



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 6 th 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 previously 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 __Cllr Hood_____ Date __3/11/25_____

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.