



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 23rd February 2026 at 6.15pm

**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 26th 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 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. **British Racing School** – To receive a presentation on the Stable Start Programme by Zoe Daniells
7. **Police Report** – to receive and note a report (verbal or written) from the PCT (Police Community Team)
8. **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
9. **Announcements** - To receive the Town Mayor's and Deputy Mayor's Announcements (if any)
10. **Committee Meetings**
 - a) To receive the minutes and consider and approve any recommendations from the Development & Planning meetings held on 2nd and 16th February 2026
 - b) To receive the minutes and consider and approve any recommendations from Leisure Services meeting held on 2nd February 2026
11. **The Severals and Pavilion** – to consider a request for the Dental Bus to be located on the Severals grounds on a date in April 2026
12. **Memorial Hall** – to consider a proposal to provide and install a plaque on the Memorial Hall building

Distribute to the following for information:

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

C

commemorating the Royal Visit in July 2025

- 13. Working Groups** – to appoint a representative to the newly formed Suffolk Parishes Road Safety Group
- 14. Banking Hub** – to receive information about a banking hub facility opening in Newmarket this summer
- 15. Sports Hub**- to receive information and discuss the Town Council's view on a future facility
- 16. Correspondence**
- 17. Date of the next Meeting – 23rd March 2026**

Signed: *CE Whitaker*
Clerk

Cathy Whitaker, Town
Date: 17th February 2026



Newmarket

TOWN COUNCIL

Minutes of the Meeting of Newmarket Town Council **held on Monday 26th January 2026 at 6:15 pm at the Memorial Hall**

Attendance:

Councillor P Winter (Town Mayor)
Councillor J Berry
Councillor J Borda
Councillor J Clover
Councillor A Drummond
Councillor J Harvey (Deputy Town Mayor)

Councillor P Hulbert
Councillor J Jarvis
Councillor R Nobbs
Councillor C Revitt
Councillor M Slater
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 4 Members of the Public.

Minute

26/01/1 Welcome

The Chair welcomed everyone and 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.

Cllr Berry joined the meeting at 6:18pm.

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

Apologies were received from Cllrs Crissall, Hood, Kavanagh and McHugh. Cllr Anderson was 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

Cllr Drummond declared an "other interest in item 9. There were no requests for Dispensation.

26/01/4 To Receive and Confirm the Minutes of the Town Council Meetings held on 15th December 2025 and 8th January 2026 (extraordinary) and any Matters Arising.

The minutes of the meetings held on 15th December 2025, and 8th January 2026 (extraordinary) were presented. Cllr Winter made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

26/01/4.01 Resolved

That the minutes of the meetings held on 15th December 2025 and 8th January 2026 (extraordinary) be adopted and signed as a correct record by the Town Mayor.

There were no matters arising.

26/01/5 Public Open Session

A member of the public asked for the views of NTC on a recycling centre in Newmarket. Cllr Drummond explained that Open Door had transferred back the lease to SCC but that a larger site is required and it is unlikely that anything will be achieved before the devolution process. Cllr Jarvis added that a motion was passed at the last WSC Full Council meeting to reinstate a recycling centre facility in Newmarket. Cllr

Whittle added that the lease is now available at a peppercorn rate until the end of March 2028. He is communicating with SCC regarding legal responsibilities between SCC and WSC for recycling facilities.

26/01/6 Police Report

The monthly report was presented and noted.

26/01/7 Councillor Reports

SCC

Cllr Drummond reported that the monthly report had been issued.

West Suffolk Council (WSC)

Cllr Yarrow reported that he had attended a meeting with Flagship regarding the Rowley Drive Masterplan along with NTC Cllrs and WSC Planning Officers. It was a positive meeting and Flagship will be investing £100 million in Newmarket housing - the details of the plan are awaited. He reported that the bollards had started to be installed in Exning Road and Town Clerk advised that this work is ongoing.

Cllr Whittle reported that there is a national campaign to increase recycling rates and retailers, and hospitality outlets will be required to offer a return scheme for bottles. The Flagship plan is not yet finalised nor the number of new dwellings decided. He had investigated a complaint of overgrown vegetation on Freshfields, and this has now been cleared. He asked for NTC support regarding an application for a salt bin.

Cllr Jarvis reported that the road works on Fordham Road and Exning Road at the same time were causing huge issues for residents and there had been no communication from SCC Highways. The Mayor added that she will be contacting the Head of Transport Strategy and the Head of Road Works at SCC. The new Tesco Manager had used his own staff to direct traffic and he was now paying a contractor to do this. He would like to be involved in any meetings regarding the long-term issues on Fordham Road.

Ward Reports

Cllr Hulbert reported that taxi drivers were complaining about taxis from Cambridge operating in Newmarket. He had investigated whether licences were required and established that they are not required, but Cambridge taxis are not allowed to use the taxi ranks in Newmarket.

Cllr Borda reported that he had attended the Christmas lunch at the Catholic Church and there were over 100 people in attendance. He had also supported residents in Churchill Court following the recent fire.

Council Representatives on Outside Bodies

None noted.

26/01/8 Mayors Announcements

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

16th January 2026 - Attended the opening of the refurbished gym at The Leisure Centre.

23rd January 2026 – Attended a meeting with Flagship regarding the Rowley Drive Masterplan. It had been a positive meeting.

Cllr Drummond declared an "other" interest in the following item and did not vote.

26/01/9 To Receive the Minutes and Consider and Approve any Recommendations from the Development & Planning Committee Meetings held on 15th December 2025, 5th and 19th January 2026

The minutes and recommendations from the Development & Planning Committee meetings held on 15th December 2025, 5th and 19th January 2026 were presented. Cllr Harvey made a proposal seconded by Cllr Jarvis for 15th December 2025 and 5th January 2026. 19th January 2026 was seconded by Cllr Hulbert. A vote was taken which was unanimous and the minutes were adopted. There were no recommendations.

26/01/10 To Receive the Minutes and Consider and Approve any Recommendations from the Community Services Committee Meeting held on 5th January 2026

The minutes of the Community Services Committee meeting held on 5th January 2026 were presented. Cllr Winter made a proposal seconded by Cllr Borda. A vote was taken which was unanimous and the minutes were adopted:

26/01/10.01 Resolved (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.

26/01/10.02 Resolved (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.

26/01/10.03 Resolved (C/26/01/7.02 Recommendation)

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

26/01/10.04 Resolved (C/26/01/8.01 Recommendation)

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

26/01/11 To Receive the Minutes and Consider and Approve any Recommendations from the Performance & Audit Committee Meeting held on 12th January 2026

The minutes of the Performance & Audit Committee meeting held on 12th January 2026 were presented. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted:

26/01/11.01 Resolved (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.

26/01/12 To Receive the Minutes and Consider and Approve any Recommendations from the Extraordinary Human Resources Committee Meeting held on 12th January 2026

The minutes of the Extraordinary Human Resources Committee meeting held on 12th January 2026 were presented. Cllr Yarrow made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted:

26/01/12.01 Resolved (H/26/01/4.01 Resolved)

Book Number 61 2025 -2026

Minutes of the Meeting of Newmarket Town Council held on Monday 26th January 2026

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.

26/01/12.02 Resolved (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.

26/01/12.03 Resolved (H/26/01/7.01 Resolved)

That a redundancy consultation period begin.

26/01/12.04 Resolved (H/26/01/7.02 Resolved)

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

26/01/12.05 Resolved (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.

26/01/13

To Receive the Minutes and Consider and Approve any Recommendations from the Finance & Policy Committee Meeting held on 19th January 2026

The minutes of the Finance & Policy Committee meeting held on 19th January 2026 were presented. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted:

26/01/13.01 Resolved (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.

26/01/13.02 Resolved (F/26/01/6.01 Resolved)

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.

26/01/13.03 Resolved (F/26/01/10.01 Resolved)

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

26/01/13.04 Resolved (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.

26/01/14

Consultations

West Suffolk Affordable Housing Supplementary Planning document 2026 – the consultation will be open from 6th January 09:00am to 17th February 2026 5:00pm. A Working Group will be set up comprising of Cllrs Borda, Drummond, Harvey, Jarvis, Starkey and Yarrow to form a response.

26/01/15

Working Groups

The membership of the Working Groups was updated as follows:

Climate change - Cllrs Borda, Drummond, Jarvis and Revitt.

Enforcement – Cllrs Drummond, Harvey, Hood, Nobbs, Winter and Yarrow.

Environmental – Cllrs Drummond, Jarvis, McHugh, Revitt and Winter.

Health & Well-Being – Cllrs Kavanagh, McHugh and Starkey.

IT Systems – Cllrs Borda, Harvey, Nobbs and Winter.

Litter – Cllrs Clover, Harvey, Jarvis, McHugh and Revitt.

Local History & Tourism – Cllrs Harvey, Kavanagh, Nobbs and Winter.

Market – Cllrs Drummond, Harvey, Hood, Hulbert, Winter and Yarrow. M. Jefferies, S Beckett and R Wood as non-councillor members.

Neighbourhood Plan – Cllrs Harvey, Hood, Hulbert, Jarvis, Starkey and Winter.

On-Street Advertising – to be merged with the Enforcement Working Group.

Solar – Cllr Hood is the NTC representative and no Working Group is currently required.

Policies – Cllrs Drummond, Harvey and Hood.

Transport & Parking – Cllrs Drummond, Harvey, Hood, Hulbert and Winter.

Town Twinning – Cllrs Harvey, Hood, Nobbs, Revitt and Winter

Website review – to be added to the IT Systems Working Group.

26/01/16 **First UK Town of Culture Competition**

Information regarding the competition and possible participation was discussed. Cllr Winter made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

26/01/16.01 Resolved

That an application to the UK Town of Culture competition be supported by Newmarket Town Council.

26/01/17 **Correspondence**

Letter from the Ministry of Housing, Communities & Local Government confirming that the local elections scheduled for 7th May 2026 will be postponed for one year. This will apply to SCC.

26/01/18 **Date of the next Meeting**

Monday 23rd February 2026 in the Memorial Hall.

Meeting closed at 7:12 pm

Signed: _____

Date: _____

Summary of Resolutions

Resolution	Resolution Wording
<u>26/01/4.01 Resolved</u>	That the minutes of the meetings held on 15 th December 2025, and 8 th January 2026 (extraordinary) be adopted and signed as a correct record by the Town Mayor.
<u>26/01/10.01 Resolved</u> <i><u>(C/26/01/4.01 Resolved)</u></i>	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>26/01/10.02 Resolved</u> <i><u>(C/26/01/7.01 Recommendation)</u></i>	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.
<u>26/01/10.03 Resolved</u> <i><u>(C/26/01/7.02 Recommendation)</u></i>	That funding to upgrade the remaining 12 units on Birdcage Walk be included in the 2027/2028 budget.
<u>26/01/10.04 Resolved</u> <i><u>(C/26/01/8.01 Recommendation)</u></i>	That the Cemetery fees and charges for 2026 – 2027 be approved.
<u>26/01/11.01 Resolved</u> <i><u>(P/26/01/4.01 Resolved)</u></i>	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.
<u>26/01/12.01 Resolved</u> <i><u>(H/26/01/4.01 Resolved)</u></i>	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>26/01/12.02 Resolved</u> <i><u>(H/26/01/6.01 Resolved)</u></i>	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>26/01/12.03 Resolved</u> <i><u>(H/26/01/7.01 Resolved)</u></i>	That a redundancy consultation period begin.
<u>26/01/12.04 Resolved</u> <i><u>(H/26/01/7.02 Resolved)</u></i>	That a contract increase in hours for a staff member be approved from January 2026.
<u>26/01/12.05 Resolved</u> <i><u>(H/26/01/7.03 Resolved)</u></i>	That an increase in NJC SCP of two points be awarded to two members of staff in April 2026.
<u>26/01/13.01 Resolved</u> <i><u>(F/26/01/4.01 Resolved)</u></i>	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>26/01/13.02 Resolved</u> <i><u>(F/26/01/6.01 Resolved)</u></i>	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>26/01/13.03 Resolved</u> <i><u>(F/26/01/10.01 Resolved)</u></i>	That the request from Hope for Tomorrow for a grant be approved and be awarded at £500.
<u>26/01/13.04 Resolved</u> <i><u>(F/26/01/10.02 Resolved)</u></i>	That the request from Newmarket Chalk Streams CIC for a grant be approved and be awarded at £1,000.

26/01/16.01 Resolved

That an application to the UK Town of Culture competition be submitted.

DRAFT

THIS PAGE IS LEFT BLANK INTENTIONALLY

Item 9

Item 9 Mayor's announcements.

Throughout the month I have been engaged with multiple Town Council internal meetings.

It is with great sadness that we have heard that Fraser Skells, our account manager at Lubbe UK, has passed away following a protracted illness. Fraser worked with The Town Council over past years to enhance our open areas by providing mechanical bulb planting on Birdcage Walk, The Severals and in the Memorial Gardens. We extend our deepest sympathy to his family, friends and colleagues. We have had a meeting with Mr Lubbe's son, Cas, who will be assisting us with further projects.



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 _____ Date _____

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.

DRAFT



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 16th February 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey (Vice Chair)
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, Tom Fisher – SCC Senior Strategic Transport Planner, and 1 Member of the Press.

	Minute	Action by
D/26/02/18 <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/26/02/19 <u>Apologies</u> Apologies were received from Cllrs Berry and Jarvis.		
D/26/02/20 <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/26/02/21 <u>To Confirm the Minutes of the Meeting Held on 2nd February 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2nd February 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/26/02/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd February 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.		
D/26/02/22 <u>Public Open Session</u> No members of the public were present.		
D/26/02/23 <u>Newmarket Train Station to Town Centre</u> Tom Fisher – SCC Senior Strategic Transport Planner, presented a proposal for redesigned active travel signage from the Train Station to the Town Centre.		

Damaged posts will be replaced and the new designs for the current wayfinding system will be shared with the Committee prior to installation for comment and approval. The Committee welcomed the initiative and the Chair gave thanks to Tom for attending the meeting and sharing the plans. Tom Fisher left the meeting 6:40pm.

D/26/02/24 Planning Applications

D/26/02/24/1 DC/26/0117/TPO - TPO 001(2022) tree preservation order – one Sycamore (T1 on plan) re pollard by up to three metres to previous pollard points – 16 Paget Place, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/02/24.01 Resolved

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

D/26/02/24/2 DC/25/1929/FUL – Planning application – one industrial unit (class B2 – general industrial use) – Land At Newmarket Business Park, Studlands Park Avenue, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/02/24.02 Resolved

The Committee voiced no objection.

D/26/02/25 Amended and Deferred Plans

It was noted that the following applications were for the same address and were considered together.

D/26/02/25/1 DC/26/0031/TCA – Trees in a conservation area notification – two viburnum (marked S8 and S9 on plan) fell – 25 Exeter Road, Newmarket (*Removal of TPO trees on site*). Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/02/25.01 Resolved

The Committee objected to this application. The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee requested that the application be submitted to the Tree Officer for consideration in a conservation area. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that they be replaced with advanced nursery stock trees.

D/26/02/25/2 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 T4 on order) fell, one lime (marked T3 on plan and T4 on order) re-pollard to 4.5 metres above ground level, one yew (marked T1 on plan and T5 on order) crown lift to 4.5 metre above ground level, one horse chestnut (marked T7 on plan and T5 on order) re-pollard back to previous points on main stem at circa five metres – 25 Exeter Road, Newmarket (*Addition of two more trees, falling under the same Tree Preservation Orders*). Cllr Nobbs made a proposal, seconded by Cllr McHugh. A vote was taken which was

unanimous and the following was agreed:

D/26/02/25.02 Resolved

The Committee objected to this application. The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee requested that the application be submitted to the Tree Officer for consideration in a conservation area. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that they be replaced with advanced nursery stock trees.

D/26/02/26 Planning Appeals

None noted.

D/26/02/27 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/02/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 26/01/2026 & 02/02/2026.

Applications	Description	Address	WSC Decision	NTC Decision
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 Suffolk	Approved	No objection
DC/25/1821/HH	Householder planning application - dropped kerb.	29 Exning Road Newmarket Suffolk	Approved	No objection
DC/25/1702/FUL	Planning application - a. construction of two storey building to accommodate gym/spa facilities in conjunction with Heath Court Hotel (Class E(d) (following demolition of forge building), b. demolition of a section of existing wall to create pedestrian entrance.	Heath Court Hotel Moulton Road Newmarket Suffolk	Withdrawn	No objection
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 WCs, baths and basins c. existing timber windows to be repaired and maintained.	Jockey Club Chambers 101 High Street Newmarket Suffolk	Approved	No objection

D/26/02/29 Delegation Panel Decisions

DC/25/1702/FUL - Planning application - a. construction of two storey building to accommodate gym/spa facilities in conjunction with Heath Court Hotel (Class E(d) (following demolition of forge building), b. demolition of a section of existing wall to create pedestrian entrance. It was noted that the Officer was minded to refuse the application; however, this application has now been withdrawn.

D/26/02/30 Licensing

Application for a street trading consent - Studlands Park Ave, Studlands Park Industrial est. Newmarket from 07:00am – 14:00pm. – sale of hot and cold food and refreshments. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/02/30.01 Resolved

The Committee voiced no objection subject to confirmation that they will not be parking on the grass verges.

Application for a premises licence - Brazuca Market – 6 Sun Lane Newmarket – Deli and café – Monday to Sunday 09:00am – 22:00pm. Cllr Hood made a proposal, seconded by Cllr Harvey. It was noted that a policy document from the establishment appears to be missing from the application. A vote was taken which was unanimous and the following was agreed:

D/26/02/30.02 Resolved

That delegated powers be given to the Chair and Vice Chair to consider the application on receipt of the fuller information.

D/26/02/31 Enforcement

The Next meeting will be held on 12th March 2026.

It was noted that outcomes are not as good as they should be and the Committee was very unhappy with the lack of progress.

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

D/26/02/31.01 Resolved

That the Deputy Town Clerk writes to WSC to highlight the ongoing enforcement breaches and issues with the Exning Road carwash, 128 High Street, Kings Slots and Unit 3, Hammond Close and invite an Enforcement Officer to attend a meeting to explain their position.

D/26/02/32 Working Group Reports

There were no reports.

D/26/02/33 Correspondence

None noted.

D/26/02/34 Date of Next Meeting

Monday 2nd March 2026 at the Memorial Hall.

Meeting closed 7:12pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/02/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 2 nd February 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/02/24.01 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/26/01/24.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/02/25.01 Resolved</u>	The Committee objected to this application. The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee requested that the application be submitted to the Tree Officer for consideration in a conservation area. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that they be replaced with advanced nursery stock trees.
<u>D/26/02/25.02 Resolved</u>	The Committee objected to this application. The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee requested that the application be submitted to the Tree Officer for consideration in a conservation area. If the trees are to be felled, that they be felled outside of the bird nesting season and the Committee requests that they be replaced with advanced nursery stock trees.
<u>D/26/02/30.01 Resolved</u>	The Committee voiced no objection subject to confirmation that they will not be parking on the grass verges.
<u>D/26/02/30.02 Resolved</u>	That delegated powers be given to the Chair and Vice Chair to consider the application on receipt of the fuller information.
<u>D/26/02/31.01 Resolved</u>	That the Deputy Town Clerk writes to WSC to highlight the ongoing enforcement breaches and issues with the Exning Road carwash, 128 High Street, Kings Slots and Unit 3, Hammond Close and invite an Enforcement Officer to attend a meeting to explain their position.

THIS PAGE IS LEFT BLANK INTENTIONALLY



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Leisure Services Committee **Held on Monday 2nd February 2026 at 7:15pm**

Attendance:

Councillor J McHugh (Chair)
 Councillor J Borda
 Councillor J Harvey
 Councillor P Hulbert

Councillor J Jarvis
 Councillor S Kavanagh
 Councillor P Winter

Also Present: C Whitaker – Town Clerk, C O'Reilly – Events Manager, J Ashton – Minute Assistant, Cllr Revitt and N Alecock - Deputy Town Clerk as observers.

L/26/02/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair opened the meeting, announced that the fire safety notice was not required and confirmed that the meeting is being recorded by the Minute Assistant.

L/26/02/2 Apologies for Absence

None noted.

L/26/02/3 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 dispensation.

L/26/02/4 To Receive and Confirm for Accuracy the Minutes of the Leisure Services Committee Meeting Held on Monday 1st December 2025 and Any Matters Arising

Members received the minutes of the Leisure Services Committee meeting held on 1st December 2025 and Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

L/26/02/4.01 Resolved

That the minutes of the Leisure Services Committee meeting held on 1st December 2025 be adopted and signed as a true record by the Chair of the Leisure Services Committee.

Matters arising:

L/25/12/10.01 Recommendation – the new chairs are due to be delivered w/c 02/02/2026.

L/26/02/5 Public Open Session

No members of the public were present.

L/26/02/6 To Receive the Accounts

The draft accounts for January 2026 were received and noted.

Book number 17 2025 -2026

L/26/02/7 Working Group Reports for LS

There were no reports.

L/26/02/8 Events Update

The Events Manager gave an update on the Christmas events held at the Severals in which positive feedback was received. Plans are currently in place for Newmarket Earth Day which will take place on Saturday 25th April 2026 in the Memorial Gardens and Memorial Hall.

Current planned events:

February – Half term craft event

March – Covid Reflection Service – Sunday 8th March 2026 at the War Memorial

April – Newmarket Earth Day

June – Maisons Lafitte Twinning visit to Newmarket - Friday evening drinks reception and canapes at Town Hall. Saturday vineyard tour and wine tasting, then Apex show. Sunday Ely, afternoon tea and Sunday Supper at Heath Court Hotel.

June - Lexington Singers visiting Newmarket - Friday 26th June - joint concert with Newmarket Community Choir –Afternoon buffet reception at Masonic Lodge. Concert at Memorial Hall.

July/August - Summer Entertainment 23rd and 30th July 2026, 6th, 13th, 20th and 27th August 2026 – Memorial Gardens and Memorial Hall

September – Grenadier Guards – Saturday 12th September 2026 - conferment of Freedom of the Town – High Street Parade to Tattersalls

October - Halloween event in half term 2026

November – Remembrance Service – Sunday 8th November 2026 – Service at the War Memorial followed by a High Street Parade to Tattersalls for a Service.

December – Christmas 2026 event(s)

L/26/02/9 Wedding Prices

The wedding package prices were considered, and Cllr McHugh made a proposal seconded by Cllr Winter. A vote was taken which was unanimous and the following was agreed:

L/26/02/9.01 Recommendation

That the wedding package prices for 2026- 2027 be approved.

Enquires will be made regarding holding marriage services in the Memorial Hall.

L/26/02/10 Food Festival 2027

NTC participation in the running of this event was discussed and Cllr McHugh made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

L/26/02/10.01 Recommendation

The Committee support the proposal and requested that more information is gathered to bring to the next meeting.

L/26/02/11 Fire Doors

Book number 18 2025 -2026

Quotes to bring the Memorial Hall and Pavilion fire doors up to the required standard were considered and Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

L/26/02/11.01 Recommendation

That the quotes for the installation and maintenance of the Memorial Hall and Pavilion fire doors from LAC Services (East Anglia) Ltd for £11,488.48 and £2,614.94 be approved.

L/26/02/12 Correspondence

None noted.

L/26/02/13 Date of Next Meeting

Tuesday 7th April 2026 at the Memorial Hall.

Meeting closed at 7:55pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>L/26/02/4.01 Resolved</u>	That the minutes of the Leisure Services Committee meeting held on 1st December 2025 be adopted and signed as a true record by the Chair of the Leisure Services Committee.
<u>L/26/02/9.01 Recommendation</u>	That the wedding package prices for 2026- 2027 be approved.
<u>L/26/02/10.01 Recommendation</u>	The Committee support the proposal and requested that more information is gathered to bring to the next meeting.
<u>L/26/02/11.01 Recommendation</u>	That the quotes for the installation and maintenance of the Memorial Hall and Pavilion fire doors from LAC Services (East Anglia) Ltd for £11,488.48 and £2,614.94 be approved.

THIS PAGE IS LEFT BLANK INTENTIONALLY



21st January 2025

Newmarket Town Council

Dear Cathy,

Re: building plaque

We thank you for your kind enquiry and we are pleased to submit our quotation for some options as follows:

To supply only, collected from our works in Cambridge:

One 30mm thick polished plaque 18" x 12"
All polished Black Granite with an inscription of
87 letters cut and gilded with 24 ct gold leaf **£490.00**

Extra to fix plaque on a standard solid wall provided under
2 meters high (higher may require equipment to get safe access) **£290.00**

or

Extra cut into the existing brickwork and fix plaque recessed
into the existing brickwork as per the existing plaques provided
under 2 meters high (higher may require equipment to get safe
access) **£410.00**

All prices are subject to v.a.t. at the prevailing rate

Lead time: Approximately 6-8 weeks from order.

Once an order is placed and we have the wording a layout will be sent to you for approval before the inscription is cut into the stone.

This quotation is valid for 28 days from the date of this letter.

We trust that you will find this information of help to you and hope that we can be of further assistance to you in this matter. Meanwhile, if you should have any queries please do not hesitate to contact us. Assuring you of our best attention at all times.

Yours sincerely,

Sharon Hobbs
For **Ivett & Reed Ltd**

615 Newmarket Road Cambridge CB5 8PA

TELEPHONE 01223 213500 FACSIMILE 01223 249150 EMAIL info@ivettandreed.co.uk WEBSITE www.ivettandreed.co.uk

THIS PAGE IS LEFT BLANK INTENTIONALLY

Subject: A new Banking Hub is coming to Newmarket

Following a recent review by LINK, your community has been recommended for a Banking hub, which will be delivered by Cash Access UK — a not-for-profit company funded by the major high street banks. Our mission is simple: to ensure every community has access to cash and everyday banking services where they're needed.

Across the UK and Northern Ireland, we have already delivered more than 348 cash services, which are making a real difference to individual customers, small businesses and their wider communities. To find out more about us and the work we do to improve access to cash, please visit our website.

The banking hub will open before the local bank branch closes, meaning there will be no break in service for residents or businesses.

A banking hub provides:

A counter service for essential cash transactions such as deposits, withdrawals and paying utility bills that is available for customers of all major banks every weekday

A community banker service, where customers can speak face-to-face with their own bank about more complex matters on the day their bank is in the hub.

We know that our services are a lifeline for many people who rely on access to cash and face-to-face banking facilities, so we're especially keen to connect with local organisations and groups who support older or more vulnerable residents and small businesses. If you can suggest who we should speak to — or can make introductions — it would be greatly appreciated and will help ensure we're able to reach those who will benefit most from the new service we'll be providing.



Welcome to your new banking hub

www.cashaccess.co.uk



Shared cash and banking services in the heart of your community

Your new banking hub will bring cash and banking services to your community.

This pack includes the information we often get asked for by communities, including how we choose a location, the timescales involved and what to expect from the banking hub once it's open.

The Cash Access UK team will keep you updated throughout, and we look forward to working with you to bring the banking hub to your community.

Quick links

3. [About Cash Access UK](#)
4. [Our journey so far](#)
5. [Is there a banking hub near me?](#)
6. [Why are we getting a banking hub?](#)
7. [Our commitments](#)
8. [How soon will we get our hub?](#)
9. [What we look for in a permanent location](#)
10. [Our community plan](#)
11. [Working with you](#)
12. [Contacts](#)

About Cash Access UK

Cash is still important to millions of people in the UK. Between 5 and 6 million adults say they rely on cash in their day to day lives and digital or online solutions don't yet work for everyone all the time.

With these needs in mind, Cash Access UK was set up in early 2023 by the major banks.

We're a not-for-profit company funded by the UK's biggest banks, including AIB NI, Bank of Ireland UK, Barclays, Danske Bank, HSBC UK, Lloyds Banking Group, NatWest Group, Santander, TSB and Virgin Money. These firms have come together to bring shared cash and banking services to communities across the UK.

The banking hubs we've opened so far are making a real difference to individuals, businesses and the wider community.

Find out more about our work at www.cashaccess.co.uk.



Our journey so far



Find out more about our work at www.cashaccess.co.uk.

Is there a banking hub near me?

Banking hubs are opening rapidly across the UK and come in all shapes and sizes. They're now a familiar sight in England, Scotland, Wales and Northern Ireland.

By the end of 2025, we had over 200 hubs open, providing essential cash and banking services to communities. This amount is growing all the time.

You can check what cash services are already near to you using the LINK Cash Locator to find cash machines, post offices, banking hubs, and shops offering cashback.



Use the [LINK Cash Locator](#)



Why are we getting a banking hub?

LINK, the UK's cash machine network, decides where new services are needed. LINK is an independent, regulated company with many years' experience in assessing communities' cash needs.

LINK reviews the impact of every proposed branch closure. A community can also ask LINK to carry out an assessment of the community if they feel they need better access to cash.

LINK has recommended a banking hub is needed in your community and Cash Access UK are now responsible for delivering it.

If you'd like to learn more about LINK's assessment of your community's access to cash, you can find the report on their [website](#).



[Click here](#) to take a look around a permanent banking hub



Our commitments

All our banking hubs offer the same core services, regardless of their size or layout. Each one is then shaped around the needs of the local community it serves.

Cash services

Banking hubs offer easy access to face-to-face cash and banking services. Each hub has a counter service available to all customers, Monday to Friday, where you can:

- pay in cash and cheques
- withdraw cash
- check your balance
- pay utility bills
- top up your gas* and electricity
- access change giving services (for small businesses)

Banking hubs are open Monday to Friday, 9am to 5pm.



Banking services

Customers can also talk face-to-face with their own bank about more complicated banking enquiries like payments and transfers, managing their account, and how to use online banking.

Community bankers take it in turns to visit the hub so you will find a different bank available on each day of the week. Community bankers are usually provided by the banks with the most customers in the community.

8/10

of our banking hub customers would likely recommend our services

How soon will we get our hub?

As soon as LINK announces a new banking hub, we begin work to deliver accessible cash and face-to-face banking services in the community.

Last bank branch closing?

Where the last bank branch is closing, your banking hub will be up and running before it shuts its doors for the final time — so your community isn't left without access to cash.

In parallel to finding a suitable location for your banking hub, we will always try to identify a site for a temporary home to serve the community while we continue to look for a permanent site.

Community request?

If your community has been without a bank and a hub has been recommended following a community request, we'll open a banking hub within three months of LINK's recommendation.

As there's limited access to cash because you don't have a local bank branch, we might need to make access to cash and basic banking services available to you in a temporary location. You'll still be able to use all the same services as you can in a hub in a permanent home, but these might be housed in public spaces, such as a library or community centre.



What we look for in a permanent location

Choosing a suitable location for a banking hub isn't just about finding an available premises. There are a number of key considerations that help us decide where we can open a banking hub in its permanent location.

If your hub opens in a temporary home, we'll keep looking for a permanent location — and your temporary hub will stay open until the permanent one is ready.

[Click here](#) to take a look around a permanent banking hub

What we look for in a permanent location:

Customers: The space for the banking hub has to work for you, or it won't work at all. It needs to be accessible and welcoming, serving as a trusted place for everyone.

Availability: It may sound obvious, but a suitable property needs to be available and on the market. This doesn't always mean a traditional bank building; it could be another retail unit in the area. Where availability is limited and a suitable premises cannot be found, a modular hub can provide a fully functional, permanent solution.

Accessibility: The entrance, counter and meeting room need to be easy for everyone to access and compliant with accessibility regulations.

If you have a suitable property in mind, please let us know and we will pass this on to our acquisitions team.

Our community plan

We are committed to leaving a positive legacy within all our communities by:

- Establishing banking hubs and deposit services in communities that would otherwise have no services.
- Considering the environmental impact throughout.
- Offering face-to-face services in banking hubs to welcome and support local customers, engaging more personally and directly with communities.
- Working hard to ensure that our physical premises are accessible.
- Developing partnerships with local charities and community groups to ensure we are reaching and supporting the people who need our services the most.



Working with you

Our services can play a crucial role in creating an environment where everyone can participate in society.

We want to work with local people who can help us make a positive difference in the local community.

We will keep you informed about your hubs progress and aim to:

- Meet community organisations, attend planned events, such as focus groups or public meetings to discuss Cash Access UK and your new banking hub.
- Organise informal events such as drop-in sessions or coffee mornings.
- Provide you with updates on the latest milestones such as when the lease has been signed and works start on site.
- Let you know as soon as we have an opening date for your hub, whether it's a temporary or permanent location. When your permanent hub opens, we'll also provide you with details of the official launch event to mark the occasion.

← Return to start

Contacts

General enquiries



customerengagement@cashaccess.co.uk



www.cashaccess.co.uk



[@cashaccessUK](https://www.facebook.com/cashaccessUK)



[cash-access-uk](https://www.linkedin.com/company/cash-access-uk)

Your main point of contact is:

[Vanessa Robinson](#)

Regional Manager

vanessa.robinson@cashaccess.co.uk