

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 16th 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 2nd February 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. Newmarket Train Station to Town Centre** – Proposal for redesigned active travel signage
- 7. Planning applications** – West Suffolk Council
 - a) **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
 - b) **DC/25/1929/FUL** – Planning application – one industrial unit (class B2 – general industrial use) – Land At Newmarket Business Park, Studlands Park Avenue, Newmarket
- 8. Planning applications** – Amended and Deferred Plans
 - a) **AMENDED – 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*)
 - b) **AMENDED – 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 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*)
- 9. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 10. Planning applications** – East Cambs
- 11. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 26/01/26, 02/02/26
- 12. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 13. Licensing** - To discuss any Licensing applications, including pavement licence applications
 - a) **Street Trading** – BB Catering, Studlands Park Avenue, Studlands Industrial Estate, Newmarket

b) **Premises licence** – Brazuca Market, 6 Sun Lane, Newmarket

14. Enforcement – to discuss any enforcement issues

15. Working Group Report for DP Committee – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee

16. Correspondence

17. Date of next meeting –2nd March 2026

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 10th February 2026

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