



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 2nd February 2026 at 6:15pm**

Attendance:

Councillor J Harvey (Chair)
Councillor J Berry (from 6.18pm)
Councillor A Drummond
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Events Manager – C O'Reilly (from 6.27pm), Cllrs Winter and Revitt as observers and 1 Member of the Press.

Minute		Action by
D/26/02/1	<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/26/02/2	<u>Apologies</u> Apologies were received from Cllrs Hood and Yarrow.	
D/26/02/3	<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> None noted. There were no requests for dispensations.	
D/26/02/4	<u>To Confirm the Minutes of the Meeting Held on 19th January 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 19 th January 2026 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/26/02/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 19th January 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/02/5	<u>Public Open Session</u> No members of the public wished to speak.	

Cllr Winter and a member of the Press joined the meeting at 6:18pm.

D/26/02/6 Planning Applications

D/26/02/6/1 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. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/02/6.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application although requested that the Tree Officer is satisfied with this application. The Committee is pleased to see a proposal for a replacement tree and would ask that any trees to be felled are done so outside of the bird nesting season.

D/26/02/6/2 DC/26/0054/TPO – 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. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application although requested that the Tree Officer is satisfied with this application. The Committee is pleased to see a proposal for a replacement tree and would ask that any trees to be felled are done so outside of the bird nesting season.

D/26/02/6/3 DC/26/0028/HH – Householder planning application – single storey front and side extension (following demolition of existing kitchen) – 45 Drinkwater Close, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.03 Resolved

The Committee voiced no objection.

Cllr Berry joined the meeting at 6:21pm.

D/26/02/6/4 DC/26/0065/TCA – Trees in a conservation area notification – one holly (marked on plan) fell – Fairstead House School, Fordham Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.04 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application and supported the proposal to replant an appropriate tree in an alternative

suitable location.

D/26/02/6/5 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. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.05 Resolved

The Committee welcomed and supported the investment by West Suffolk NHS Foundation Trust into the hospital site and voiced no objection. They also welcomed the measures to improve biodiversity on the site.

D/26/02/6/6 DC/26/0026/HH – Householder planning application – installation of loggia along south west boundary of rear garden – Boyarin Lodge, 30 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/26/01/6.06 Resolved

The Committee support the enhancements and voiced no objection.

D/26/02/7 Amended and Deferred Plans

None noted.

D/26/02/8 Planning Appeals

None noted.

D/26/02/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/02/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 12/01/2026 & 19/01/2026.

Applications	Description	Address	WSC Decision	NTC Decision
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 Suffolk	Approved	No objection
DC/25/1636/TPO	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	Approved	Objected
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	35 Freemason Lodge, Flat 1 Bury Road Newmarket Suffolk	Approved	Objected to felling No objection to pollarding

	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.				
DC/25/1919/TPO	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	Approved	No objection	
DC/25/1894/TPO	TPO 04(2012) tree preservation order - one box elder (marked T22 on plan and order) fell.	3 Arborfield Drive Newmarket Suffolk	Approved	Holding objection	
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 Suffolk	Approved	No objection	
DC/25/1582/FUL	Planning application - proposed horse walker and arena (following removal of exercise/trotting ring, covered lunge pit and loose box).	David Simcock Racing Ltd Trillium Place Birdcage Walk Newmarket Suffolk	Approved	Holding objection to be withdrawn subject to rubber flooring being installed to minimise potential noise.	

The Tree Officer will be consulted regarding the Committee's holding objections to felling trees for guidance on the decision making.

DC/25/1582/FUL - Deputy Town Clerk was asked to follow up on the rubber flooring

D/26/02/11 Delegation Panel Decisions

None noted.

D/26/02/12 Licensing

None noted.

D/26/02/13 Enforcement

The Working Group is looking to reconvene following the membership confirmation at the last Full Town Council meeting.

Events manager joined the meeting at 6:27pm

D/26/02/14 Working Group Reports

There were no reports.

D/26/02/15 Kingsway Solar Farm – Consultation

A draft response to the consultation was considered. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/02/15.01 Resolved

That delegated powers be given to Cllrs Harvey and Jarvis to make further amendments, and to submit the response to the Kingsway Solar Farm consultation.

D/26/02/16 Correspondence

None noted.

D/26/02/17 Date of Next Meeting

Monday 16th February 2026 at the Memorial Hall.

Meeting closed 6:33pm.

Signed __ Cllr Rachel Hood _____ Date __ 16/2/26 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/02/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 19 th January 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/02/6.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application although requested that the Tree Officer is satisfied with this application. The Committee is pleased to see a proposal for a replacement tree and would ask that any trees to be felled are done so outside of the bird nesting season.
<u>D/26/01/6.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application although requested that the Tree Officer is satisfied with this application. The Committee is pleased to see a proposal for a replacement tree and would ask that any trees to be felled are done so outside of the bird nesting season.
<u>D/26/01/6.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/01/6.04 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee does not object to this application and supported the proposal to replant an appropriate tree in a suitable alternative location.
<u>D/26/01/6.05 Resolved</u>	The Committee welcomed and supported the investment by West Suffolk NHS Foundation Trust into the hospital site and voiced no objection. They also welcomed the measures to improve biodiversity on the site.

<u>D/26/01/6.06 Resolved</u>	The Committee support the enhancements and voiced no objection.
<u>D/26/02/15.01 Resolved</u>	That delegated powers be given to Cllrs Harvey and Jarvis to make further amendments, and to submit the response to the Kingsway Solar Farm consultation.