



Newmarket TOWN COUNCIL

The Memorial Hall, High Street, Newmarket, CB8 8JP

Tel: 01638 667 227. E-mail townclerk@newmarket.gov.uk

NOTICE IS HEREBY GIVEN OF A MEETING OF THE NEWMARKET TOWN COUNCIL

to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 27th October 2025 at 6.15pm

**Councillors are hereby summoned to attend
for the purpose of transacting the business that follows**

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

AGENDA

1. **Welcome** - The Mayor to read the fire safety notice and announce that this meeting is being recorded and to ask whether anyone else intends to record the meeting
2. **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 the previous meeting held 9th October 2025**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Co-option of one Councillor to the Newmarket Town Council Committee** – to receive applications from interested and qualified candidates, taking a vote if relevant
6. **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 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.
7. **Police Report** – to receive and note a report (verbal or written) from the PCT (Police Community Team)
8. **Councillor Reports** - to receive and note reports (if any) from County and District Councillors, Ward Reports and outside bodies reports from Town Councillors
9. **Outside Bodies Representation by NTC** – to assign Councillor representation to WSC Town and Parish Forum meetings
 - a. **To select a member to represent Newmarket BID**
 - b. **Town and Parish Alliance (RH)**
10. **Announcements** - To receive the Town Mayor's and Deputy Mayor's Announcements (if any)
11. **Committee Meetings**
 - a) To receive the minutes and consider and approve any recommendations from the Development & Planning meetings held on 6th and 20th October 2025
 - b) To receive the minutes and consider and approve any recommendations from the Leisure Services meeting held on 6th October 2025
 - c) To receive the minutes and consider and approve any recommendations from the Performance and

Distribute to the following for information:

County & District Councillors, The Press, Newmarket Town Council Website

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Audit meeting held on 13th October 2025

- d) To receive the minutes and consider and approve any recommendations from the Human Resources meeting held on 20th October 2025

12. **Newmarket Neighbourhood Plan** – to approve costs for payment of project work for the review
13. **Market** – to receive an update report regarding the market location from the Town Council Market Working Group
14. **Illegal Sale of Contraband Goods** – to discuss (RH)
15. **High Street Bus Shelters** – to approve the removal costs for one shelter
16. **Hall Heating System** – to discuss the replacement of the heating system
17. **Correspondence**
 - a. **WSC – Community Governance Review Parish and Town Briefing Note**
18. **Date of the next Meeting – 24th November 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 21st October 2025



Newmarket

TOWN COUNCIL

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: _____

Date: _____

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.

Jessica Wright<jessicawright06@googlemail.com>

Good afternoon all,

Following a series of summer meetings of the local Parish and Town Councils, we are delighted that the Town and Parish Council Alliance (TPCA) has been re-established. The aim of the TPCA will be to keep its members informed on Sunnica matters, offering a united voice to West Suffolk District Council, East Cambridgeshire District Council, Cambridgeshire County Council, and Suffolk County Council, the four Councils in charge of discharging conditions.

The Alliance members are Chippenham, Fordham, Freckenham, Isleham, Kennett, Reach, Red Lodge, Snailwell, West Row, and Worlington Parish Councils, and Mildenhall and Newmarket Town Councils.

I have attached a spreadsheet highlighting which Councils are responsible for signing off each of the Requirements (like planning conditions). The TPCA will focus, in turn, on the multitude of further requirements to be signed off by our four councils, such as working hours, traffic controls, public accesses, noise, etc, but currently we feel that ensuring the safety of the Lithium-ion Battery Energy Storage Systems (Li-BESS) is the most pressing.

As stated in the Development Consent Order (DCO), the plan responsible for the safe installation, operation, maintenance, and decommissioning of the Li-BESS is the Battery Fire Safety Management Plan (BFSMP). It should be remembered that the batteries will need to be replaced several times over the project lifetime. The responsibility of signing off this BFSMP lies with the two County Councils. The Outline BFSMP approved by the DCO, which the finalised BFSMP must be substantially in accordance with, was deemed 'unfit for purpose' by a world-leading Li-BESS expert Professor Paul Christensen. There is no regulation to support the County Councils review of the BFSMP, and no expertise within the Council to allow them to thoroughly scrutinise this plan.

The Councils will likely revert to our local fire services for guidance; Cambs FRS is on record saying that they do not have adequate resource to review such plans, nor deal with the inevitable lithium ion battery fire. Suffolk FRS have described Li-BESS as an "emerging risk" and have urged for regulatory powers to enforce safety measures.

The *only* way to apply regulatory framework to the Li-BESS is through Hazardous Substances Consent (HSC), therefore it is essential that the TPCA ensure that the two District Councils insist that Sunnica apply for HSC, the details of which are set out below.

The BFSMP cannot be reviewed by the County Councils without the HSC being in place first; HSC falls to the District councils to approve/refuse.

Hazardous Substances Consent (HSC)

- HSC offers the only process that we can rely on to hold Sunnica to account and ensure that this scheme can only go ahead if the highest safety standards are applied.
- Given the scale of Sunnica's Li-BESS it will exceed the thresholds for HSC, as was well evidenced throughout Examination.
- The HSC granting authorities are East Cambs and West Suffolk District Councils.
- The HSC process will require: a formal application from Sunnica with details of which hazardous substances will be on site, quantities etc.; a consultation process for both statutory consultees (which may include the HSE and EA) and the public; and then a final decision from the District Councils.

- East Cambs District Councils is of the view that HSC is needed, but feel they cannot request the HSC application from Sunnica until the final details of their Li-BESS plans are confirmed within their discharging conditions. But these details will likely be contained within the BFSMP and the application to discharge this will go to the County councils - not the District Councils.
- Furthermore, discharging conditions under an NSIP deliberately have tight timetables. The BFSMP condition will have to be discharged or refused in 56 days. There is no time within this window for HSC to be assessed and granted/refused, in order that the CCs may then assess the BFSMP and discharge that condition. If the CC cannot meet the 56 day criteria, Sunnica Ltd get "deemed consent" - meaning that the BFSMP will be automatically approved.
- It is essential that the District Councils notify Sunnica they expect the Li-BESS fall within the scope of HSC regulations (as was ascertained during Examination) and therefore submit a HSC application prior to submitting the BFSMP discharge application.
- The County Councils must also support the District Councils stance on HSC and insist that prior to the submission of the finalised BFSMP application for discharge, HSC has been applied for and has been granted by the District Councils.

Cleve Hill Battery Fire Safety Management Plan

Currently the only NSIP Solar farm with an approved BFSMP is Cleve Hill.

- This plan has significant shortcomings and was deemed unfit for purpose and was therefore rejected by Swale Borough Council.
- On appeal to the Planning Inspectorate the rejection was overruled and approved with its many flaws.
- The local campaign group and council didn't highlight the issue of HSC until it was too late.

If we allow a similar BFSMP-only approach, we risk replicating Cleve Hill's regulatory gaps, leaving our communities exposed to inadequate oversight of safety, fire protection, and long term environmental risks. This is why we should be insisting Sunnica apply for HSC. It would ensure independent scrutiny of fire, explosion, and toxic release risks and provide the statutory backbone that a BFSMP alone cannot deliver. It would also add a layer of protection in an instance like Cleve Hill's where the local council rejected the flawed BFSMP, but it was approved anyway.

Included in the attachments is a picture of the Lithium-ion battery fire that broke out on January 16th 2025 at Moss Landing, California. This site had a similar capacity to one Sunnica Li-BESS site. It burned uncontrollably for 3 days, causing residents within a 3 mile radius to be evacuated, shut down highways, contaminated soil, and reignited one month later. If a similar fire broke out at one of the Sunnica Li-BESS sites, the map attached demonstrates a similar 3 mile evacuation zone. This fire, and the attached briefing note written by four eminent professors on their concerns with about Li-BESS, is why we take the safety of these Li-BESS so seriously.

Also attached is a powerful article for the Mail on Sunday this week, regarding the Isleham Crash Site, and both Sunnica and the Secretary of State's brushing over of such a historical and heroic sacrifice made by members of the British and American Air forces.

We will be in contact shortly to arrange a Teams meeting but please do let me know if I can do anything to help your Parishes in the meantime, and thank you for your continued support.

Many thanks, Jess Wright - TPCA



Battery Energy Storage Systems (BESS) – the issues

The currently adopted renewable energy drive has created major issues for power distribution and energy security. Not only is there a requirement for massive changes to cable and sub-station infrastructure to distribute the electricity from these additional sources, but because renewable power is intermittent and not very predictable it is now necessary to install very large electricity storage systems. This poses a new problem.

When fossil fuels were dominant the energy was stored in coal heaps, oil and gas tanks *before* combustion and electricity generation. Now, however, we need to store the energy (electricity) *after* it has been generated by the wind and sun. This had not been properly anticipated hence, rather belatedly, energy storage has become an issue. And, as we all know, storing energy is not especially easy or risk-free. Currently, the only viable solution in the short/medium term is to exploit lithium-ion batteries to store energy on an unprecedented scale. The deployment of large-scale lithium-ion BESS has begun at pace – but with no adequate standards or adequate safety regulations being applied. A summary of BESS in the UK was recently published by the Faraday Institute [1].

What is in a lithium-ion BESS (LiB)?

A LiB site is a collection of containers that look like shipping containers. Each of these contain hundreds of individual lithium-ion battery cells packed into modules and the modules are packed into racks within the outer cabinet. There is usually provision in the container for liquid cooling of the batteries and a battery management system (BMS) that can monitor the state of charge (SOC) of the battery cells, their temperature and any gas release. Built-in fire suppression systems may also feature, although there are no regulatory standards for these. There are also power conditioning units to convert the incoming alternating current to direct current and to take the outgoing direct current and convert it to alternating current (invertors). These are often sited outside in separate containers. A typical example is the 20 foot (ca. 6m) CATL BESS container: <https://www.evlithium.com/energy-storage-system-solutions/catl-enerc-plus-306-bess-container.html>

The current LiB situation:

- Battery storage is critical for renewable energy to store the electricity that intermittent solar/wind produce and to trade electricity using the excess capacity the BESS have. Trading electricity (*i.e.* buying cheap electricity and storing it at times of peak output, ready for selling back to the National Grid at a higher price at times of peak demand) makes large-scale renewable schemes with BESS a particularly attractive proposition for investors.
- A typical modern BESS container will store around 4-5MWh of energy for a relatively short period of time. The batteries are usually charged and then discharged over a 2-4 hr cycle. The whole BESS installation should be specified by two numbers to designate the maximum *power* (in MW) that can be supplied and the total *energy stored* (in MWh). So, for example, a 200MW/400MWh system can deliver up to 200MW power for 2 hours.
- Most BESS today use lithium-ion batteries. The main chemistries in use today are: NMC, Nickel Manganese Cobalt and Lithium Iron Phosphate, LFP.
- Over 70% of all BESS units and components are made in China. The remainder come from the US (e.g. Tesla) and South Korea and Japan. There is no European manufacturer of significance.
- Currently the expected lifetime of the lithium-ion battery cells in these modules is between 8-13 years. So, for a 40-year LiB site there will have to be several (expensive) battery replacements during its operational lifetime.
- At present there are very few recycling centres anywhere in the world for the recovery of the materials used in LiBs and none of the present generation of lithium-ion batteries were designed to make recycling easier. It is hoped that this situation will change but estimates on current processes are that it is 2-3 times more costly to recover the metals for re-use as opposed to using new raw materials. Mining for lithium ore and

BRIEFING NOTE: LITHIUM-ION BATTERY ENERGY STORAGE SYSTEMS (LiBs)

February 2025

extraction of the metal from this also have major environmental consequences. China is the main source of processed lithium; substantial lithium deposits are also found in Latin America and Australia.

What are the concerns about LiBs?

Lithium-ion batteries have many attributes for rapid charging and discharging - clearly a vital part of the transformation to electric vehicles, as well as for our mobile phones, laptops, etc. However, they are not considered ideal for long-term energy storage and even for short term application their inherent instability is a cause for concern. There have been many well-publicised explosions, fires and toxic emissions resulting from this instability [2-6]. Whilst many of these have been in cheap and relatively badly controlled situations (such as in e-scooters and e-bikes), there have also been a number of LiB fires and explosions, some of which have resulted in deaths and life-changing injuries to first responders who were called out to handle the incident, as well as wider environmental contamination.

The main cause of these appears to be 'thermal runaway' which can result from metallic lithium dendrite formation in the lithium-ion battery cell – a problem that has not yet been fully solved. These dendrites or 'whiskers' of metal create an internal short circuit or 'hot spot' in the cell, which causes heating, vaporisation and ignition of the organic electrolyte, which in turn ruptures the cell via a vapour cloud explosion. The usual result is a self-propagating fire, fed initially by the organic electrolyte but subsequently the lithium metal itself can ignite and is almost impossible to extinguish. Such fires and explosions cannot be handled like a 'normal' fire – they cannot be extinguished by smothering, for example, as they do not require oxygen to sustain them. As such these incidents often last for extended periods of time (days and weeks) and re-ignition is not uncommon. During a thermal runaway incident many toxic and harmful gaseous and particulate emissions are released, usually requiring evacuation of surrounding areas. Further environmental hazards result not only from these toxic emissions to air and ground, but also from the millions of litres of water cooling which is applied to the affected area to help prevent the fire spreading. This results in toxic compounds in the firewater run-off. Fluorinated compounds in the fumes and the firewater are toxic - even in small amounts - and have a long lifetime in the environment, which could last for decades.

Even the slightly newer, lithium ferro-phosphate (LFP) batteries, which some developers consider slightly safer as they require higher temperatures before thermal runaway occurs, can and do experience thermal runaway. They also carry a higher explosion risk and higher concentrations of fluorinated compound emissions.

To summarise:

- **Lithium-ion batteries have exceptional ability to charge/discharge quickly but are inherently unstable.**
- **There have been many well publicised LiB failures, some of which have led to deaths and serious (life changing) injuries to first responders called to handle the incident.**
- **Failure is usually by thermal runaway. This can lead to explosion, fire and the release of highly toxic emissions to air and ground, with a risk of wider environmental contamination to water, soil etc.**
- **Fires are intense and self-propagating; they cannot be managed like a 'regular' fire. Most advice by Fire Services is simply to allow them to burn out (several days, sometimes weeks) and to keep surroundings cool using millions of litres of water ('drenching' takes place of surrounding buildings and areas). Re-ignition is not uncommon.**
- **Firewater run-off is toxic and needs to be contained and properly disposed. If this contaminated firewater was to get into aquifers, farming irrigation, crops or local streams or rivers it could have detrimental environmental impacts for decades.**

Lack of adequate legislation for lithium-ion BESS

The rapid deployment of LiBs in the UK has *not* been accompanied by the application of any adequate safety standards or regulation. This is astonishing given the publicity surrounding the Grenfell Tower fire which, tragically,

BRIEFING NOTE: LITHIUM-ION BATTERY ENERGY STORAGE SYSTEMS (LiBs)

February 2025

could have been avoided had the known risks been properly acted on. The roll-out of LiBs appears to come under the remit of Ofgem who class these as “energy generators” – yet they are not generators at all but, critically, rather “energy stores.” One might expect that the Health and Safety Executive would have a say in the regulation of LiBs like they do, for example, in the case of hydrogen for energy applications and other gas storage operations. However, this does not seem to be the case. The Government recognises the risks with LiBs and indeed acknowledges the lack of adequate regulations to govern these [7]. However, the Government currently appears to be relying on the Fire Service to recommend guidance [8] which does not seem logical because the preventative safety aspects and planning considerations for BESS do not necessarily fall within their remit. Government regulation aimed at preventing thermal runaway in LiBs is urgently needed, as is clear Government instruction for planning authorities.

To summarise:

- **There is no clear legislation for LiBs in the UK**
- **There are no British Standards or other adequate government regulations being applied to ensure the safe manufacture, installation, operation and decommissioning of LiBs.**
- **There is no legislation preventing the use of second-life lithium-ion batteries being re-used in LiBs. Second-life lithium-ion batteries are considered to pose a much greater safety risk, since less would be known about their previous use, which could include previous damage/abuse that can make them more prone to failure.**
- **It has been suggested that LiBs should come under the Control of Major Accident Hazards (COMAH) legislation to ensure they are suitably regulated. This would appear sensible.**
- **Hazardous Substances Consents (HSC) are most likely required for the transportation of LiB units. HSC are almost certainly required for large scale LiB installations [9,10].**
- **Battery Management Systems vary – there are no statutory requirements or engineering specifications, so not all current safety features are present in all sites.**
- **There are no Government regulations on appropriate locations for LiBs, depriving planning decision makers of instructions on appropriate safety distances from occupied buildings, sensitive receptors and environmentally sensitive sites. Nor are there regulations on how to deal with LiB fires and explosions. The National Fire Chiefs Council have issued their own guidance notes for Fire and Rescue Services on dealing with LiB failures, but these are not legal requirements, nor are they specifically aimed at *prevention* of failures to avoid a major accident [11].**
- **Given the known risks, and potentially disastrous consequences of LiB failures, it is essential that the Government applies appropriate safety regulations to LiBs as a matter of urgency. Until they do this, such installations are being installed without adequate safety measures in place and in unsuitable locations.**
- **Some cities and regions in other countries have issued a moratorium on LiBs until adequate safety regulations are in place. This must surely be the most sensible approach in the immediate term.**

References:

1. Batteries in Stationary Storage Applications https://www.faraday.ac.uk/wp-content/uploads/2024/11/Faraday_Insights_21_FINAL.pdf
2. EPRI BESS Failure Event Database https://storagewiki.epri.com/index.php/BESS_Failure_Incident_Database
3. EPRI White Paper distributed in May 2024 provides an Analysis of Failure Root Causes: <https://www.epri.com/research/products/000000003002030360>
4. <https://www.britsafe.org/safety-management/2024/lithium-ion-batteries-a-growing-fire-risk>
5. <https://www.gov.uk/government/publications/grid-scale-electrical-energy-storage-systems-health-and-safety>
6. <https://www.thefpa.co.uk/news/mp-calls-for-fire-service-input-to-li-ion-battery-storage-sites#:~:text=If%20you%20put%20water%20on,recent%20House%20of%20Commons%20debate> .

BRIEFING NOTE: LITHIUM-ION BATTERY ENERGY STORAGE SYSTEMS (LiBs)

February 2025

7. Ranki F, Walker A, Rowe G, “Battery Energy Storage Systems” UK House of Commons Library (April 2024) available at <https://researchbriefings.files.parliament.uk/documents/CBP-7621/CBP-7621.pdf>. Section 4, pg 25, highlights the lack of regulation
8. In the US, the NFPA has some guidance: National Fire Protection Association (2023) Standard for the installation of stationary energy storage systems <https://www.nfpa.org/codes-and-standards/8/5/5/nfpa-855>
9. <https://unece.org/transport/dangerous-goods/un-model-regulations-rev-23>
10. https://www.researchgate.net/publication/359203817_Hazardous_Substances_potentially_generated_in_loss_of_control_accidents_in_Li-ion_Battery_Energy_Storage_Systems_BEES_storage_capacities_implying_Hazardous_Substances_Consent_obligations
11. National Fire Chief Council guidance to first responders: <https://nfcc.org.uk/wp-content/uploads/2023/10/Grid-Scale-Battery-Energy-Storage-System-planning-Guidance-for-FRS.pdf>

Author Details and Endorsements

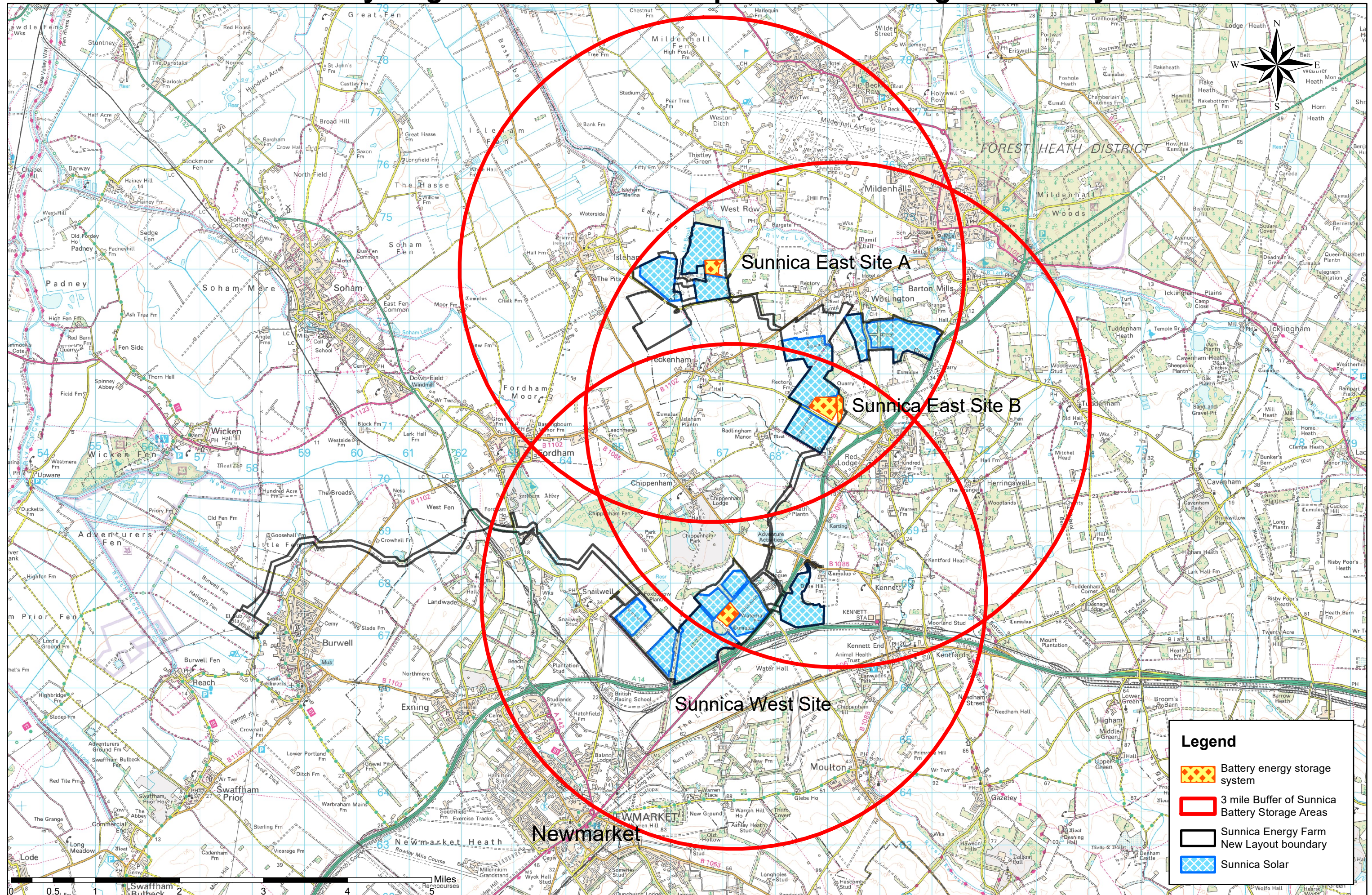
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Professor (Emeritus) Wade Allison (Dept of Physics and Fellow of Keble College, University of Oxford)

Professor Sir David Melville CBE FInstP (Professor of Physics, former Vice-Chancellor, University of Kent)

Sunnica Energy Proposed Site with surrounding Solar Farms & Predicted Hydrogen Fluoride Gas Dispersion following Ion Battery Fire





By **Mark Hookham**
and **Alexander Butler**

FOR decades it has been the sacred site where 12 heroic airmen laid down their lives to save an English village from being destroyed by their doomed bomber.

But The Mail on Sunday can reveal the hallowed field in Isleham, Cambridgeshire, is to be ‘desecrated’ – after Energy Secretary Ed Miliband gave the go-ahead to a sprawling 15-mile-long solar farm as part of his Net Zero crusade.

On October 13, 1949, the US Air Force Boeing B-50 Superfortress took off from nearby RAF Lakenheath laden with 16 500lb bombs on a practice flight to Heligoland, Germany. But a fire



ANGER: Ed Miliband and, right, a B-50 Superfortress



TRIBUTE: Linda Dunbavin holding a memorial order of service at the air crash site

dozens planned across Britain’s countryside, huge solar panels will cover the field and surrounding areas.

The only concession made by the developers is that they have promised to leave a square in the field free of panels and will put up a plaque in memory of the airmen.

Last October, a 75th anniversary memorial service was held at St Andrew’s Church in Isleham to commemorate the airmen’s ‘valiant sacrifice’.

A Sunnica spokesman said: ‘We undertook geophysical surveys which accurately confirmed the exact location of the crash impact crater.’

‘In recognition of the importance of the crash crater, we have proposed an exclusion zone around it where no development would occur.’

The Department for Energy Security and Net Zero said in a statement: ‘We respect the significance this field holds for those in Isleham and the memory of those lost in the 1949 USAF crash.’

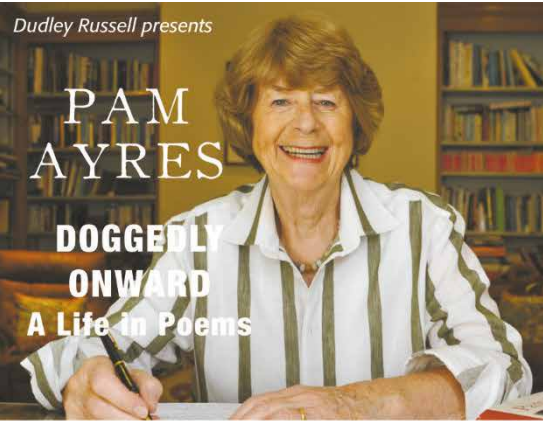
‘We support the developer’s commitment to honour them by creating a protected area around the site.’

Dudley Russell presents

PAM AYRES

DOGGEDLY ONWARD

A Life in Poems



OCTOBER 2025				
Sun 12	3pm	MONMOUTH Blake Theatre	01600 719401	theblaketheatre.co.uk
Wed 15	7.30pm	GUILDFORD Yvonne Arnaud Theatre	01483 440000	yvonne-arnaud.co.uk
Fri 24	7.30pm	BRIDPORT Electric Palace Theatre	01308 424901	electricpalace.org.uk
Sun 26	3.30pm	WIMBORNE Tivoli Theatre	01202 885566	tivoliwimborne.co.uk
Wed 29	7.30pm	SHREWSBURY Theatre Severn	01743 281281	theatresevern.co.uk
NOVEMBER 2025				
Sun 2	3.30pm	SWINDON Wyvern Theatre	0343 310 0040	trafalgartickets.com
Charity Fund raiser in aid of HATHEROP BIG BUILD, raising funds for much needed development at Hatherop Primary School, near Cirencester. See www.hatheropbigbuild.com				
Wed 5	2.30pm	EASTBOURNE Devonshire Park Theatre	01323 412000	eastbourne-theatres.co.uk
Sun 9	3.30pm	YEovil Westlands Entertainment Venue	01935 422884	westlandseyovil.co.uk
Sun 13	3.30pm	SAFFRON WALDEN The Saffron Hall	0845 548 7650	saffronhall.com
Sat 15	7.30pm	CHIPPING CAMPDEN Cidermill Theatre	01386 335420	cidermilltheatre.com
Charity Fund raiser in aid of CHELTENHAM ANIMAL SHELTER, raising funds for continuing care and support for pets in need. See www.gawa.org.uk				

"We love her because she makes us laugh, but above all because we know she is genuine." (The Oldie Magazine, 2024)

Pam's latest book:
"DOGGEDLY ONWARD" - A Life in Poems, 1970's - 2020's

pamayres.com  [@PamAyres](https://twitter.com/PamAyres)

Forget carrots – fish fingers can give kids great eyesight

By **Roger Dobson**

FISH fingers and biscuits might not seem like a healthy diet, but feeding them to your children could be good for their eyesight, research has found.

They were found to be linked to a lower risk of developing myopia – or short-sightedness – in an analysis of genetic information from more than 210,000 people in a UK database.

Fruit and canned soup also have a positive effect, the children’s eye specialists found, but breakfast cereals and low-calorie hot chocolate were found to have a detrimental effect.

Only six foods were studied by experts at Xian Children’s Hospital in China, with breaded fish found to be the most beneficial. ‘Breaded fish consumption

exerted a direct protective effect against myopia,’ they wrote in the International Journal of Ophthalmology.

‘While numerous studies have explored associations between dietary intake and myopia, none have identified specific foods. Our findings support the notion that incorporating fish into the diet represents a feasible and accessible strategy for myopia prevention.’

It’s not the only benefit of eating fish fingers. Another study of 6,000 youngsters in England, published earlier this year, found they could help children grow up to be kinder and more sociable.

Myopia is an increasing problem, with the number of children affected estimated to have more than doubled since the 1960s.

Factors are thought to include less time being spent outdoors and the increased use of electronic devices. Diet has been implicated, but research has been hampered by difficulties in ruling out other factors that can skew results.

The new Chinese study used a gene-based technique designed to remove such factors and found that eating breaded fish, canned soup, sweet biscuits and fruits was linked to a lower risk of myopia of between seven and 12 per cent.

Hot chocolate and breakfast cereal were associated with an increased risk of between six and 16 per cent.

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Mayors announcement

28th September- Attended the reception for the Lexington-Link group.

30th September- Presented the prizes for the under 12 Forest Heath Cross Country at The Links- Newmarket.

18th October- Attended the Civic Services for Cllr Elisabeth Malvisi at The Holy Trinity Church at Long Melford.

20th October- Attended the Citizens Advice West Suffolk AGM at the Parish Centre, Catholic Church, Newmarket.

26th October- Attended The Justice Service at Ely Cathedral.

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 6th October 2025 at 6.21pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry

Councillor A Drummond
Councillor P Hulbert

Also Present: C Whitaker- Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 4 Members of the Public.

	Minute	Action by
D/25/10/1	<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. <i>Cllr Berry joined the meeting at 6:22pm</i>	
D/25/10/2	<u>Apologies</u> Apologies were received from Cllrs Hood, Jarvis, McHugh, Nobbs and Yarrow.	
D/25/10/3	<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> None noted. There were no requests for dispensation.	
D/25/10/4	<u>To Confirm the Minutes of the Meeting Held on 15th September 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15th September 2025 and the following amendment was made: Summary of Resolutions/Recommendations – D/25/09/22.04 changed to read: Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee strongly object to this application and referred to the previous application where the majority of residents had objected and there is no written evidence to support felling the trees. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/10/4.01 Resolved</u> That subject to the amendment being made, the minutes of the Development & Planning Committee held on 15th September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	

A member of the press joined the meeting at 6:24pm

The Chair proposed that item 14 Rowley Drive Masterplan be brought forward seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/4.02 Resolved

That item 14, Rowley Drive Masterplan be brought forward.

D/25/10/5 Rowley Drive Masterplan Consultation

A recommended response to the consultation was considered. Further amendments were made and subject to the amendments being made, Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/5.01 Resolved

That subject to the amendments being made, the recommended response to the Rowley Drive Masterplan Consultation be approved and circulated to Members before full Council.

A member of the press and 2 members of the public left the meeting at 6:42pm

D/25/10/6 Public Open Session

No members of the public wished to speak.

D/25/10/7 Planning Applications

Weeks Commencing 08/09/2025 & 15/09/2025.

D/25/10/7/1 DC/25/1424/TCA – Trees in a conservation area notification – one tulip (marked T1 on plan) overall crown reduction by three metres – 9 Balaton Place, Snailwell Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.01 Resolved

The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.

D/25/10/7/2 DC/25/1419/HH – Householder planning application – a. replacement vehicular entrance gates b. pedestrian gate – 33 Edinburgh Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.02 Resolved

The Committee voiced no objection.

Cllr Kavanagh joined the meeting as an observer at 6:48pm

D/25/10/7/3 DC/25/1452/P3CMA – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from Class E (commercial, business and service) to Class C3 (dwellings) for 36 apartments – Land at Suffolk House, Rayes Lane, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the

following was agreed:

D/25/10/7.03 Resolved

The Committee placed a holding objection and requested an extension to research the planning history. Committee voiced concerns regarding the following:

- are the planners satisfied that the internal design is adequate
- is there sufficient parking
- will the increased traffic flow (as this building has been unoccupied for a long time) impact the local area

D/25/10/7/4 DC/25/1457/HH – Householder Application – single storey rear extension – 313 Exning Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.04 Resolved

The Committee voiced no objection.

D/25/10/7/5 DC/25/1507/TPO – TPO (1956)012 tree preservation order – one Chestnut (T1 on plan) remove lower limb on north-west facing and overall crown reduction by three metres – 17 Halifax Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.05 Resolved

The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.

D/25/10/7/6 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. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.06 Resolved

The Committee voiced no objection.

D/25/10/7/7 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.07 Resolved

The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.

D/25/10/7/8 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. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.08 Resolved

The Committee voiced no objection.

D/25/10/7/9 DC/25/1511/HH – Householder planning application – single storey rear extension – 5 Princess Way Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/25/10/7.09 Resolved

The Committee voiced no objection.

Cllr Borda joined the meeting as an observer at 7:02pm

D/25/10/8 Amended and Deferred Plans

D/25/10/8/1 Deferred - DC/25/1327/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 ten dwellings (class C3) – 138 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/8.01 Resolved

The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It is understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.

D/25/10/9 Planning Appeals

None noted.

D/25/10/10 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/10/11 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/09/2025, 15/09/2025 & 22/09/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1235/TCA	Trees in a conservation area notification- two Lelyandii (T1 and T2 on plan) fell	25 Exeter Road, Newmarket, Suffolk	Approved	No objection
DC/25/1138/HH	Householder planning application - new boundary wall (following demolition of existing wall)	4 Stamford Street Newmarket Suffolk	Approved	No objection
DC/25/1125/TPO	TPO 07(2006) tree preservation order – one copper beech (T1 on plan, T1 on order) crown lift to five metres above ground level	17 Cardigan Street Newmarket Suffolk	Approved	No objection
DC/25/1060/ADV	Application for advertisement consent – one double sided bus shelter advertising unit with integrated internally	Bus Shelter 4502-0005 High St, Outside 220,	Approved	No objection

	illuminated LCD 6-sheet digital display portraying advertising images that change every ten seconds	Next To Shell Garage Newmarket			
DC/25/0689/FUL	Planning application - a. conversion of existing social club into four flats b. ground and first floor extensions to existing dwelling and c. retention of commercial unit at ground floor (Class E)	Social Club Kingston Passage Newmarket Suffolk	Approved	Objected	
DC/24/1774/FUL	Planning application - a. change of use for first floor from shop store (use class E) to residential dwelling (use class C3) b. first floor rear extension	13A Wellington Street Newmarket Suffolk	Approved	Objected	
DC/25/1286/TCA	Trees in a conservation area notification. a. one Walnut (T1 on plan) reduce crown to previous pruning points, b. one Bean (T2 on plan) fell, c. one Walnut (T3 on plan) overall crown reduction by three metres	9 Balaton Place Snailwell Road Newmarket	Approved	No objection	
DC/25/1188/TPO	TPO 005 (2022) tree preservation order – one yew (T32 on order) overall crown reduction by two metres	Court Manor 7 Argent Place Newmarket Suffolk	Withdrawn	No objection	
DC/25/1062/HH	Householder planning application - a. single storey front porch extension b. two storey extension to side of dwelling (following demolition of garage) c. single storey extension to rear of dwelling, outbuilding to rear garden d. hardplankboarding to front elevation	22 Paget Place Newmarket Suffolk	Approved	No objection	

D/25/10/12 Delegation Panel Decisions

None noted.

D/25/10/13 Licensing

None noted.

D/25/10/14 Enforcement

Update to be circulated.

D/25/10/15 Kingsway Solar

The scheme and proposal for a solar farm at Burwell were discussed. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/10/15.01 Resolved

The Committee objected to the proposal and that Delegated Powers be given to Cllrs Harvey and Drummond and the Town Clerk to draft the objection.

D/25/10/16 Working Group Reports

Updates were presented and noted.

D/25/10/17 Correspondence

A petition from residents regarding the installation of bollards in Exning Road was noted.

D/25/10/18 Date of Next Meeting

Monday 20th October 2025 at the Memorial Hall.

Meeting closed 7:16pm.

Signed Cllr R.Hood Date 20/10/25

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/10/4.01 Resolved</u>	That subject to the amendment being made, the minutes of the Development & Planning Committee held on 15 th September 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/10/4.02 Resolved</u>	That item 14, Rowley Drive Masterplan be brought forward.
<u>D/25/10/5.01 Resolved</u>	That subject to the amendments being made, the recommended response to the Rowley Drive Masterplan Consultation be approved and circulated to Members before full Council.
<u>D/25/10/7.01 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/25/10/7.02 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.03 Resolved</u>	The Committee placed a holding objection and requested an extension to research the planning history. Committee voiced concerns regarding the following: - are the planners satisfied that the internal design is adequate - is there sufficient parking - will the increased traffic flow (as this building has been unoccupied for a long time) impact the local area
<u>D/25/10/7.04 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/25/10/7.06 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.07 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/25/10/7.08 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/7.09 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/8.01 Resolved</u>	The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It

	is understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.
<u>D/25/10/15.01 Resolved</u>	The Committee objected to the proposal and that Delegated Powers be given to Cllrs Harvey and Drummond and the Town Clerk to draft the objection.

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 20th October 2025 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey
Councillor P Hulbert

Councillor J McHugh
Councillor J Jarvis
Councillor R Nobbs
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, 1 Member of the Press and 1 Member of the Public.

Minute	Action by
D/25/10/19 <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/25/10/20 <u>Apologies</u> Apologies were received from Cllr Berry.	
D/25/10/21 <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 Nobbs declared an "other" interest in item 7a - application Amended – DC/25/0163/FUL. There were no requests for dispensation.	
<i>A Member of the press joined the meeting at 6:16pm.</i>	
D/25/10/22 <u>To Confirm the Minutes of the Meeting Held on 6th October 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 6th October 2025 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:	
<u>D/25/10/22.01 Resolved</u> That subject to the amendment being made, the minutes of the Development & Planning Committee held on 6th October 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.	
Matters arising: DC/25/10/5 Rowley Drive Masterplan Consultation – The draft response to the Masterplan was approved at Full Town Council and has been submitted.	
D/25/10/15 Kingsway Solar – Cllrs Harvey and Drummond are drafting a response detailing the Council's objection.	

D/25/10/8/1 Deferred - DC/25/1327/P3CMA – following a site visit to 138 High Street, Cllrs Hood and Harvey would like to know why WSC Planning object to flats on the ground floor.

D/25/10/23 Public Open Session

Cllr Nobbs declared an “other” interest in the following item and left the meeting.

A member of the public presented a petition with 117 signatories opposing the installation of bollards in Exning Road which will make the inadequate parking issue worse.

The Chair reported that the Town Clerk had received the petition, however the Council had resolved to go ahead with the bollards.

A Member of the public left the meeting at 6:28pm and Cllr Nobbs returned to the meeting.

D/25/10/24 Planning Applications

D/25/10/24/1 DC/25/1518/HH – Householder planning application – single storey rear extension – 75 Edinburgh Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/10/24.01 Resolved

The Committee voiced no objection.

Cllr Nobbs declared an “other” interest in the following application and left the meeting.

D/25/10/25 Amended and Deferred Plans

D/25/10/25/1 Amended – DC/25/0163/FUL – Reconsultation – 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 (*Clarification of the correct location plan – see location plan uploaded on West Suffolk’s planning portal 30 September 2025 (the proposal has also reduced from four to two flats).*) Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/10/25.01 Resolved

The Committee voiced no objection.

Cllr Nobbs returned to the meeting at 6.34pm.

D/25/10/25/2 Deferred - DC/25/1452/P3CMA – Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from Class E (commercial, business and service) to Class C3 (dwellings) for 36 apartments – Land at Suffolk House, Rayes Lane, Newmarket. Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/10/25.02 Resolved

The Committee welcomed one bed properties; however upheld their objection on the grounds of it being an overdevelopment in this location, incorrect address and concerns over access which would contribute to traffic flow and congestion.

The Committee would like to see a Highways response and receive confirmation of the number of parking spaces.

D/25/10/26 Planning Appeals

D/25/10/26/1DC/25/0552/PIP – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket – was noted.

D/25/10/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/10/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 29/09/2025 & 06/10/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/25/1249/TPO	TPO 005(2022) one sycamore (G1 on plan, T40 on order) overall crown reduction by up to three metres	15 Paget Place Newmarket Suffolk	Approved	No objection
DC/25/1264/TPO	TPO 032(1960) tree preservation order - one thuja (T1 on plan, within A1 on order), three leylandii (G2 on plan, within A1 on order) fell	19 Wyndham Way Newmarket Suffolk	Approved	No objection

D/25/10/29 Delegation Panel Decisions

None noted.

D/25/10/30 Licensing

None noted.

D/25/10/31 Enforcement

Cllr Yarrow will follow up the progress on 128 High Street.

WSC have taken no action regarding the Kings Slots signage. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/10/31.01 Resolved

That the Deputy Town Clerk sends a letter to WSC requesting an update on Kings Slot signage following the email sent by Cllr Hood.

D/25/10/32 Working Group Reports

None noted.

D/25/10/33 Budget 2026/2027 for the Development and Planning Committee

The Development and Planning Committee draft budget for 2026/2027 of £11,000 was presented and considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/25/10/33.01 Recommendation

That the Development and Planning Committee budget for 2026/2027 be approved at £11,000.

D/25/10/34 Correspondence

Chancerygate – regarding Newmarket Nucleus development, Exning Road. It was noted that the detailed planning application was approved and work by Wilten will commence on 3rd November 2025 and is due to be completed by July 2026. The Developer has invited Cllrs to a site visit on 14th November 2025, and Cllrs Hood, Drummond, Harvey and Jarvis will attend the site visit. Deputy Town Clerk to confirm the time of the visit.

D/25/10/35 Date of Next Meeting

Monday 3rd November 2025 at the Memorial Hall.

Meeting closed 7:05pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/10/22.01 Resolved</u>	That subject to the amendment being made, the minutes of the Development & Planning Committee held on 6th October 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/10/24.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/25.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/10/25.02 Resolved</u>	The Committee welcomed one bed properties; however upheld their objection on the grounds of it being an overdevelopment in this location, incorrect address and concerns over access which would contribute to traffic flow and congestion. The Committee would like to see a Highways response and receive confirmation of the number of parking spaces.
<u>D/25/10/31.01 Resolved</u>	That the Deputy Town Clerk sends a letter to WSC requesting an update on Kings Slot signage following the email sent by Cllr Hood.
<u>D/25/10/33.01 Recommendation</u>	That the Development and Planning Committee budget for 2026/2027 be approved at £11,000.



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Leisure Services Committee **Held on Monday 6th October 2025 at 7:20pm**

Attendance:

Councillor J Harvey (Chair)
Councillor J Borda

Councillor P Hulbert
Councillor S Kavanagh

Also Present: C Whitaker – C O'Reilly – Events Manager, J Ashton – Minute Assistant and 1 Member of the Public.

L/25/10/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair opened the meeting, confirmed that the fire safety notice was not required to be read out and confirmed that the meeting is being recorded by the Minute Assistant.

L/25/10/2 Apologies for Absence

None noted. Apologies were received from Cllrs Jarvis, McHugh, Nobbs and Winter.

L/25/10/3 Declaration of Member's Interests and to Remind Councillors of the Need to Keep up to Date Their Register of Member's Interests and to Consider Any Requests Received for Members Dispensation

None noted. There were no requests for dispensation.

L/25/10/4 To Receive and Confirm for Accuracy the Minutes of the Leisure Services Committee Meeting Held on Monday 4th August 2025 and Any Matters Arising

Members received the minutes of the Leisure Services Committee meeting held on 4th August 2025 and Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

L/25/10/4.01 Resolved

That the minutes of the Leisure Services Committee meeting held on 4th August 2025 be adopted and signed as a true record by the Chair of the Leisure Services Committee.

There were no matters arising.

L/25/10/5 Public Open Session

A member of the public spoke about parking overspill in Doris Street. The Chair reported that a residents' permit scheme is going to be trialled in the All Saints area and if successful this may be considered for possible introduction in other areas.

A member of the public left the meeting at 7:27pm.

L/25/10/6 To Receive the Accounts

The draft accounts for September 2025 were received and noted.

L/25/10/7 Working Group Reports for LS

Book number 10 2025 -2026

There were no reports.

L/25/10/8 Committee Membership

This item was deferred to the next meeting.

L/25/10/9 Fees

The revised hire fees for April 2026 to March 2027 were considered and Cllr Harvey made a proposal seconded by Cllr Borda. A vote was taken which was unanimous and the following was agreed:

L/25/10/9.01 Recommendation

That the revised hire fees for NTC venues from April 2026 to March 2027 be approved.

L/25/10/10 Car Boot Sales

The dates for the car boot sales on the Several for summer 2026 were presented. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

L/25/10/10.01 Recommendation

That the dates for the car boot sales on the Severals for summer 2026 be approved as May 17th, 31st. June 14th, 28th. July 12th, 26th, August 9th, 16th, 23rd.

L/25/10/11 Events Update

Well-Being Week – September 2025 – Feedback: Extremely well received and attended. More support is needed to assist with stewarding for these types of events. It was fun to have immersive art in the gardens rather than just children's events and it appealed to a different demographic and wider age range.

Lexington Sister Cities Delegation Visit to Newmarket 2025 – Feedback: Kay Sargent had reached out and asked for us to schedule a weekend of Newmarket activities for the Mayor Delegation of 20 visitors. We organised the following:
Saturday: NHR Museum AM. PM Cambridgeshire Meeting at Rowley Mile Racecourse.

Sunday: Discover Newmarket Tour AM. PM Mayor's Reception Newmarket Town Hall.

Christmas at the Severals 2025 – 3rd – 10th December 2025 - A new series of Christmas events/workshops to be held in the Pavilion with a marquee extension. Small fair by Larry Gray with onsite security nearside of Severals. Marquee extension with floor and fan heaters £3,000. Thursday 4th Dec Youth Hub Xmas party 5-8pm (DJ, games, takeaway pizzas)

A proposal was made to allocate a budget of a maximum of £1,000 from the Youth Strategy Budget for the Youth Hub Christmas party. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

L/25/10/11.01 Recommendation

Book number 11 2025 -2026

That a budget of a maximum of £1,000 be allocated from the Youth Strategy Budget for the Youth Hub Christmas party.

Friday 5th Dec Newmarket Choir Singing evening 6-8pm. Wreath making workshop booked Saturday 6th Dec 2-5pm. Sunday 7th Dec Santa's Sleigh and snow globe, Storytime and free present for each child.

Model Railway Event - Friday 31st October 2025 2-5pm and Saturday 1st November 2025 10am-3pm in the Memorial Hall. Ely and District Model Railway to provide exhibition of Wickham Market.

Budget: £1,000 to reimburse club for van hire and insurance of set and to provide lunch for volunteers.

Newmarket Earth Day 2026 - Saturday 25th April 2026 in the Memorial Gardens and Memorial Hall 10am to 1pm - Activities, food and entertainment with an environmental nature/bee theme. Working group formed. Animal encounter booked, facepainting, DJ, Plug In Suffolk, NSPCC.

Budget: £5,000 (with EMR contingency funding if necessary)

Councillor Kavanagh requested to be added to the working group.

2026 Event Planning - smaller more frequent events to spread budget and undertaking, meaning no carnival this year. Current planned events:

January -

February -

March -

April – Newmarket Earth Day

May – Maisons Lafitte Twinning visit to Newmarket

June – Lexington, Kentucky – with Newmarket Community Choir – joint choral event

July/August - 6 dates for Summer Entertainment next year with increased budget.

Increased to 3 x face painters to deal with the demand.

September – Possible small town event (tbc at the Extra-Ordinary Meeting on 27th October)

October - Halloween event in half term 2026

November – Remembrance event

December – Christmas 2026 event(s)

L/25/10/12 Memorial Gardens

Replacement of the NTC noticeboard was considered. Cllr Hulbert made a proposal seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

L25/10/12.01 Recommendation

That a replacement NTC noticeboard be installed in the Memorial Gardens at a cost of £1,270.

L/25/10/13 Correspondence

Book number 12 2025 -2026

None noted.

L/25/10/14 Date of Next Meeting

Monday 1st December 2025 at the Memorial Hall.

Meeting closed at 8:03pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>L/25/10/4.01 Resolved</u>	That the minutes of the Leisure Services Committee meeting held on 4th August 2025 be adopted and signed as a true record by the Chair of the Leisure Services Committee.
<u>L/25/10/9.01 Recommendation</u>	That the revised hire fees for NTC venues from April 2026 to March 2027 be approved.
<u>L/25/10/10.01 Recommendation</u>	That the dates for the car boot sales on the Severals for summer 2026 be approved as May 17th, 31st. June 14th, 28th. July 12th, 26th, August 9th, 16th, 23rd.
<u>L/25/10/11.01 Recommendation</u>	That a budget of a maximum of £1,000 be allocated from the Youth Strategy Budget for the Youth Hub Christmas party.
<u>L25/10/12.01 Recommendation</u>	That a replacement NTC noticeboard be installed in the Memorial Gardens at a cost of £1,270.



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Performance & Audit Committee Held on Monday 13th October 2025 at 6:15pm

Attendance:

Councillor J Harvey (Chair)

Councillor A Drummond

Councillor P Winter

Also present: C Whitaker – Town Clerk.

Minute

- P/25/10/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded**
The Chair opened the meeting and announced that the Fire Notice was not required and that proceedings were not being recorded on this occasion.
- P/25/10/2 Apologies for Absence**
Apologies were received from Cllrs Hood, McHugh and Yarrow.
- P/25/10/3 Declaration of Member's Interests and 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 requests for dispensations.
- P/25/10/4 To Receive and Confirm for Accuracy the Minutes of the Performance & Audit Committee Meeting Held on Monday 14th July 2025 and Any Matters Arising**
The Chair presented the minutes of the Performance & Audit Committee Meeting held on Monday 14th July 2025 and Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- P/25/10/4.01 Resolved**
That the minutes of the Performance & Audit Committee meeting held on Monday 14th July 2025 be adopted and signed as a true record by the Chair of the Performance & Audit Committee.
- There were no matters arising.
- P/25/10/5 Public Open Session**
No members of the public were present.
- P/25/10/6 Resolution Audit**
The resolution progress for Q2 financial year 2025/2026 was received, updated, and noted.
- The outstanding resolutions for 2022/23, 2023/24, Q1-Q4 2024-2025 and Q1 2025-2026 were received, updated, and noted.

Minutes of Performance & Audit Committee held on Monday 13th October 2025

P/25/10/7 Neighbourhood Plan

The reviewed plan will be presented at Full Council meeting on 27th October.

P/25/10/8 Working Group Reports

The list of active Working Groups was received, updated and noted.

P/25/10/9 Correspondence

None noted.

P/25/10/10 Date of Next Meeting

Monday 12th January 2026.

Meeting closed at 7.50pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>P/25/10/4.01 Resolved</u>	That the minutes of the Performance & Audit Committee meeting held on Monday 14th July 2025 be adopted and signed as a true record by the Chair of the Performance & Audit Committee.



Newmarket

TOWN COUNCIL

Minutes of the Meeting of the Human Resources Committee

Held on Monday 20th October 2025 at 7:16pm

Attendance:

Councillor K Yarrow (Chair)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor J Jarvis
Councillor J McHugh

Also present: N Alecock – Deputy Town Clerk and J Ashton – Minute Assistant

Minute

H/25/10/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair opened the meeting and announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant.

H/25/10/2 Apologies for Absence

Apologies were received from Cllrs Berry, Hood and Winter.

H/25/10/3 Declaration of Member's Interests and 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 requests for dispensations.

H/25/10/4 To Receive and Confirm for Accuracy the Minutes of the Human Resources Meeting Held on Monday 9th June 2025 and Any Matters Arising

Members received the minutes of the Human Resources Committee Meeting held on Monday 9th June 2025 and Cllr Yarrow made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

H/25/10/4.01 Resolved

That the minutes of the Human Resources Committee meeting held on Monday 9th June 2025 be adopted and be signed as a correct record by the Chair of the Human Resources Committee.

There were no matters arising.

H/25/10/5 Public Open Session

No members of the public were present.

H/25/10/6 Budget 2026/2027 for the Human Resources Committee

The Human Resources Committee budget for 2026/2027 was presented and considered. Cllr Yarrow made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

H/25/10/6.01 Recommendation

That Human Resources Committee budget for 2026/2027 be approved at £311,942.00.

H/25/10/7 Date of Next Meeting

June 2026 or earlier if required.

Meeting closed at 7:20pm

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>H/25/10/4.01 Resolved</u>	That the minutes of the Human Resources Committee meeting held on Monday 9th June 2025 be adopted and be signed as a correct record by the Chair of the Human Resources Committee.
<u>H/25/10/6.01 Recommendation</u>	That Human Resources Committee budget for 2026/2027 be approved at £311,942.00.



Report to	Full Council Committee
Subject	High Street Bus Shelters
Purpose	Decision
Classification	Unrestricted
Meeting date	27th October 2025
Item number	15
Written By	Cathy Whitaker – Town Clerk

Summary: This report outlines information regarding the replacement of two of the bus shelters in the central High Street.

1.	Introduction
a.	Both central bus shelters are in need of replacement due to age.
b.	Bauer Media UK own the shelter outside Calzone. NTC own the shelter outside Unico currently.
2.	Context
a.	SCC has a programme of replacement bus shelters via the BSIP+ funding and have visited site and confirmed that they can supply, replace and maintain these two bus shelters.
b.	Bauer Media will not allow any other contractor to remove their shelter and have supplied a quote for this. This is non-negotiable; however, due to the amount of pavement service covers in and around that shelter, it would be best that they remove it themselves in any event.
3.	Proposal/Options
a.	Bauer Media to remove the shelter outside Calzone.
b.	SCC to remove the shelter outside Unico and install two new heritage shelters in black to fit in with the surroundings.
4.	Financial/Resource Implications
a.	Bauer Media – cost to remove one shelter - £3,915.00, to include all traffic management, road permit and crane/haulage costs.
b.	The supply and installation of the two new shelters is covered by the BSIP+ funding and will cost NTC nothing.
5.	Next Steps/Recommendations
a.	To approve the cost to remove one shelter, currently owned by Bauer Media.
b.	To approve the SCC supply, installation and ownership of two new shelters on the High Street.

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Community Governance Review Parish and town briefing note

Under the Local Government and Public Involvement in Health Act 2007, 'principal councils' are responsible for parish governance arrangements and can review the arrangements through a Community Governance Review (CGR) process. Legislation requires that principal councils ensure that community governance within the area:

- reflects the identities and interests of the communities in the area
- is effective and convenient and takes into account any other arrangements for the purpose of community representation or engagement in the area.

CGRs provide councils with an opportunity to make changes to community governance arrangements to ensure that parish and town councils provide for cohesive communities, improved community engagement and better local democracy, and result in improved effective and convenient delivery of local services.

West Suffolk Council carried out a CGR in 2021 to 2022, prior to the elections to parish and town councils in May 2023, and there has been interest from parish or town councils for potential governance changes ahead of the next elections in May 2027.

Subject to approval at a full Council meeting of West Suffolk Council (the council), the next CGR process will formally start in December 2025, and parish and town councils will be invited to put forward any issues that they wish to be considered and resolved as part of the review process. The CGR will consider the following aspects of community governance arrangements for parishes:

- the names and styles of any existing parish council
- the number of councillors to be elected to any existing parish council
- any grouping arrangements or mergers
- the warding arrangements of any existing parish council, the name of wards and the number of councillors to be elected for any such ward.

Due to local government reorganisation and the work to develop interim warding arrangements for unitary local government, this review will not consider any requests involving changes to external parish boundaries. Proposed amendments to parish ward boundaries will also not be considered where the proposed change is not coterminous with a West Suffolk district ward or Suffolk county division boundary. If a parish or town council would like a review of its boundaries at a future CGR, they are asked to submit the details so that they can be held on record for a future review.

The review will not automatically mean there will be changes but will examine whether there is a case for change. As part of the review the council will test views and assess what solutions are the right ones to pursue with each individual parish.

The timetable for the CGR is included in full below and parish and town councils wishing to take part in the community governance review process will be invited to submit their requests from **17 December 2025 to 13 February 2026**.

Parish and town councils may wish to think about issues or small anomalies that could be considered as part of the CGR so that they can develop their submissions in advance of the review commencing in December. The requirements for submissions are listed below:

- The request must state the parish or town area.
- The request must define the purpose of the community governance request and the proposed change.
- For grouping or merging arrangements, the request must be paired with a request from the other parish council.
- For any styling requests, proposals must include reference material.
- It is advised that councils include as much detail as possible in the reasoning behind the request and any evidence of community support for a proposed change.

Indicative timeline and key stages

Stage	Action	Dates
Authorisation	Council resolves to undertake CGR terms of reference approved. Task and finish group established.	Council 16 December 2025
Commencement	Notice of review published.	17 December 2025
Stage One	Consultation with stakeholders – initial submissions invited on future arrangements in accordance with terms of reference.	17 December 2025 to 13 February 2026
Stage Two	Consideration of submissions received. Draft recommendations prepared.	March 2026
Stage Three	Draft recommendations to be considered by Council and approved for consultation.	24 March 2026
Stage Four	Consultation with stakeholders on draft recommendations. Final recommendations prepared.	April 2026 to June 2026 (three months)
Stage Five	Final recommendations to be considered by Council with resolution to make a reorganisation order.	Council September 2026 (date to be confirmed)
Stage Six	Reorganisation order made.	As soon as practicable after publication of final recommendations

Any reorganisation order made following a CGR should, for administrative and financial reasons (for example, setting up a new parish council and arranging for its first precept), take effect on 1 April following the date on which the order is made. Electoral arrangements should come into force at the next elections to any new parish council following the making of the order.

Key considerations for the areas which can be reviewed at the upcoming CGR

Parish names and alternative styles for parishes

The council will endeavour to reflect existing or historic place names and will consider any ward names proposed by any local interested parties. The council will be mindful of Section 75 of the Local Government Act 1972 with regard to changing the name of a parish and subsequent notification, and to Sections 87 and 88 of the 2007 act and related guidance.

Alternative styles for parishes were introduced by the 2007 act which could replace the 'parish' style – community, neighbourhood or village. Town status continues to be available to a parish (Section 247 of the Local Government Act 1972) but, for as long as a parish has an alternative style, it will not be able to have the status of a town and vice versa.

At the request of a parish, the council, as principal authority, can change the name of a parish to reflect the style adopted.

If an existing parish is under review, the council will make recommendations as to whether the geographical name of the parish should change, but it will be for the parish council or meeting to resolve whether the parish should have one of the alternative styles or retain the 'parish' style.

Council size (number of councillors)

The minimum number of parish councillors that a council can have is five. A quorum for a parish council is three or a third, whichever is the greater number.

National research guidance suggests the following levels of representation for parish councils:

Electorate	Councillor allocation
Less than 500	5 to 8
501 to 2,500	6 to 12
2,501 to 10,000	9 to 16
10,001 to 20,000	13 to 27
Greater than 20,000	13 to 31

Government guidance is that each area should be considered on its own merits, having regard to population, geography and the pattern of communities. The council will pay particular attention to existing levels of representation and existing council sizes which have stood the test of time.

In considering requests to change the number of councillors on any individual parish council, the council will review the electoral history for the parish, including the number of contested elections that have been held, the number of vacant seats following normal parish elections (every four years) and the history of co-options (that is, has the parish council been able to fill vacancies).

Grouping parishes

Two or more parishes can be grouped under a common parish council. This can be an effective way of ensuring parish government for small parishes that might otherwise be unviable as separate units, while otherwise guaranteeing their separate community identity.

The council recognises that the grouping of parishes needs to be compatible with the retention of community interests and notes the government's guidance that 'it would be inappropriate for it to be used to build artificially large units under single parish councils'.

Proposals involving the grouping or splitting of existing parishes have the potential to be controversial issues unless all parties are in local agreement and there is already a consensus. Therefore, any suggestion of grouping parishes will be looked at if there is a strong will from the parishes involved and that the parishes themselves collectively make the proposal at stage one of the review.

Where there is a request to form or amend a group of parishes, the council will also consider the number of councillors to be elected to the common parish council by each of the constituent parishes. The council will take into account considerations of being equitable in a similar way to the allocation of councillors in warded parishes.

Parish warding arrangements

The council is required to consider the following points when deliberating whether a parish should be divided into wards for the purposes of elections:

- whether the number or distribution of the local government electors for the parish would make a single election of councillors impracticable or inconvenient
- whether it is desirable that any area, or areas, of the parish should be separately represented on the parish council.

The government's guidance is that warding of parishes may not be justified for largely rural areas based predominantly on a single centrally located village. Conversely, warding may be appropriate where a parish encompasses several villages with separate identities or where there has been urban overspill at the edge of a town into a parish.

In considering parish wards, the council will ensure that electoral equality is retained (the principle that each person's vote should be of equal weight so far as is possible). This will be achieved by keeping the councillor to elector ratio similar across any warded areas.

Proposed amendments to parish ward boundaries will not be considered where the proposed change is not coterminous with a West Suffolk district ward or Suffolk county division boundary.

Information and contact details

Community Governance Review guidance and information from past reviews are available on the West Suffolk Council website: <https://www.westsuffolk.gov.uk/cgr>

For more information about the CGR process, please email CGR@westsuffolk.gov.uk