

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 = 10
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 October 2025 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.

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 6th October 2025**
 - 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/25/1518/HH** – Householder planning application – single storey rear extension – 75 Edinburgh Road, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - a) **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)*)
 - b) **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
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **DC/25/0552/PIP** – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 29/09/25, 06/10/25
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 13. Enforcement** – to discuss any enforcement issues

- 14. Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
- 15. Budget 2026/2027 for the Development and Planning Committee** – to receive and approve the recommendation from the Development and Planning Committee for the Committee budget for 2026/2027
- 16. Correspondence**
 - a) **Chancerygate** – regarding **Newmarket Nucleus development, Exning Road**
- 17. Date of next meeting – 3rd November 2025**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 14th October 2025

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public