



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 15th December 2025 at 6.15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond
Councillor P Hulbert
Councillor J Jarvis

Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, C O'Reilly – Events Manager and Cllrs Revitt, and Winter as observers, 1 Member of the Press and 2 Members of the Public

Minute		Action by
D/25/12/17	<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/25/12/18	<u>Apologies</u> Apologies were received from Cllrs Berry and Hood.	
D/25/12/19	<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 dispensations.	
D/25/12/20	<u>To Confirm the Minutes of the Meeting Held on 1st December 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 1 st December 2025 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/25/12/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 1st December 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/25/12/21	<u>Public Open Session</u> No members of the public wished to speak.	
D/25/12/22	<u>Planning Applications</u>	
D/25/12/22/1	DC/25/1781/HH – Householder planning application – a. single storey rear	

extension (following demolition of existing conservatory) b. window to existing side elevation – Kinloch, 16 Cheveley Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/12/22.01 Resolved

The Committee voiced no objection.

D/25/12/22/2 DC/25/1894/TPO – TPO 04(2012) tree preservation order – one box elder (marked T22 on plan and order) fell – 3 Arborfield Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/12/22.02 Resolved

The Committee made a holding objection subject to submission of a report from the Tree Officer. The Committee actively encourages responsible tree management and object to the felling of healthy trees. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.

D/25/12/22/3 DC/25/1582/FUL – Planning application – proposed horsewalker and arena (following removal of exercise/ trotting ring, covered lunge pit and loose box) – David Simcock Racing Ltd, Trillium Place, Birdcage Walk, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/12/22.03 Resolved

The Committee placed a holding objection subject to clarification on the times of use and expected noise levels.

D/25/12/22/4 DC/25/1896/ADV – Application for advertisement consent – a. two externally illuminated fascia signs b. one non-illuminated hanging sign – Meldreth House, Wellington Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/12/22.04 Resolved

The Committee voiced no objection.

Cllr Winter joined the meeting at 6:30pm

D/25/12/22/5 DC/25/1821/HH – Householder planning application – dropped kerb – 29 Exning Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/12/22.05 Resolved

The Committee voiced no objection.

D/25/12/22/6 DC/25/1919/TPO – TPO 02(1980) tree preservation order – on yew (marked T61 on plan and order) prune back branches on the property side to suitable pruning points achieving up to two metre clearance from the building – 4 Cecil Lodge Close,

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

D/25/12/22.06 Resolved

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

D/25/12/23 Amended and Deferred Plans

None noted.

D/25/12/24 Planning Appeals

D/25/11/8/1 AP/25/0037/STAND – Permission in Principle – one dwelling – Pernataen, Snailwell Road, Newmarket (DC/25/0552/PIP) – it was noted that the appeal was dismissed.

D/25/12/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/25/12/26 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 24/11/2025 & 01/12/2025.

Applications	Description	Address	WSC Decision	NTC Decision
DC/25/1518/HH	Householder planning application - single storey rear extension.	75 Edinburgh Road Newmarket Suffolk	Approved	No objection

D/25/12/27 Delegation Panel Decisions

None noted.

D/25/12/28 Licensing

None noted.

D/25/12/29 Enforcement

The Working Group will continue to review the issues presented in a report at the last meeting.

Exning Road Carwash - Cllr Yarrow reported that WSC confirmed that environmental health is investigating the statutory noise nuisance perspective and the enforcement officers are also looking at the planning issues. A Planning Contravention Notice was served this week to establish the scale of any breach in planning control. The notice requires a response within 21 days on a formal basis and is a necessary step to follow should further action be deemed necessary. On receipt of the response, the matter will be reviewed accordingly, and a further update will be issued.

D/25/12/30 Working Group Reports

There were no reports.

D/25/12/31 TRO Consultation

D/25/12/31/1 A proposal from Suffolk County Highways for the introduction of waiting restrictions at Hamilton Road/Rowley Drive junction was considered. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/25/12/31.01 Resolved

The Committee supported the proposal and voiced no objection.

D/25/12/32 Telecommunications Consultation

D/25/12/32/1 A proposed upgrade to the existing telecommunications site at Warren Hill was considered. Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/12/32.01 Resolved

The Committee voiced no objection.

D/25/12/33 Correspondence

None noted.

D/25/12/34 Date of Next Meeting

Monday 5th January 2026 at the Memorial Hall.

Meeting closed 6:40pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/12/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 1st December 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/25/12/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/25/12/22.02 Resolved</u>	The Committee made a holding objection subject to submission of a report from the Tree Officer. The Committee actively encourages responsible tree management and object to the felling of healthy trees. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee requests that a suitable replacement be planted.
<u>D/25/12/22.03 Resolved</u>	The Committee placed a holding objection subject to clarification on the times of use and noise levels.
<u>D/25/12/22.04 Resolved</u>	The Committee voiced no objection.
<u>D/25/12/22.05 Resolved</u>	The Committee voiced no objection.
<u>D/25/12/22.06 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/25/12/31.01 Resolved</u>	The Committee supported the proposal and voiced no objection.
<u>D/25/12/32.01 Resolved</u>	The Committee voiced no objection.

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