

Membership as from May 25

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor McHugh
Councillor Nobbs
Councillor Yarrow
Members = 9
Quorum = 3



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning Committee**
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 2nd February 2026 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting. 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

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 4. Minutes of previous meeting held 19th January 2026**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. Planning applications** – West Suffolk Council
 - a) **DC/26/0031/TCA** – Trees in a conservation area notification – one yew (marked T1 on plan) crown lift to 4.5 metre above ground level, one horse chestnut (marked T7 on plan) re-pollard back to previous points on main stem at circa five metres, two viburnum (marked S8 and S9 on plan) fell – 25 Exeter Road, Newmarket
 - b) **DC/26/0054/TPO** – TPO 04(1989) and TPO 04(1992) tree preservation order – one yew (marked T2 on plan and T1 and T2 on order) and one horse chestnut (marked T6 on plan and T5 on order) fell, one lime (marked T3 on plan and T4 on order) re-pollard to 4.5 metres above ground level – 25 Exeter Road, Newmarket
 - c) **DC/26/0028/HH** – Householder planning application – single storey front and side extension (following demolition of existing kitchen) – 45 Drinkwater Close, Newmarket
 - d) **DC/26/0065/TCA** – Trees in a conservation area notification – one holly (marked on plan) fell – Fairstead House School, Fordham Road, Newmarket
 - e) **DC/25/2037/FUL** – Planning application – a. two-storey hospital building with roof mounted solar PV panels b. manifold building c. electricity sub-station building d. parking and cycle storage e. plant and associated infrastructure f. hard and soft landscaping – Newmarket Community Hospital, 56 Exning Road, Newmarket
 - f) **DC/26/0026/HH** – Householder planning application – installation of loggia along south west boundary of rear garden – Boyarin Lodge, 30 Bury Road, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 9. Planning applications** – East Cambs

- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 12/01/26, 19/01/26
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 13. Enforcement** – to discuss any enforcement issues
- 14. Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
- 15. Kingsway Solar Farm** – to approve a response to the consultation
- 16. Correspondence**
- 17. Date of next meeting –16th February 2026**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 27th January 2026

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



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).

Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/26/0031/TCA</u> Trees in a conservation area notification - one yew (marked T1 on plan) crown lift to 4.5 metre above ground level, one horse chestnut (marked T7 on plan) re-pollard back to previous points on main stem at circa five metres, two viburnum (marked S8 and S9 on plan) fell 25 Exeter Road Newmarket Suffolk CB8 8AR	Conservation Area NKT14	Nathan McGeachie	Mrs Deborah Hargreaves	Wed 4 th Feb
<u>DC/26/0054/TPO</u> TPO 04(1989) and TPO 04(1992) tree preservation order - one yew (marked T2 on plan and T6 on order), two silver birch (marked T4 and T5 on plan and T1 and T2 on order) and one horse chestnut (marked T6 on plan and T5 on order) fell, one lime (marked T3 on plan and T4 on order) re-pollard to 4.5 metres above ground level 25 Exeter Road Newmarket Suffolk CB8 8AR	Conservation Area NKT14	Philip Crutchlow	Mrs Deborah Hargreaves	Wed 4 th Feb
<u>DC/26/0028/HH</u> Householder planning application - single storey front and side extension (following demolition of existing kitchen) 45 Drinkwater Close Newmarket Suffolk CB8 0QW		Philip Crutchlow	Mr Martin Harris	Thurs 5 th Feb
<u>DC/26/0065/TCA</u> Trees in a conservation area notification - one holly (marked on plan) fell Fairstead House School Fordham Road Newmarket Suffolk CB8 7AA	Conservation Area NKT2 NKT14	Nathan McGeachie	Mr Will Temple	Fri 6 th Feb

Item 6

Development and Planning Committee
Planning Applications – West Suffolk Council

DC/25/2037/FUL Planning application - a. two-storey hospital building with roof mounted solar PV panels b. manifold building c. electricity sub-station building d. parking and cycle storage e. plant and associated infrastructure f. hard and soft landscaping Newmarket Community Hospital 56 Exning Road Newmarket Suffolk CB8 7JG	NKT8	Amy Murray	Lawson Planning Partnership LTD	Wed 11 th Feb
DC/26/0026/HH Householder planning application - installation of loggia along south west boundary of rear garden Boyarin Lodge 30 Bury Road Newmarket Suffolk CB8 7BT	Conservation Area NKT1 NKT2	Adam Yancy	Ms Katherine Stewart	Thurs 12 th Feb

NKT1 – Traditional Features and Materials for Developments within the Conservation Area

NKT2 – Key Views

NKT8 – Newmarket Community Hospital

NKT14 – Trees

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 16th January 2026

Reference: 25/01334/FUL **Date application valid:** 5th January 2026
Officer: Olivia Akroyd **Parish:** Burwell
Location: Land To West Of 4 Newmarket Road Burwell

Proposal: Erection of 1no. detached dwelling with new vehicular access

Applicant:

Brightstars Day Nurseries
 FAO Rachel Parangi
 Land To West Of 4 Newmarket Road
 Burwell
 Cambridgeshire
 CB25 0AE

Agent:

Hertfordshire Architects Ltd
 FAO Mrs Pamela Stokes
 13 Cubitts Close
 Welwyn
 AL6 0DZ

Grid Reference: 558941 266608

Reference: 25/01356/FUL **Date application valid:** 12th January 2026
Officer: Philip Baum **Parish:** Cheveley
Location: Flint Cottage 44 Church Lane Cheveley Newmarket Suffolk

Proposal: Single two storey dwelling with cart shed garage in rear garden with access drive. Dismantling of the existing cart shed and store and reassembling the cart shed garage and store in two separate buildings

Applicant:

Mr Marc Ottolini
 Flint Cottage
 44 Church Lane
 Cheveley
 Newmarket
 Suffolk
 CB8 9DJ

Agent:

Grid Reference: 568577 260824

Reference: 26/00002/FUL **Date application valid:** 5th January 2026
Officer: Jasmine Moffat **Parish:** Dullingham
Location: 2 Lower Hare Park London Road Newmarket Suffolk CB8 0TS

Proposal: Replacement detached double garage and garden store

Applicant:

Mr & Mrs D & N Chauhan
 2 Lower Hare Park
 London Road
 Six Mile Bottom
 Newmarket
 Cambridgeshire
 CB8 0TS

Agent:

Grid Reference: 559438 259155

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 23rd January 2026

Reference: 25/01332/FUL

Officer: Philip Baum

Location: The Barn Welsumme Farm Weirs Drove Burwell Ely

Date application valid:

15th January 2026

Parish:

Burwell

Proposal: Provision of holiday lodge

Applicant:

Mr Will Phair
The Barn
Welsumme Farm
Weirs Drove
Burwell
Ely
CB25 0BP

Agent:

Grid Reference: 557959 266376

Reference: 26/00017/FUL

Officer: Rachael Forbes

Location: Hadham Industrial Estate Norwich Road Kennett Newmarket Suffolk

Date application valid:

14th January 2026

Parish:

Chippenham

Proposal: Construction of Warehouse and associated works

Applicant:

Hadham Industrial Estates Newmarket Ltd
C/o Agent

Agent:

Eddisons
FAO Ms Kate Wood
The Lawns
33 Thorpe Road
Peterborough
PE3 6AB

Grid Reference: 568067 267187

Decision List

Weeks commencing 12 th & 19 th Jan	NTC Comments	West Suffolk Council Decision
<u>DC/25/1725/TPO</u> 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 Suffolk CB8 7AA	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and requested that the Tree Officer confirm that the tree is unsafe and cannot be managed rather than felled. If the tree is to be felled, that it be felled outside of the bird nesting season and the Committee relies on the School's undertaking to replace the tree with a similar tree.- <i>Comment from 20/11/25.</i> The Committee support the Tree Officer's recommendations and voiced no objection, subject to the recommendations being followed.-6th Jan 26.	Decided- Approve application. 
<u>DC/25/1636/TPO</u> TPO 026(1958) tree preservation order - One beech (marked on plan and within A1 on order) overall crown reduction by up to 2 metres, and crown lift up to 3 metres above ground level 19 Stirling Gardens Newmarket Suffolk CB8 0ER	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to this application and suggested that pollarding be looked at as an option and requested that the application be submitted to the Tree Officer for consideration and a full report. 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.	Decided- Approve application 
<u>DC/25/2002/TCA</u> 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	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the trees and does not object to the pollarding work.	Decided- No objections. 

Decision List

metres, five sycamore and one prunus (marked G4 on plan) crown lift to three metres 35 Freemason Lodge, Flat 1 Bury Road Newmarket Suffolk CB8 7BY		
<u>DC/25/1919/TPO</u> TPO 02(1980) tree preservation order - one 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 Suffolk CB8 0ND	The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officers approval.	Decided- Approve application 
<u>DC/25/1894/TPO</u> TPO 04(2012) tree preservation order - one box elder (marked T22 on plan and order) fell 3 Arborfield Drive Newmarket Suffolk CB8 7FL	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.	Decided- Approve application. 
<u>DC/25/1781/HH</u> Householder planning application - a. single storey rear extension (following demolition of existing conservatory) b. window to existing side elevation Kinloch 16 Cheveley Road Newmarket Suffolk CB8 8AD	The Committee voiced no objection.	Decided- Approve application. 
<u>DC/25/1582/FUL</u> Planning application - proposed horse walker and arena (following removal of exercise/trotting ring, covered lunge pit and loose box)	The Committee placed a holding objection subject to clarification on the times of use and expected noise levels.	Decided- Approve application. 

Decision List

David Simcock Racing Ltd Trillium Place Birdcage Walk Newmarket Suffolk		
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