



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 5th January 2026 at 6.15pm**

Attendance:

Councillor R Hood (Chair)
Councillor J Berry (from 6.16pm)
Councillor A Drummond
Councillor J Harvey (Vice Chair)

Councillor J Jarvis
Councillor J McHugh
Councillor K Yarrow (from 6.18pm)

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer (from 6.21pm) and 1 Member of the Press.

Minute		Action by
D/26/01/1	<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 announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant. <i>Cllr Berry joined the meeting at 6.16pm</i>	
D/26/01/2	<u>Apologies</u> Apologies were received from Cllrs Hulbert and Nobbs.	
D/26/01/3	<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> Cllr Hood declared an "other" interest in item 6c DC/25/1947/LB and Cllr Drummond declared an "other" interest in item 6e DC/25/2002/TCA. There were no requests for dispensations. <i>Cllr Yarrow joined the meeting at 6.18pm</i>	
D/26/01/4	<u>To Confirm the Minutes of the Meeting Held on 15th December 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15 th December 2025 and Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed: <u>D/26/01/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th December 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: D25/12/22/3 - 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. The holding objection regarding noise was reconsidered and Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/4.02 Resolved

The Committee agreed that they would withdraw the holding objection, subject to rubber flooring being installed to minimise potential noise.

Cllr Winter joined the meeting at 6.21pm

D/26/01/5 Public Open Session

No members of the public were present.

D/26/01/6 Planning Applications

D/26/01/6/1 DC/25/1878/TPO – TPO 323 (1973) tree preservation order – six Lime (X on plan within G4 on order) – pollard by up to three metres to clear building and guttering – 12 The Hamiltons, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.01 Resolved

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

D/26/01/6/2 DC/25/1664/FUL – Planning application – a. Subdivision of Units 1 and 2 to allow for change of use of unit 1 from a shop (class E) to a hot food takeaway (sui generis) b. external alterations to unit 1 to include a flue to side elevation and new door to rear elevation c. opening hours of unit 1 Monday – Sunday 11.00am to 11.00pm – Unit 1 and 2 The Centre, Brickfields Avenue, Newmarket. Cllr Hood made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/23/01/6.02 Resolved

The Committee noticed an error in the planning statement referencing Rugby Town Area that needs to be corrected and objected on the grounds of no disabled access, however if disabled access is provided the Committee would withdraw the objection.

Cllr Hood declared an "other" interest in the following application and left the meeting at 6.30pm. Cllr Harvey took the Chair.

D/26/01/6/3 DC/25/1947/LB – Application for listed building consent – internal and external alterations on third floor including a. door opening and additional door in corridor b. installation of wc's, baths and basins c. existing timber windows to be repaired and maintained – Jockey Club Chambers, 101 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.03 Resolved

The Committee voiced no objection subject to the approval of the Conservation/Listed Buildings Officer.

Cllr Hood returned to the meeting and took the Chair at 6.32pm.

D/26/01/6/4 DC/25/1951/TPO – TPO 04(1977) tree preservation order – two horse chestnut (marked on plan and within G3 on order) reduce height by up to 2.5 metres, reduce spread on both sides by up to 2.5 metres – 93 St Philips Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.04 Resolved

The Committee noted the clear photos of the trees in the application which they felt extremely helpful in the decision making and would appreciate more photos with future applications. The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.

Cllr Drummond declared an "other" interest in the following application and left the meeting at 6.34pm.

D/26/01/6/5 DC/25/2002/TCA – Trees in a conservation area notification – one sycamore (marked T1 on plan) and four lilacs, one elder (marked G2 on plan) fell, three sycamore (marked G1 on plan) re pollard by up to six metres above ground level, nine sycamore (marked G3 on plan) re pollard by up to six metres above ground level and crown lift by three metres, five sycamore and one prunus (marked G4 on plan) crown lift to three metres – 35 Freemason Lodge, Flat 1, Bury Road, Newmarket. Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.05 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the trees but does not object to the pollarding work.

Cllr Drummond returned to the meeting at 6.37pm.

D/26/01/6/6 DC/25/2008/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 34 dwellings (class C3) – Land At Suffolk House, Rayes Lane, Newmarket. Cllr Jarvis made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.06 Resolved

The Committee strongly objected on the grounds of overdevelopment and traffic issues and as there are no significant changes from the previous application, restated the previous objection "The Committee objected on the grounds of it being an overdevelopment of the site, the address is incorrect, are the planners satisfied that the internal design is adequate and requested a Highways report on the increase of traffic flow into Fordham Road and confirmation of the available parking spaces."

D/26/01/7 Amended and Deferred Plans

D/26/01/7/1 DC/25/1725/TPO – TPO 015(2019) tree preservation order – one Tree of Heaven

(marked T017 on plan and T1 on order) fell – Fairstead House School, Fordham Road, Newmarket (*Tree Officer comments now received*). Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/01/7.01 Resolved

The Committee support the Tree Officer's recommendations and voiced no objection, subject to the recommendations being followed.

D/26/01/8 Planning Appeals

None noted.

D/26/01/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/01/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/12/2025, 15/12/2025 & 22/12/2025.

Applications	Description	Address	WSC Decision	NTC Decision
DC/25/1719/TCA	Trees in a conservation area notification - one horse chestnut (marked on plan) fell.	31 Old Station Road Newmarket Suffolk	Approved	Objected
DC/25/1627/TPO	TPO 13(1991) tree preservation order - two beech (marked T2 and T3 on plan and within A4 on order) fell.	Woodland End Snailwell Road Newmarket Suffolk	Approved	No objection
DC/25/1573/HH	Householder planning application - a. two storey side extension (following demolition of existing garage) b. addition of flue to rear roof elevation c. replace window with door on rear elevation d. air conditioning unit to rear	9 Drinkwater Close Newmarket Suffolk	Approved	No objection
DC/25/1320/TPO	TPO 012 (1956) Tree reservation order - one Horse Chestnut (marked on plan) overall crown reduction by up to two metres.	31 Norfolk Avenue Newmarket Suffolk	Refused	No objection
DC/25/0779/FUL	Planning application - additional floodlighting to court 4.	Newmarket Lawn Tennis Club Hamilton Road Newmarket Suffolk	Approved	Objected
DC/25/0415/FUL	Planning application - a. change of use of storage area (use class B8) to community centre (use class F2) b. insertion of windows and doors to front elevation.	Newmarket Nexus Unit 2 Albion Court 9 Studlands Park Avenue Newmarket Suffolk	Withdrawn	No objection

D/26/01/11 Delegation Panel Decisions

DC/25/0779/FUL - Planning application additional floodlighting to court 4 - Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. It was noted that the Officer was minded to grant permission.

D/26/01/12 Licensing

D/26/01/12/1 Premises Licence Application – 8 Craven Way Newmarket CB8 0BW – Sale of alcohol Monday – Sunday 00:00 to 23:59. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/12.01 Resolved

The Committee voiced no objection and welcomed the new business and supported the application.

D/26/01/13 Enforcement

The Working Group will continue to review the current issues.

The vape shop opposite the Jockey Club has been taken back by the owner the other two shops have been closed for a further 3 months. The Committee recognised the collective successful efforts of Trading Standards, Suffolk Police, WSC and other agencies on behalf of the community on this issue.

D/26/01/14 Working Group Reports

There were no reports.

D/26/01/15 Correspondence

None noted.

D/26/01/16 Date of Next Meeting

Monday 19th January 2026 at the Memorial Hall.

Meeting closed 6:52pm.

Signed __ Cllr John Harvey ____ Date __ 19/01/26 ____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/01/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 15th December 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/01/4.02 Resolved</u>	The Committee agreed that they would withdraw the holding objection, subject to rubber flooring being installed to minimise potential noise.
<u>D/26/01/6.01 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/23/01/6.02 Resolved</u>	The Committee noticed an error in the planning statement referencing Rugby Town Area that needs to be corrected and objected on the grounds of no disabled access, however if disabled access is provided the Committee would withdraw the objection.
<u>D/26/01/6.03 Resolved</u>	The Committee voiced no objection subject to the approval of the Conservation/Listed Buildings Officer.
<u>D/26/01/6.04 Resolved</u>	The Committee noted the clear photos of the trees in the application which they felt extremely helpful in the decision making and would appreciate more photos with future applications. The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/26/01/6.05 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the trees but does not object to the pollarding work.
<u>D/26/01/6.06 Resolved</u>	The Committee strongly objected on the grounds of overdevelopment and traffic issues and as there are no significant changes from the previous application, restated the previous objection "The Committee objected on the grounds of it being an overdevelopment of the site, the address is incorrect, are the planners satisfied that the internal design is adequate and requested a Highways report on the increase of traffic flow into Fordham Road and confirmation of the available parking spaces."
<u>D/26/01/7.01 Resolved</u>	The Committee support the Tree Officer's recommendations and voiced no objection, subject to the recommendations being followed.
<u>D/26/01/12.01 Resolved</u>	The Committee voiced no objection and welcomed the new business and supported the application.