



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 5 th 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 __ Cllr J.Harvey _____ Date __ 2/2/26 _____

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).