



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 26th January 2026 at 6.15pm

or after the close of the Development and Planning Meeting, whichever is the later time

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. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

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

A G E N D A

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 meetings held 15th December 2025 and 8th January 2026 (extraordinary)**
 - 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 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. **Police Report** – to receive and note a report (verbal or written) from the PCT (Police Community Team)
7. **Councillor Reports** - to receive and note reports (if any) from
 - a. County Councillors
 - b. District Councillors
 - c. Ward Reports
 - d. Outside bodies representative reports from Town Councillors
8. **Announcements** - To receive the Town Mayor's and Deputy Mayor's Announcements (if any)
9. **Committee Meetings**
 - a) To receive the minutes and consider and approve any recommendations from the Development & Planning meetings held on 15th December 2025, 5th and 19th January 2026
 - b) To receive the minutes and consider and approve any recommendations from the Community Services meeting held on 5th January 2026
 - c) To receive the minutes and consider and approve any recommendations from the Performance and Audit meeting held on 12th January 2026
 - d) To receive the minutes and consider and approve any recommendations from Human Resources

Distribute to the following for information:

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

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meeting held on 12th January 2026

- e) To receive the minutes and consider and approve any recommendations from the Finance and Policy meeting held on 19th January 2026

10. Consultations

- a. **West Suffolk Affordable Housing Supplementary Planning document 2026** consultation (open to 17th February 2026 @ 5pm)

11. Working Groups – to review membership, group leaders and meeting schedules for all working groups.

12. First UK Town of Culture Competition – to receive information regarding the competition and discuss possible participation for Newmarket

13. Correspondence

14. Date of the next Meeting – 23rd February 2026

Signed:  Cathy Whitaker, Town Clerk

Date: 21st January 2026



Newmarket

TOWN COUNCIL

Minutes of the Meeting of Newmarket Town Council

held on Monday 15th December 2025 at 7:15 pm at the Memorial Hall

Attendance:

Councillor P Winter (Town Mayor)
Councillor J Borda
Councillor L Crissall
Councillor A Drummond
Councillor J Harvey (Deputy Town Mayor)
Councillor P Hulbert

Councillor J Jarvis
Councillor S Kavanagh
Councillor J McHugh
Councillor R Nobbs
Councillor C Revitt
Councillor M Slater
Councillor K Yarrow

Also Present: C Whitaker Town Clerk, N Alecock - Deputy Town Clerk, J Ashton – Minute Assistant, C O'Reilly - Events Manager as an observer, 1 Member of the Press and 1 Member of the Public.

Minute

25/12/1 Welcome

The Mayor welcomed everyone to the last full Council meeting of 2025 and welcomed new Councillor Slater who signed the Declaration of Office.

The Chair read out the Fire safety notice and announced that the meeting was being recorded by the Minute Assistant asked if anyone intended to record the meeting.

25/12/2 Apologies for Absence – LGA 1972, Section 85(1) & (2)

Apologies were received from Cllrs Berry, Clover, Hood, and Starkey. Cllr Anderson was absent.

25/12/3 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. Town Clerk advised that SCC and WSC Cllrs require a Dispensation for item 12 a. Government Consultation on LGR (Local Government Reorganisation) which was granted to Cllrs Drummond, Jarvis and Yarrow.

25/12/4 To Receive and Confirm the Minutes of the Town Council Meeting held on 24th November 2025 and any Matters Arising.

The minutes of the meeting held on 24th November 2025 were presented and the following amendment was made:

Page 2 - 25/11/6 – the paragraph: “The Council are encouraged to see that Cllr Drummond has now complied with the Monitoring Officer's request to apologise to the member of the public; whilst noting that initially he had stated that he would not.” Was changed to read “The Council are encouraged to see that Cllr Drummond has apologised to the member of the public, whilst noting that initially he had stated that he would not.”

Subject to the amendment being made, Cllr Winter made a proposal seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

25/12/4.01 Resolved

That subject to the amendment being made, the minutes of the meeting held on 24th November 2025 be adopted and signed as a correct record by the Town Mayor.

There were no matters arising.

25/12/5 Public Open Session

No members of the public wished to speak.

25/12/6 Police Report

The monthly report was presented and noted.

25/12/7 Councillor Reports

SCC – Cllr Drummond reported that the monthly report had been issued and highlighted that Sunnica will be changing their planning application.

West Suffolk Council (WSC) – Cllr Jarvis wished everyone a Merry Christmas and gave thanks for everyone's dedication and hard work on behalf of the Council and residents. He reported that he will be submitting a motion at the next WS Full Council meeting to reinstate a recycling facility for Newmarket. There has been a long campaign since the recycling site was closed in 2018. SCC are responsible for supplying recycling facilities and WSC are responsible for household waste. Newmarket is the only Town in WS without a recycling centre and Cllr Jarvis asked that all Cllrs to support the motion.

Cllr Drummond added that a larger site may be required and that Open Door had given up the lease and SCC still hold the licence.

Cllr Hulbert added that ECC were asked to collaborate as some of their residents were using the one run by Open Door but they were not interested.

Cllr Yarrow added that other sites belonging to WSC need to be investigated for a larger site.

Ward Reports – Cllr McHugh reported that WSC Financial Inclusion Service will be holding sessions at the Racing Centre, monthly on a Friday, where they will provide support to residents on benefits and help with applications.

Cllr McHugh had attended the Youth Forum where Newmarket Charitable Foundation had introduced the directory on their website for young people on activities and opportunities in Newmarket.

Cllr Yarrow reported that WSC had financed thirty-three organisations to provide warm spaces including locally: the Library, Racing Centre, Catholic Church, Horse Racing Museum and All Saints Church in Newmarket.

WSC have earmarked funding to purchase five flats to provide temporary accommodation for homeless families which will be less expensive than paying for B&B accommodation; however the service charges are currently being negotiated with the lease holder.

There has been some movement on the newly built flats (The Silks) behind Aldi supermarket with an expectation of tenants moving into them in May 2026. They will

all be at affordable rates with the majority being at social rates. They will be available to people over fifty-five years of age. The delay is due to the outstanding Section 106 details.

Cllr Yarrow congratulated WSC on its refurbishment programme for the play areas in Mandelson Road, Green Road, Field Terrace/Heasman Close junction and the pending refurbishment at Hyperion Way.

Cllr Borda reported that the Catholic Church will be serving Christmas lunch on Christmas Day and that there will be access to disability transport this year.

Outside Bodies – None noted.

25/12/8 Mayors Announcements

The Mayor reported that, in addition to attending committee meetings, working groups and other meetings, her activities included the following:

5th December 2025 - Attended the Christmas Carols by the Newmarket Community Choir on the Severals. Thanks were given to the Event Manager, and it was hoped that there will be more in attendance next year.

10th December 2025 – Attended the HRH Princes of Wales Regional Carol Service for the East of England ‘Suffolk Together at Christmas’ hosted by the Lord Lieutenant at St Edmundsbury Cathedral

12th December 2025 – Attended the Rotary Carol Concert at Tattersalls

25/12/9 To Receive the Minutes and Consider and Approve any Recommendations from the Development & Planning Committee Meetings held on 1st December 2025

The minutes and recommendations from the Development & Planning Committee meeting held on 1st December 2025 were presented. Cllr Harvey made a proposal seconded by Cllr McHugh. A vote was taken which was unanimous and the minutes were adopted. There were no recommendations.

25/12/10 To Receive the Minutes and Consider and Approve any Recommendations from the Leisure Services Committee Meeting held on 1st December 2025

The minutes of the Leisure Services Committee meeting held on 1st December 2025 were presented. Cllr McHugh made a proposal seconded by Cllr Jarvis. A vote was taken which was unanimous and the minutes were adopted:

25/12/10.01 Resolved (L/25/12/3.01 Resolved)

That Cllr McHugh be elected as the Chair for the Leisure Services Committee for the Municipal Year to May 2026.

25/12/10.02 Resolved (L/25/12/6.01 Recommendation)

That the minutes of the Leisure Services Committee meeting held on 6th October 2025 be adopted and signed as a true record by the outgoing Chair (Cllr Harvey) of the Leisure Services Committee.

25/12/10.03 Resolved (L/25/12/9.01 Recommendation)

That the Leisure Services Budget for 2026/2027 at £303,494 be approved.

25/12/10.04 Resolved (L/25/12/10.01 Recommendation)

That the replacement of 5 trolleys and 150 chairs at £9,480.50 for the Memorial Hall be approved.

25/12/11 Membership

It was noted that Cllr Revitt had joined the Community Services Committee. Cllr Kavanagh had joined the Community Services and Leisure Services Committees. Cllr Revitt had joined the Twinning and Environmental Working Groups. Cllr Kavanagh had joined the Environmental Working Group.

25/12/12 2026/2027 Financial Year

25/12/12/1 The overall budget for the financial year 2026/2027 for Newmarket Town Council was presented and considered. Cllr Drummond made a proposal seconded by Cllr Harvey. A vote was taken which was unanimous and the budget was adopted:

25/12/12.01 Resolved

That the overall Newmarket Town Council budget for the financial year 2026/2027 be approved at £1,131,996.00.

25/12/12/2 The precept application for the financial year 2026/2027 for Newmarket Town Council was presented and considered. Cllr Drummond made a proposal seconded by Cllr Harvey. A vote was taken which was unanimous and the precept application was adopted:

25/12/12.02 Resolved

That the NTC precept for the financial year 2026/2027 be set at £1,131,996.00; equating to £189.96 for a band D property – an increase of £16.79 (9.70%) from the previous year.

25/12/13 Consultations

25/12/13/1 **Government Consultation on LGR (Local Government Reorganisation).** Town Clerk advised that the Mayoral elections have been postponed to 2028, although this does not affect the LGR schedule.

The merits of having a single Council (preferred by SCC) or three Councils (preferred by WSC) were briefly discussed and due to the short deadline of 11th January 2026, an Extra Ordinary Meeting was requested. The date will be confirmed for the first working week of the New Year.

Cllr Nobbs will host an informal forum at the Heath Court Hotel on Monday 5th January at 3:00pm for Members to discuss the information further.

25/12/13/2 **Community Governance Review – Parish and Town** – was noted.

25/12/14 Correspondence

None noted.

The Mayor wished everyone a Happy Christmas and a Happy and Healthy 2026 and thanks were given to the staff for all their hard work.

25/12/15 Date of the next Meeting

Monday 26th January 2026 in the Memorial Hall.

Meeting closed at 8:09pm

Signed: _____

Date: _____

Summary of Resolutions

Resolution	Resolution Wording
<u>25/12/4.01 Resolved</u>	That subject to the amendment being made, the minutes of the meeting held on 24 th November 2025 be adopted and signed as a correct record by the Town Mayor.
<u>25/12/10.01 Resolved</u> <i><u>(L/25/12/3.01 Resolved)</u></i>	That Cllr McHugh be elected as the Chair for the Leisure Services Committee for the Municipal Year to May 2026.
<u>25/12/10.02 Resolved</u> <i><u>(L/25/12/6.01 Recommendation)</u></i>	That the minutes of the Leisure Services Committee meeting held on 6 th October 2025 be adopted and signed as a true record by the outgoing Chair (Cllr Harvey) of the Leisure Services Committee.
<u>25/12/10.03 Resolved</u> <i><u>(L/25/12/9.01 Recommendation)</u></i>	That the Leisure Services Budget for 2026/2027 at £ 303,494 be approved.
<u>25/12/10.04 Resolved</u> <i><u>(L/25/12/10.01 Recommendation)</u></i>	That the replacement of 5 trolleys and 150 chairs at £9,480.50 for the Memorial Hall be approved.
<u>25/12/12.01 Resolved</u>	That the overall Newmarket Town Council budget for the financial year 2026/2027 be approved at £1,131,996.00.
<u>25/12/12.02 Resolved</u>	That the NTC precept for the financial year 2026/2027 be set at £1,131,996.00; equating to £189.96 for a band D property – an increase of £16.79 (9.70%) from the previous year.

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Newmarket

TOWN COUNCIL

Minutes of the Extraordinary Meeting of Newmarket Town Council Single Issue held on Thursday 8th January 2026 at 6:15pm at the Memorial Hall

Attendance:

Councillor P Winter (Town Mayor)
 Councillor J Borda
 Councillor J Clover
 Councillor A Drummond
 Councillor J Harvey (Deputy Mayor)
 Councillor R Hood
 Councillor P Hulbert

Councillor J Jarvis
 Councillor S Kavanagh
 Councillor J McHugh
 Councillor R Nobbs
 Councillor C Revitt
 Councillor A Starkey
 Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Whittle – WSC, 1 Member of the Press and 2 Members of the Public.

Minute

26/01/1 Welcome

The Chair opened the meeting and read the fire safety notice and confirmed that proceedings were being recorded.

26/01/2 Apologies for Absence – LGA 1972, Section 85(1) & (2)

Apologies were received from Cllr Crissall. Cllrs Anderson, Berry and Slater were absent.

26/01/3 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. Cllrs Drummond and Hood requested a dispensation as they had already voted on the issue at SCC and WSC which was granted, to allow them to participate in the debate and voting process.

Cllr Kavanagh joined the meeting at 6.17pm.

26/01/4 Public Open Session

Cllr Whittle set out his reasons for voting for the Three Councils model rather than the One Suffolk option at WSC and urged NTC to reject the One Suffolk option and to support the Three Council model.

A member of the Press joined the meeting at 6.21pm

26/01/5 Local Government Reorganisation

The Newmarket Town Council's response to the consultation by way of a vote for a preference of either One Council (as preferred by SCC) or Three Councils (as preferred by WSC) was discussed.

Cllrs Hood and Drummond spoke in favour of One Suffolk.

Cllr Jarvis spoke in favour of the Three Councils model.

Cllr Harvey could see merits in both options but whatever the outcome, NTC would need to work with them and ensure that the NTC voice is heard.

Cllr Kavanagh spoke against One Suffolk, and this was the representative view of her constituents.

The Chair asked for a vote on the One Suffolk option. A recorded vote was requested, a vote was taken, the result was as follows:

Votes for: Cllrs Hulbert, Drummond, Hood, Nobbs and Revitt.

Votes against: None noted.

Abstentions: Cllrs Borda, Clover, Harvey, McHugh, Jarvis, Kavanagh, Starkey, Yarrow and Winter.

The Chair asked for a vote on the Three Councils model. A vote was taken, the result was as follows:

Votes for: Cllrs Borda, Clover, Harvey, McHugh, Jarvis, Kavanagh, Starkey, Yarrow and Winter.

Votes against: Cllrs Drummond, Hood and Hulbert.

Abstentions: Cllrs Nobbs and Revitt.

With there being nine votes for the Three Councils proposal, against five votes for the One Council proposal, the following was agreed:

26/01/5.01 Resolved

That the Newmarket Town Council response to the consultation for the preference of the Three Councils model be approved and submitted.

Cllr Harvey read out a statement to be added to the consultation response. Cllr Winter made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

26/01/5.02 Resolved

That the following be approved and submitted with the NTC Response to the consultation regarding Local Government Reorganisation for Suffolk:

Newmarket Town Council (NTC) support the proposal for the three unitary option (Suffolk to the power of three) rather than the single unitary (One Suffolk) option, as agreed at Full Town Council meeting on 8 Jan 2026 (by a majority of 9 to 5, with 4 members absent).

Councillors considered the potential advantages and disadvantages of both proposals but crucial was the desire for strong, direct local representation and service delivery.

One Suffolk would still need a level of local representation and has not a good track record for this part of the County. The 3 unitary option will need co-operation and co-ordination at a strategic level and potentially operationally for County-wide services.

NTC supports the comments from SALC that "Town and Parish Councils must be recognised as key stakeholders in governance to avoid disconnect and bureaucracy. We strongly agree that the proposals have potential to enable greater community engagement and neighbourhood empowerment. There is recognition that the opportunity exists to reshape governance in a way that reflects the needs, strengths, and ambitions of our communities. The emphasis on closer relationships between the new unitary council and Town and Parish Councils is particularly welcomed, as these bodies form the first tier of local government and play a vital role in representing local voices."

26/01/6 **Date of the next Meeting**
Monday 26th January 2026 at 6.15pm in the Memorial Hall

Meeting closed at 6.37pm

Signed: _____

Date: _____

Summary of Resolutions

Resolution	Resolution Wording
<u>26/01/5.01 Resolved</u>	That the Newmarket Town Council response to the consultation for the preference of the Three Councils model be approved and submitted.
<u>26/01/5.02 Resolved</u>	That the following be approved and submitted with the NTC response to the consultation: Newmarket Town Council (NTC) support the proposal for the three unitary option (Suffolk to the power of three) rather than the single unitary (One Suffolk) option, as agreed at Full Town Council meeting on 8 Jan 2026 (by a majority of 9 to 5, with 4 members absent). Councillors considered the potential advantages and disadvantages of both proposals but crucial was the desire for strong, direct local representation and service delivery. One Suffolk would still need a level of local representation and has not a good track record for this part of the County. The 3 unitary option will need co-operation and co-ordination at a strategic level and potentially operationally for County-wide services. NTC supports the comments from SALC that “Town and Parish Councils must be recognised as key stakeholders in governance to avoid disconnect and bureaucracy. We strongly agree that the proposals have potential to enable greater community engagement and neighbourhood empowerment. There is recognition that the opportunity exists to reshape governance in a way that reflects the needs, strengths, and ambitions of our communities. The emphasis on closer relationships between the new unitary council and Town and Parish Councils is particularly welcomed, as these bodies form the first tier of local government and play a vital role in representing local voices.”

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Item 8

Mayors announcements

January 16th- Attended the opening of the refurbished gym at The Leisure Centre.

January 23rd- Attended a meeting with Flagship regarding the Rowley Drive Masterplan.

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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 1st 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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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 15th 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 _____ Date _____

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.



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 19th January 2026 at 6:15pm

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry
Councillor P Hulbert

Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs Winter and Slater as observers, 1 Member of the Press and 2 Members of the Public.

	Minute	Action by
D/26/01/17	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone and read out the Fire Safety Notice and confirmed that the meeting was being recorded by the Minute Assistant.	
D/26/01/18	<u>Apologies</u> Apologies were received from Cllrs Drummond, Hood and Jarvis.	
D/26/01/19	<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/26/01/20	<u>To Confirm the Minutes of the Meeting Held on 5th January 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 5th January 2026 and Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed: <u>D/26/01/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th January 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
	<i>Cllr Berry joined the meeting at 6:17pm</i>	
D/26/01/21	<u>Public Open Session</u> No members of the public wished to speak.	
D/26/01/22	<u>Planning Applications</u>	
D/26/01/22/1	DC/25/1982/HH – Householder planning application – ramped access – 421 Aureole Walk, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Yarrow.	

A vote was taken which was unanimous and the following was agreed:

D/26/01/22.01 Resolved

The Committee voiced no objection.

D/26/01/22/2 DC/26/0010/HH – Householder planning application – a. single storey rear extension (following demolition of existing conservatory and breakfast room) b. new window to side elevation – 42 Rous Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/23/01/22.02 Resolved

The Committee voiced no objection.

D/26/01/22/3 DC/25/1858/FUL – Planning application – a. installation of 23 box stable yard, b. replacement equine swimming pool – Freemason Lodge, 35 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/01/22.03 Resolved

That the application be deferred to the end of the agenda.

D/26/01/23 Amended and Deferred Plans

None noted.

D/26/01/24 Planning Appeals

None noted.

D/26/01/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

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

West Suffolk Planning Determinations received during weeks commencing 29/12/2025 & 05/01/2026.

Applications	Description	Address	WSC Decision	NTC Decision
DC/25/1813/TPO	TPO 04(2012) tree preservation order - one horse chestnut (marked T1 on plan and T19 on order) fell.	3 Arborfield Drive Newmarket Suffolk	Refused	Objected
DC/25/1709/HH	Householder planning application - a. conversion of existing garage into annexe b. two windows on side elevation.	Granby Lodge Granby Street Newmarket Suffolk	Approved	No objection

D/26/01/27 Delegation Panel Decisions

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. It was noted that the Officer was minded to grant permission.

D/26/01/28 Licensing

None noted.

D/26/01/29 Enforcement

The Working Group will continue to review the current issues.

Cllr Yarrow reported that he had spoken with the Enforcement Officer regarding 128 High Street and due to non-compliance with the enforcement notice, it is now a criminal matter, and a caution has been given. There will be ongoing investigations.

A communication will be drafted with the intention to send to the relevant Government Department regarding the current limitations of enforcement powers and processes for Local Councils, for approval at the next meeting.

A member of the public joined the meeting at 6:23pm

D/26/01/30 Working Group Reports

There were no reports.

D/26/01/31 Kingsway Solar Farm – Consultation

Changes have been made to the original scheme design, and a further consultation is being held from 7th January 2026 to 4th February 2026. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/01/31.01 Resolved

That delegated powers be given to Cllrs Drummond, Hood, Revitt and Harvey to draft a response to the consultation for approval at the next meeting.

D/26/01/32 Planning Application

D/26/01/32/1 DC/25/1858/FUL – Planning application – a. installation of 23 box stable yard, b. replacement equine swimming pool – Freemason Lodge, 35 Bury Road, Newmarket.

A representative of the application gave additional details of the work they had already done and the plans for the equine swimming pool and asked for NTC support. They will also look at what can be done to improve biodiversity.

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

D/26/01/32.01 Resolved

The Committee voiced no objection and supported the modernisation of the facilities without impacting the heritage assets on site. The Committee are therefore content to leave the determination to the WSC professional Officers (such as the Tree Officer, Ecology Officer and Conservation Officer).

D/26/01/33 Correspondence

None noted.

D/26/01/34 Date of Next Meeting

Monday 2nd February 2026 at the Memorial Hall.

Meeting closed 6:39pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/01/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 5th January 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/01/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/01/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/01/22.03 Resolved</u>	That the application be deferred to the end of the agenda.
<u>D/26/01/31.01 Resolved</u>	That delegated powers be given to Cllrs Drummond, Hood, Revitt and Harvey to draft a response to the consultation for approval at the next meeting.
<u>D/26/01/32.01 Resolved</u>	The Committee voiced no objection and supported the modernisation of the facilities without impacting the heritage assets on site. The Committee are therefore content to leave the determination to the WSC professional Officers (such as the Tree Officer, Ecology Officer and Conservation Officer).



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Community Services Committee **Held on Monday 5th January 2026 at 7:15pm**

Attendance:

Councillor P Winter (Chair)
 Councillor J Borda
 Councillor J Harvey

Councillor J Jarvis
 Councillor J McHugh (Vice Chair)
 Councillor C Revitt
 Councillor K Yarrow

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

Minute

C/26/01/1 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.

C/26/01/2 Apologies for Absence

Apologies were received from Cllrs Hulbert and Nobbs. Cllr Kavanagh was absent.

C/26/01/3 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 dispensations.

C/26/01/4 To Receive and Confirm for Accuracy the Minutes of the Community Services Committee Meeting Held on Monday 3rd November 2025 and Any Matters Arising

Members received the minutes of the Community Services Committee meeting held on 3rd November 2025 and Cllr Winter made a proposal, seconded by Cllr Borda. A vote was taken which was unanimous and the following was agreed:

C/26/01/4.01 Resolved

That the minutes of the Community Services Committee meeting held on 3rd November 2025 be adopted and signed as a true record by the Chair of the Community Services Committee.

Matters arising:

C/25/11/8 – Street Furniture – Town Clerk gave a brief update and will make further enquiries to submit an alternative application.

C/26/01/5 Public Open Session

No members of the public were present.

C/26/01/6 To Receive the Accounts

The accounts for December 2025 were received and noted.

Book number 11 2025 -2026

C/26/01/7 Street Lighting

A report regarding the upgrading of the heritage streetlight columns on the High Street was presented and considered. Cllr Winter made a proposal, seconded by Cllr Harvey. A vote was taken, and the following was agreed:

C/26/01/7.01 Recommendation

That 46 of the High Street heritage columns be upgraded, transferring the recently upgraded lamps and utilising the £102K Section 106 funding from WSC; NTC to fund the balance from current and next year budgets and EMRs.

A proposal to budget for the upgrade of the 12 remaining lights at Birdcage Walk for financial year 2027/2028 was considered and Cllr Winter made a proposal, seconded by Cllr Harvey. A vote was taken, and the following was agreed:

C/26/01/7.02 Recommendation

That funding to upgrade the remaining 12 units on Birdcage Walk be included in the 2027/2028 budget.

C/26/01/8 Cemetery

The Cemetery fees and charges for 2026 – 2027 were considered and Cllr Winter made a proposal, seconded by Cllr Harvey. A vote was taken, and the following was agreed:

C/26/01/8.01 Recommendation

That the Cemetery fees and charges for 2026 – 2027 be approved.

C/26/01/9 Correspondence

None noted.

C/26/01/10 Date of Next Meeting

Monday 2nd March 2026 at the Memorial Hall.

Meeting closed at 7:22pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>C/26/01/4.01 Resolved</u>	That the minutes of the Community Services Committee meeting held on 3rd November 2025 be adopted and signed as a true record by the Chair of the Community Services Committee.
<u>C/26/01/7.01 Recommendation</u>	That 46 of the High Street heritage columns be upgraded, transferring the recently upgraded lamps and utilising the £102K Section 106 funding from

Book number 12 2025 -2026

	WSC; NTC to fund the balance from current and next year budgets and EMRs.
<u>C/26/01/7.02 Recommendation</u>	That funding to upgrade the remaining 12 units on Birdcage Walk be included in the 2027/2028 budget.
<u>C/26/01/8.01 Recommendation</u>	That the Cemetery fees and charges for 2026 – 2027 be approved.

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Performance & Audit Committee **Held on Monday 12th January 2026 at 6:15pm**

Attendance:

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

Councillor J McHugh
 Councillor P Winter
 Councillor K Yarrow

Also present: C Whitaker – Town Clerk. Cllr Revitt as an observer. 1 member of the public.

Minute

- P/26/01/1 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.
- P/26/01/2 Apologies for Absence**
 No apologies were received.
- P/26/01/3 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/26/01/4 To Receive and Confirm for Accuracy the Minutes of the Performance & Audit Committee Meeting Held on Monday 13th October 2025 and Any Matters Arising**
 The Chair presented the minutes of the Performance & Audit Committee Meeting held on Monday 13th October 2025 and Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:
- P/26/01/4.01 Resolved**
That the minutes of the Performance & Audit Committee meeting held on Monday 13th October 2025 be adopted and signed as a true record by the Chair of the Performance & Audit Committee.
- There were no matters arising.
- P/26/01/5 Public Open Session**
 No members of the public were present.
- Cllr Jarvis joined the meeting as an observer at 6.53pm.
- P/26/01/6 Resolution Audit**
 The resolution progress for Q3 financial year 2025/2026 was received, updated, and

Minutes of Performance & Audit Committee held on Monday 12th January 2026

noted.

The outstanding resolutions for 2022/23, 2023/24, 2024-2025 and Q1 – Q2 2025-2026 were received, updated, and noted.

P/26/01/7 Neighbourhood Plan
No report was received.

P/26/01/8 Working Group Reports
The list of active Working Groups was received and noted. All working groups will be updated regarding membership, leaders and meeting schedules at the Full Council meeting at the end of January.

P/26/01/9 Correspondence
None noted.

P/26/01/10 Date of Next Meeting
Monday 13th April 2026.

Meeting closed at 7.25pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>P/26/01/4.01 Resolved</u>	That the minutes of the Performance & Audit Committee meeting held on Monday 13th October 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 Extraordinary Human Resources Committee

Held on Monday 12th January 2026 at 7:30pm

Attendance:

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

Councillor P Hulbert
Councillor J Jarvis
Councillor J McHugh
Councillor P Winter

Also present: C Whitaker – Town Clerk. 1 member of the public.

Minute

H/26/01/1 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Fire Notice was not required, and proceedings were not being recorded.

H/26/01/2 Apologies for Absence

No apologies received. Cllr Berry was absent.

H/26/01/3 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/26/01/4 To Receive and Confirm for Accuracy the Minutes of the Extraordinary Human Resources Meeting Held on Monday 20th October 2025 and Any Matters Arising

Members received the minutes of the Human Resources Committee Meeting held on Monday 20th October 2025 and Cllr Yarrow made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

H/26/01/4.01 Resolved

That the minutes of the Human Resources Committee meeting held on Monday 20th October 2025 be adopted and be signed as a correct record by the Chair of the Human Resources Committee.

There were no matters arising.

H/26/01/5 Public Open Session

No members of the public were present.

A member of the public left the meeting at 7.35pm.

H/26/01/6 Exclusion of the Press & Public With the vote being unanimous, it was:

H/26/01/6.01 Resolved

To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters. Cllr Yarrow proposed and Cllr Hood seconded, with a unanimous vote.

H/26/01/7 Staff Update

A staff update was given and the following was agreed:

H/26/01/7.01 Resolved

That a redundancy consultation period begin.

H/26/01/7.02 Resolved

That a contract increase in hours for a staff member be approved from January 2026.

H/26/01/7.03 Resolved

That an increase in NJC SCP of two points be awarded to two members of staff in April 2026.

H/26/01/8 Date of Next Meeting

June 2026 date to be confirmed, or earlier if required.

Meeting closed at 7.55pm

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>H/26/01/4.01 Resolved</u>	That the minutes of the Human Resources Committee meeting held on Monday 20th October 2025 be adopted and be signed as a correct record by the Chairman of the Human Resources Committee.
<u>H/26/01/6.01 Resolved</u>	To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters.
<u>H/26/01/7.01 Resolved</u>	That a redundancy consultation period begin.
<u>H/26/01/7.02 Resolved</u>	That a contract increase in hours for a staff member be approved from January 2026.
<u>H/26/01/7.03 Resolved</u>	That an increase in NJC SCP of two points be awarded to two members of staff in April 2026.



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Finance & Policy Committee **Held on Monday 19th January 2026 at the Memorial Hall 7:15pm**

Attendance:

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

Councillor J McHugh
Councillor P Winter
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant and Cllr Slater as an observer.

Minute

F/26/01/1 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 proceedings were being recorded by the Minute Assistant.

F/26/01/2 Apologies for Absence

Apologies were received from Cllr Hood.

F/26/01/3 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

Cllrs McHugh and Yarrow declared an "other" interest in item 10b – grant application – Newmarket Chalk Streams CIC. There were no requests for Member's Dispensation.

F/26/01/4 To Confirm the Minutes of the Meeting Held on 17th November 2025 and any Matters Arising

Members received the minutes of the Finance & Policy Committee meeting held on 17th November 2025 and Cllr Harvey made a proposal, seconded by Cllr Winter. A vote was taken which was unanimous and the following was agreed:

F/26/01/4.01 Resolved

That the minutes of the Finance & Policy Committee meeting held on 17th November 2025 be adopted and signed as a true record by the Chair of the Finance & Planning Committee.

There were no matters arising.

F/26/01/5 Public Open Session

No members of the public were present.

F/26/01/6 Submission of Schedules of Payments for Information CB1 – CB5

Members reviewed CB1 – CB5 for months 8 and 9 (2025). Cllr Harvey made a proposal, seconded by Cllr Winter. A vote was taken which was unanimous and the following was agreed:

F/26/01/6.01 Recommendation

That the ratification of the schedules of payments for the period 01/11/2025 – 30/11/2025 and 01/12/2025 – 31/12/2025 (Cash Book 1 - 5) be received and adopted.

F/26/01/7 To Confirm the Bank Statement Balances & Related Bank Reconciliation have been signed by the Chairman of F&P Committee

The Chair of the Finance & Policy Committee confirmed scrutiny of the bank reconciliations relating to the end of 30/11/2025 (month 8) and 31/12/2025 (month 9) for the Town Council's Current, Petty Cash, Salaries, Barclaycard and CCLA Cashbooks.

F/26/01/8 To Receive the Income and Expenditure

The Income and Expenditure reports for December 2025 were received and noted.

F/26/01/9 Budget Outcome 2025/2026

The projected outcome analysis for the total budget year 2025 – 2026 was presented by the Town Clerk. The total budget projected underspend of £181,862 was noted, along with projected information regarding transfers into relevant earmarked reserves.

F/26/01/10 Small Grants

The following grant applications were considered.

Hope for Tomorrow – a grant for the continuance of the presence of the mobile unit at Newmarket Hospital was considered. Cllr Drummond made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

F/26/01/10.01 Resolved

That the request from Hope for Tomorrow for a grant be approved and be awarded at £500.

Cllrs McHugh and Yarrow declared an "other" interest in the following item and left the meeting at 7:26pm.

Newmarket Chalk Streams CIC - a grant to support the Rivers of Light event on 21st February 2026 was considered. Cllr Harvey made a proposal, seconded by Cllr Winter. A vote was taken which was unanimous and the following was agreed:

F/26/01/10.02 Resolved

That the request from Newmarket Chalk Streams CIC for a grant be approved and be awarded at £1,000.

Cllrs McHugh and Yarrow returned to the meeting at 7:27pm

F/26/01/11 Health and Safety

The monthly Health and Safety report was received and noted. There is a new issue with stone and brickwork at the front of the building and emergency repairs are required to prevent falling masonry.

F/26/01/12 Policies

An initial meeting has taken place between Finance & Policy Committee Chair, Town Clerk, Deputy Clerk and Events Manager to map out the task of reviewing, consolidating and a programme for updating all Town Council policies which will be reported to the next Finance and Policy meeting.

F/26/01/13 Correspondence

None noted.

F/26/01/14 Date of Next Meeting

Monday 16th March 2026 at the Memorial Hall.

Meeting closed at 7:41pm

Signed _____ Date _____

Summary of Recommendations	Recommendation Wording
<u>F/26/01/4.01 Resolved</u>	That the minutes of the Finance & Policy Committee meeting held on 17th November 2025 be adopted and signed as a true record by the Chair of the Finance & Planning Committee.
<u>F/26/01/6.01 Recommendation</u>	That the ratification of the schedules of payments for the period 01/11/2025 –30/11/2025 and 01/12/2025 – 31/12/2025 (Cash Book 1 - 5) be received and adopted.
<u>F/26/01/10.01 Resolved</u>	That the request from Hope for Tomorrow for a grant be approved and be awarded at £500.
<u>F/26/01/10.02 Resolved</u>	That the request from Newmarket Chalk Streams CIC for a grant be approved and be awarded at £1,000.

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West Suffolk Planning Policy Consultations

West Suffolk Affordable Housing Supplementary Planning Document 2026

You've been invited to participate in the **West Suffolk Affordable Housing Supplementary Planning Document 2026** consultation by the consultation manager, West Suffolk Planning Policy (West Suffolk Council).

This consultation is open from 6 Jan 2026 at 09:00 to 17 Feb 2026 at 17:00.

Dear Sir or Madam

West Suffolk Affordable Housing Supplementary Planning Document 2026 consultation

We are writing to you as you are currently registered on our consultation system and have selected 'supplementary planning documents' as an area of interest to be notified on, or you are a statutory consultee.

West Suffolk Council have produced a new West Suffolk Affordable Housing Supplementary Planning Document (SPD) which will, on adoption, update and replace the current SPD (adopted in 2019). The document provides advice and builds upon the new affordable housing and related policies in the new West Suffolk Local Plan (adopted in July 2025). The SPD will inform and be a material consideration in the determination of planning applications and will provide advice to developers and registered providers on the council's approach to affordable housing provision but will not be a part of the formal development plan for West Suffolk.

The consultation will run for for six weeks from **Tuesday 6 January 2026 (9am) until Tuesday 17 February 2026 (5pm)**

Where is the document available:

The consultation document is available to view and comment on the [planning policy consultation system](#) and hard copies are available to view at the following locations:

- West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU
- Haverhill House, Lower Downs Slade, Haverhill, CB9 9EE
- Mildenhall Hub, Sheldrick Way. Mildenhall, IP28 7JX

How can you comment:

Responses must be submitted in writing (online, email or post) by **5pm on Tuesday 17 February 2026**. We cannot accept anonymous responses. All information received is public information (subject to the General Data Protection Regulations (GDPR)). Further information regarding GDPR and privacy can be found

at <https://www.westsuffolk.gov.uk/privacy/index.cfm>

- Online: Planning policy [consultation system](#) (the most effective way to submit your comments)
- Email: planning.policy@westsuffolk.gov.uk
- Post: Strategic Planning, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

After the consultation has finished the comments will be considered and any necessary changes made to the SPD, before seeking approval, from the council to formally adopt the document.

If you no longer wish to be notified of future local plan and associated consultations, please advise us by email planning.policy@westsuffolk.gov.uk.

Yours faithfully

George Whalley

Service Manager Strategic Planning

NTC Working Groups Review and Planning

for Full Town Council meeting - 26 January 2026

<i>Working Group</i>	<i>Type</i>	<i>Status</i>	<i>Terms of Ref</i>	<i>Progress</i>	<i>Reporting Ctte</i>	<i>Facilitating Officer</i>	<i>Group Membership</i>	<i>Chair</i>
Climate Change	Standing	Inactive	To consider actions to mitigate effects of global warming	Requires restart	FTC	TC		
Enforcement	Standing	Active	To monitor enforcement issues and take appropriate action	Ongoing	DP	DTC		RH
Environmental	Standing	Active	To consider matters relating to bio-diversity Community Action in NNP	Ongoing	FTC	DTC		JM
Health & Well-Being	Standing	Inactive	To create a calendar of achievable activities and a program of works - alongside the NTC H&W report	Requires restart	FTC	EM		
IT Systems	T&F	Inactive	To manage implementation of meeting broadcasting	Requires restart	FP	TC		JH
Litter	T&F	Inactive	To organise and co-ordinate volunteer litter picking and to start a campaign to promote the reverse recycle facility	Requires restart	DP	DTC		JH
Local History & Tourism	Standing	Active	To produce a viable plan for a Local History Museum. To investigate other options regarding local history provision in the town.	Ongoing	LS	EM		JH
Market	T&F	Active	To consider improvements for the market and work with WSC to bring these about. To consider alternative locations for the market.	Ongoing	CS	TC		PW
Neighbourhood Plan	T&F	Active	To review the NNP	Ongoing	DP	DTC		MJ
On-Street Advertising	T&F	Inactive	to review High Street advertising	Requires restart	DP	DTC		
Policies Review	Standing	Active	To review policies schedule	Ongoing	FP	TC		JH
Transport & Parking	Standing	Active	To consider problems and suggest possible solutions regarding parking and transport strategies and report back	Ongoing	DP	DTC		JH
Town Twinning	Standing	Active	To arrange town twinning visits and events	Requires restart	LS	EM		
Website review	T&F	Active	To review existing websites and consider upgrade as required	Requires restart	FTC	TC		

Action / Comments
Set initial meeting
Set regular meetings
Earth Day 26 meetings ongoing
Set initial meeting
Set initial meeting
Set initial meeting
Set regular meetings
Regular meetings in progress
Set initial meeting
Meetings started
Set regular meetings
Set initial meeting
Set initial meeting

News story

First ever UK Town of Culture competition to restore pride in communities

Towns across the country can now apply to become the first UK Town of Culture

From:

[Department for Culture, Media and Sport](#) and [The Rt Hon Lisa Nandy MP](#)

Published

14 January 2026



- Applications will be open until 31 March 2026 for Expressions of Interest
- Competition delivers on the government's Plan for Change, driving local economic growth and opportunity

The government has taken its latest step in renewing the country by launching the first ever UK Town of Culture competition.

With 11 weeks to apply, the competition is open to small, medium and large towns, with the winner delivering a vibrant cultural programme. Showcasing towns' local visions and voices - through new arts venues, performances, workshops and more - this competition brings local investment, creates a lasting sense of pride in towns, and opens doors to the arts for everyone.

Towns can submit their Expressions of Interest now. Sir Phil Redmond will lead an expert panel, judging towns on the way they'll tell their unique story,

how they'll bring everyone in a community together, and how towns will deliver on their vision. The strongest bids will progress to a shortlist, with each shortlisted town receiving £60,000 to help deliver their full bids for the competition.

Three finalists - one small, one medium, one large town - will be chosen. The winner will be crowned UK Town of Culture 2028 and receive a £3 million prize. The two runners-up will each receive £250,000 to deliver elements of their bid, from refreshed community infrastructure to electric music festivals.

The deadline for Expressions of Interest for UK Town of Culture 2028 is 31 March 2026, with the shortlist of towns expected to be announced this Spring.

Culture Secretary Lisa Nandy said:

There is so much for us to be proud of in the towns we're from - from the rich, local history to unique festivals and celebrations. They have shaped our national story for decades. Now it's time they take centre stage and showcase the unique stories they have to tell.

We have seen the transformative power of culture through the UK City of Culture competition. I want to make sure that towns have the same opportunity to make a real difference to their local community and show the world exactly why their town is so special.

This competition, announced by the Culture Secretary Lisa Nandy in October 2025, provides a platform for communities across the country to tell their own unique story and shines a spotlight on the vital role towns play in our national life.

From Torquay to Thurso and Brecon to Ballycastle, Britain is interlinked by a rich network of towns, each with their own history and identity.

This is part of the Prime Minister's ambition to restore pride in every part of Britain as he serves the whole of the country.

British towns are brimming with community spirit - we're providing the opportunity to bring it to life. Increasing pride in local areas also encourages them to get out and about to museums, galleries and live performances, which also means more money spent supporting local businesses and jobs.

UK Town of Culture Chair, Sir Phil Redmond said:

I am delighted to have been asked to Chair the new Town of Culture competition, as in the past it has been hard to adequately demonstrate the depth, breadth and diversity of the UK's cultural landscape through the UK City of Culture's urban lens.

The two competitions will complement each other while providing more opportunities for more places to both demonstrate and celebrate that creativity is not confined to the great urban concert halls, theatres or galleries. It is in everything we do together. In every town, village, neighbourhood, street or road.

UK Town of Culture asks what makes your town special? What makes its people proud to be there? And why should that be celebrated?

This follows the government in November 2025 launching its Pride in Place Programme, providing up to £10 billion to support 244 towns across the country whose communities have been let down by decline and systematic under-investment. Under this scheme, communities will be able to spend the funding on what matters most to them - from improvements to pavements and high streets to investing in culture and green spaces.

Building on proven success

The UK Town of Culture competition builds on the success of UK City of Culture, which has delivered transformative benefits for its four winners. Bradford, last year's title holder, is projected to benefit from £389 million in growth across the district, with city centre footfall up 25% during its year in the spotlight. Early estimates show audiences for its City of Culture programme exceeded 3 million, with 80% of local residents surveyed saying it improved their wellbeing and made them feel proud of where they live.

The UK City of Culture competition has proven that culture and investment work hand in hand, delivering community renewal that revitalises everything from high streets to job opportunities.

The search for UK City of Culture 2029 is already underway for Expressions of Interest from cities, larger towns, regions and groups of places. The winning place for UK City of Culture 2029 will be awarded £10 million.

Notes to editors:

Applications for UK Town of Culture 2028 will be judged on three main criteria:

- Your story - the unique story of the town
- Culture for everyone - how the town will design a cultural programme for all
- Making it happen - how the town will then deliver a successful programme

The bids for the 2028 title will be assessed by an independent expert advisory panel chaired by Sir Phil Redmond. Recruitment for the wider panel members will open shortly, and we encourage applicants from across the UK. Further details will be available in due course.

For more information on how to bid for the UK Town of Culture 2028 title, please go to: [UK Town of Culture 2028 Expression of Interest](#)

This [UK Town of Culture promotional video](#) is available for use in 16:9, square and vertical.

A Westminster Hall Debate took place on 7 January 2026, with MPs across the UK discussing the opportunity for towns in their constituencies to apply. A transcript of the debate can be found on [Hansard](#).

Published 14 January 2026

Table 1: UK Town of Culture 2028 competition aims and criteria

Aims	Criteria
1. Your story: tell us about the unique story and culture of your town.	1. Vision: A strong, compelling local story that uses culture to bring people together, reflecting place, pride, and contribution to the national story. 2. Local Need: How your programme builds on local strengths while addressing specific local priorities. 3. Empower: Commitment to involving communities, grassroots artists, creatives, and local leaders in shaping the bid, programme, and legacy, devolving decision-making where possible.

Aims

Criteria

2. Culture for Everyone: how you will design a cultural programme that provides visible, accessible culture and boosts your town's profile.

5. Quality and Innovation: A high-quality, bold programme drawing on arts, heritage, and creative industries, demonstrating excellence, creativity, innovation, and use of technology to widen access.

6. Opportunity: Expanding opportunities for those who currently do not access cultural infrastructure, especially young people, while creating new opportunities for existing participants.

7. Accessibility: Ensuring the programme is accessible to all ages and underserved communities, providing a safe, supportive, non-discriminatory environment.

8. Communication: A well-resourced communications plan that reaches multiple audiences and shines a spotlight on the town's contribution to national life.

3. Making it happen: how you will deliver a successful programme.

9. Partnerships: Strong, collaborative leadership with clear commitment from local authorities, community organisations, and cultural/heritage partners, including pursuit of new opportunities and lasting connections.

10. Programme Management: Evidence of capacity, capability, and effective processes to deliver the programme successfully.

11. Financial Management: A realistic, viable budget representing value for money, with clear monitoring processes and plans to attract appropriate funding.

12. Monitoring, Evaluation & Legacy: A clear plan for evaluating impact (including environmental sustainability), sharing insights, and strengthening or rejuvenating cultural and heritage infrastructure with realistic expectations.
