



Minutes of the Extraordinary Meeting of Newmarket Town Council Single Issue held on Thursday 9th October 2025 at 6:30pm at the Memorial Hall

Attendance:

Councillor P Winter (Town Mayor)
Councillor J Borda
Councillor L Crissall
Councillor J Harvey (Deputy Mayor)
Councillor R Hood
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, Member of the Press, 6 Members of the Public.

Minute

- 25/10/1 Welcome**
The Chair opened the meeting and read the fire safety notice and confirmed that proceedings were being recorded.
- 25/10/2 Apologies for Absence – LGA 1972, Section 85(1) & (2)**
Apologies were received from Cllrs Berry, Clover, Drummond, Hulbert, Jarvis, Starkey.
- 25/10/3 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**
None noted. There were no member dispensation requests.
- 25/10/4 To Receive and Confirm the Minutes of the Town Council Meetings held on 22nd September 2025 and any Matters Arising.**
The minutes of the meeting held on 22nd September 2025 were presented and Cllr Winter made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:
- 25/10/4.01 Resolved**
That the minutes of the meeting held on 22nd September 2025 be adopted and signed as a correct record by the Town Mayor.
- There were no matters arising.
- 25/10/5 Public Open Session**
Members of the public spoke regarding the Town Council's recommended statement from the Development and Planning Committee concerning the Rowley Drive Masterplan Consultation.
West Suffolk Councillor, A Whittle, spoke supporting the sentiment of the statement. He referred to the Newmarket Neighbourhood Plan which currently does not state any restriction on building height or comment about on street car parking. Does the NNP need strengthening in these areas? Cllr Yarrow stated that the NNP is currently being reviewed and updated. Cllr Hood suggested that Cllr Whittle could give input into the NNP Writing Team. Cllr Harvey stated that the points raised are issues that are being included in the reviewed NNP.

A member of the public agreed with all the points of the very good draft statement prepared by the Committee. This is an opportunity to have something built to be proud of for the future of the town, especially regarding green spaces. In light of the Fordham Road former St Felix site, please can we not allow the loss of any more green space in the town? Cllr Harvey stated that whilst within the current NNP designated green spaces are protected, the review would identify some other areas which will be designated.

A member of the public welcomed the Town Council statement to support redevelopment of the area on Rowley Drive, but urged the use of more collaborative language. Cllrs Hood and Yarrow stressed that it was very important that West Suffolk gets the message that there is universal agreement that this masterplan is not serving our residents well in its current form. Cllr Harvey stated that the Town Council does wish to collaborate fully, but needs to ensure that the strength of feelings about this proposal is communicated effectively.

Cllr Yarrow thanked Cllr Harvey and everyone else involved in drafting this statement, which is a matter for all residents, not just the Town Council, and which will have a lasting impact on our town. The consultation ends 14/11/25 and everyone should get involved, attend the Flagship consultation events and put in their comments. He noted that in February 2024, Flagship had submitted a sketch plan report with lower level buildings ... stating 'quality not quantity'. This proposal has not completely changed. We must reject the Masterplan and demand a better proposal.

25/10/6 To adopt a statement from the Development and Planning Committee regarding a recommended response to the Rowley Drive Masterplan Consultation for Newmarket Town Council

The recommended response from The D&P Committee to the Rowley Drive Masterplan Consultation was considered. Cllr Winter made a proposal seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

25/10/6.01 Resolved

That the recommended response from the D&P Committee to the Rowley Drive Masterplan Consultation for Newmarket Town Council be approved and submitted.

25/10/7 Date of the next Meeting

Monday 27th October 2025 at 6.15pm in the Memorial Hall

Meeting closed at 6.45pm

Signed: __Cllr Winter__

Date: __27.10.25__

Summary of Resolutions

Resolution	Resolution Wording
<u>25/10/6.01 Resolved</u>	That the recommended response from the D&P Committee to the Rowley Drive Masterplan Consultation for Newmarket Town Council be approved and submitted.