04/6.03 Resolved</u>	The Committee supported this useful facility and welcomed the consideration to neighbouring properties.
<u>D/26/04/6.04 Resolved</u>	The Committee stated that any new signage must be approved by this committee and conform to the Shopfront Policy and Conservation Area requirements and it anticipates an advertisement consent application in due course for this. Subject to approval by the Conservation Officer regarding the door and window amendments complying with the heritage of the High Street, the Committee would voice no objection. However, if no approval by the Conservation Officer is forthcoming, the Committee would object to these amendments.
<u>D/26/04/6.05 Resolved</u>	The Committee welcomed and supported the proposed appearance of the property, which is consistent with its Shopfront Policy and in line with the requirements of the Conservation Area.
<u>D/26/04/6.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/26/04/6.07 Resolved</u>	The Committee actively encourages responsible tree management and supports the Tree Officer's

	recommendations; being very pleased to see a thorough report.
<u>D/26/04/6.08 Resolved</u>	The Committee objects to the felling of healthy trees and resolved to defer this application, pending a site visit by Cllrs Harvey, Hood, Jarvis and Yarrow.
<u>D/26/04/6.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application for scheduled works.
<u>D/26/04/6.10 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application for scheduled works.
<u>D/26/04/6.11 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application for scheduled works.
<u>D/26/04/6.12 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/6.13 Resolved</u>	The Committee voiced no objection, subject to no neighbour objections.
<u>D/26/04/12.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/12.02 Resolved</u>	The Committee welcomes outdoor café life on the streets of Newmarket. However, due to the apparent scale of the area, the Committee lodges a holding objection to this, pending further enquiries with the Licensing Team.
<u>D/26/04/13.01 Resolved</u>	That a previous letter to WSC regarding 128 High Street be resent (copy sent to the complainant resident) and that Cllr Yarrow make direct contact with the Enforcement Officers.
<u>D/26/04/14.01 Resolved</u>	That, following a site visit to view the parking provision in the area, the Committee would urge West Suffolk Planners to reconsider its stance and, in the event of an application being forthcoming, the Committee would be minded to support it.
<u>D/26/04/15.01 Resolved</u>	That this item will be deferred to the next Development and Planning agenda to allow Cllrs Drummond and Hood to make reports.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/26/0489/TPO</u> TPO 17 (1991) tree preservation order - a. one Lime (T2 on plan and order) and one Horse chestnut (T5 on plan and order) overall crown reduction by up to four metres b. one Beech (T4 on plan and order) overall crown reduction by up to three metres Oakfields Vicarage Road Newmarket Suffolk CB8 8HP	Conservation Area Tree Preservation Order NKT14	Philip Crutchlow	Mr Steve Beedle	Fri 24 th Apr
<u>DC/26/0420/TPO</u> TPO 04(1977) tree preservation order - one horse chestnut (marked T1 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging garden on the north-west aspect by up to two metres, one horse chestnut (marked T2 on plan and within G3 on order) crown lift up to four metres above ground level, one horse chestnut (marked T5 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging driveway by up to 1.5 metres on the north-west aspect. 15 Bartons Place Newmarket Suffolk CB8 0EY	Tree Preservation Order NKT14	Cara Fieldhouse	Steve Taylor	Tues 28 th Apr
<u>DC/26/0509/HH</u> Householder planning application - single storey side and rear extension replacing existing side garage and rear extension and conservatory 38 Exning Road Newmarket Suffolk CB8 0AB		Cara Fieldhouse	Mr & Mrs J. Charlwood	Thurs 30 th Apr

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/0544/HH</u> Householder planning application - replacement fence and gates to front boundary Barkway House 18 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area NKT1 NKT2	Philip Crutchlow	Mr & Mrs Dennis Cattliff	Wed 6th May
Amended/Deferred				
<u>DC/26/0414/TCA</u> Trees in conservation area notification - seven Amelanchier, three Birch, six Decaisnea, one Prunus (shown within area labelled Group 1 on plan) fell Meridian Gardens Newmarket Suffolk CB8 7FD	Conservation Area NKT1 NKT2	Nathan McGeachie	Mr C Clarke	Fri 24th Apr

NKT1 – Traditional Features and Materials for Developments within the Conservation Area

NKT2 – Key Views

NKT14 – Trees

EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 10th April 2026

Reference: 26/00327/FUL

Officer: Olivia Akroyd

Location: Land East Of 53 Fordham Road Soham Cambridgeshire

Date application valid:

27th March 2026

Parish:

Soham

Proposal: Construction of a single garage

Applicant:

Mr Lee Benstead
Westfield Farm
Northfield Road
Soham
Ely
Cambridgeshire
CB7 5UF

Agent:

Churchgate Property
FAO Mr Peter Jonason
The Office
Westfield Farm
Northfield Road
Soham
CB7 5UF

Grid Reference: 560501 272048

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Decision List

Weeks commencing 30 th March and 6 th April	NTC Comments	West Suffolk Council Decision
<u>DC/26/0172/HH</u> Householder planning application - a. replacement of door with window on front elevation b. removal of three windows on side elevation and add a new door c. single storey rear extension d. two roof lights to rear elevation e. window to rear elevation 36 Rous Road Newmarket Suffolk CB8 8DL	The Committee voiced no objection.	Decided- Approve application 
<u>DC/26/0234/FUL</u> Planning application - replacement windows and doors to ground floor front and rear elevations 9 Scaltback Close Newmarket Suffolk CB8 0BT	The Committee voiced no objection.	Decided- Approve application. 
<u>DC/24/1866/FUL</u> Planning application - change of use from extra care accommodation (Class C2) to retirement accommodation for over 55s (Class C3), (including ancillary facilities for staff and residents on the ground floor) and associated operational development The Silks 69 Exning Road Newmarket Suffolk	The Committee voiced no objection.	Decided- Approve application. 

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Item 14

The Forest City scheme is a reckless London developers' plan to bulldoze our countryside and build a city the size of Birmingham between Newmarket and Haverhill. The developers have now submitted their 86,000-word proposal to Government ministers, demanding a development corporation with powers to seize homes and land from local families at knockdown prices so they can pocket hundreds of millions in profit. Yet they still have not even contacted Anglian Water about supply in our already water-stressed region, and their own documents reveal they want to flatten historic villages, concrete over prime farmland, destroy precious stud farms and other agricultural holdings, and devastate Newmarket's unique identity as the home of modern British horseracing.

West Suffolk Council has rejected the Forest City idea outright. 5,000 local people have signed a petition against it, and housing experts, who have actually built new towns, call it a "recipe for disaster" – a state-subsidised settlement with no guaranteed jobs, eye-watering costs, and no credible plan for water, roads or schools, and claims that it will increase biodiversity are nonsense.

The developers have been caught bussing in outsiders, misrepresenting local organisations, hiding undeclared conflicts of interest, and sneering at residents who dare to object. Far from being a so-called 'Forest City', it is a concrete city. We need more homes, but they must be thoughtful, community-led and respectful of the places we love and of our residents. Forest City is none of those things. We reject it. This is the wrong proposal in the wrong place.

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Item 15

Dear Cllr Yarrow.

As you are aware these trees have been recently inspected and a subsequent TPO application submitted. This particular tree was deemed not to require any tree work and this is still the case.

For Clarity, Matt Vernon is a Tree officer and not a Planner. In his response to you on the 25th of April he said the following which still stands:

With respect to the size of the tree, this is a relatively average size mature horse chestnut. The size of a tree does not dictate whether work is required or appropriate, rather its condition, species, context and numerous other factors. I am unclear what you mean about "containment" of the tree, other than maybe pruning. The tree does not pose any significant risk to the properties and there is no significant lean or other defect which would require the tree to be pruned. While trees may overhang residential properties, this is not a legal nuisance.

More specifically, our inspection of this tree found the following:

No basal decay evident. Primary fork at 4.5m height is in good condition. Good crown clearance over neighbouring garden (approximately 5-6m). No lesions of bleeding canker evident.

Turning to your two specific points, we employ a reasonable tree risk management approach, in so far as our cyclical survey of trees, to mitigate risk from trees. Because a tree is located next to a property does not mean it is likely to fail or requires pruning.

With respect to roots and drains, roots generally only enter drains that have failed, rather than cause damage themselves. It would be appropriate to repair any drains where this occurs. More information on this is contained in the attached tree FAQ document which explains more about how we manage trees.

I hope the above helps clarify the situation.

I would hope that the knowledge that this tree has been inspected by a suitably qualified surveyor will go some way to alleviating this residents' concerns.

Kind Regards

Michael Rutterford

Arboricultural Manager



