

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 March 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 16th 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. **Planning applications** – West Suffolk Council
 - a) **DC/26/0172/HH** – Householder planning application – a. replacement of door with window on front elevation b. removal of three windows on side elevation and add a new door c. single storey rear extension d. two roof lights to rear elevation e. window to rear elevation – 36 Rous Road, Newmarket
 - b) **DC/26/0190/FUL** – Planning application – change of use of holiday let (class C1) to dwelling (class C3) – Annexe, Paddock View, 6 Exning Road, Newmarket
 - c) **DC/26/0173/HH** – Householder planning application – a. raise roof to provide additional habitable accommodation b. changes to fenestration on front elevation including timber cladding c. one dormer and one rooflight on front elevation d. single storey rear extension including air source heat pump and e. rooflights on rear elevation f. render all elevations – 22 Edinburgh Road, Newmarket
 - d) **DC/26/0234/FUL** – Planning application – replacement windows and doors to ground floor front and rear elevations – 9 Scaltback Close, 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 09/02/16, 16/02/26
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. **Correspondence**

16. Date of next meeting –16th March 2026

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 24th February 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 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.

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Item 6

Development and Planning Committee Planning Applications – West Suffolk Council

Application – 9 th & 16 th February.	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/26/0172/HH</u> Householder planning application - a. replacement of door with window on front elevation b. removal of three windows on side elevation and add a new door c. single storey rear extension d. two roof lights to rear elevation e. window to rear elevation 36 Rous Road Newmarket Suffolk CB8 8DL	Conservation area NKT1	Cara Fieldhouse	Miss Gemma Brown	Wed 4 th March
<u>DC/26/0190/FUL</u> Planning application - change of use of holiday let (class C1) to annexe (ancillary to main dwelling) (class C3) Annexe Paddock View 6 Exning Road Newmarket Suffolk CB8 0AB		Savannah Cobbold	Mr & Mrs Joe and Diane McCusker	Tues 10 th March
<u>DC/26/0173/HH</u> Householder planning application - a. raise roof to provide additional habitable accommodation b. changes to fenestration on front elevation including timber cladding c. one dormer and one rooflight on front elevation d. single storey rear extension including air source heat pump and e. rooflights on rear elevation f. render all elevations 22 Edinburgh Road Newmarket Suffolk CB8 0QF		Philip Crutchlow	Jessica Stringer	Tues 10 th March
<u>DC/26/0234/FUL</u> Planning application - replacement windows and doors to ground floor front and rear elevations 9 Scaltback Close Newmarket Suffolk CB8 0BT		Philip Crutchlow	Mr Gilbert & Miss Boyd	Fri 13 th March

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

NKT14 – Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 13th February 2026

Reference: 26/00134/FUL **Date application valid:** 10th February 2026
Officer: Jasmine Moffat **Parish:** Soham
Location: 18 Staples Lane Soham Ely Cambridgeshire CB7 5AF

Proposal: Demolish existing conservatory and replace with single storey rear extension

Applicant:

Mr and Mrs Cooper
 18 Staples Lane
 Soham
 Ely
 Cambridgeshire
 CB7 5AF

Agent:

Holmes Architecture & Planning Ltd.
 FAO Mr Dean Holmes
 69 Guntons Close
 Soham
 Ely
 CB7 5DJ
 United Kingdom

Grid Reference: 559992 272647

Reference: **26/00135/OUM** **Date application valid:** 5th February 2026
Officer: Daisy Hill **Parish:** Soham
Location: Land North Of Blackberry Lane Soham

Proposal: The erection of up to 35 dwellings with associated landscaping, open space, vehicular access and parking provision. All matters reserved aside from access

Applicant:

Manor Oak Homes
 C/o Agent

Agent:

Armstrong Rigg Planning
 FAO Mr Geoff Armstrong
 The Exchange
 Colworth Science Park
 Sharnbrook
 Bedford
 MK44 1LZ

Grid Reference: 560526 272529

Reference: 26/00158/FUL **Date application valid:** 10th February 2026
Officer: Jasmine Moffat **Parish:** Soham
Location: 24 Qua Fen Common Soham Ely Cambridgeshire CB7 5DH

Proposal: First floor extension over existing and reconfiguration of space

Applicant:

Mr Danny Gray
 Mulberry House
 Barcham Road
 Soham
 Cambridgeshire
 CB7 5TU

Agent:

Andrew Fleet Limited
 FAO Demi-Mai Wiles
 6 Regent Place
 Soham
 CB7 5RL

Grid Reference: 559671 274075

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 20th February 2026

Reference: 26/00110/OUT
Officer: Cassy Paterson
Location: 7 Orchard Way Burwell Cambridge CB25 0EQ
Date application valid: 11th February 2026
Parish: Burwell

Proposal: End-terrace self-build two storey, two bed unit with associated access and parking arrangements

Applicant:

Mr Evans
7 Orchard Way
Burwell
Cambridge
CB25 0EQ

Agent:

TAB Architecture Ltd
FAO Mr Craig Farrow
Unit 08 E-Space South
26 St Thomas Place
Ely
CB7 4EX

Grid Reference: 558824 267423

Reference: 26/00138/FUL
Officer: Kanchan Sharma
Location: The Church 70A North Street Burwell Cambridge CB25 0BB
Date application valid: 12th February 2026
Parish: Burwell

Proposal: Conversion of Grade II Listed former mission church into a residential dwelling

Applicant:

Fuller
C/o Agent

Agent:

Andrew Fleet Ltd
FAO Miss Ines Larwood-Smith
6 Regent Place
Soham
CB7 5RL

Grid Reference: 558798 267903

Reference: 25/01351/FUL
Officer: Philip Baum
Location: Land North West Of 29A Hasse Road Soham Cambridgeshire
Date application valid: 13th February 2026
Parish: Soham

Proposal: Demolition of existing farm buildings to allow for erection of dwelling with double carport, parking, turning & site works plus change of use of amenity land to residential

Applicant:

Mr Jason Gaskin
Rowans
Magpie Hall Road
Ashford
Kent
TN26 1HF

Agent:

Jamie Palmer Architectural Design Services Ltd
FAO Jamie Palmer
131A Brook Street
Soham
Ely
Cambridgeshire
CB7 5AE

Grid Reference: 560771 276030

Decision List

Weeks commencing 9 th and 16 th Feb	NTC Comments	West Suffolk Council Decision
<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	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.	Decided- No objections.
<u>DC/25/1951/TPO</u> TPO 04(1977) tree preservation order - two horse chestnut (marked on plan and within G3 on order) reduce height by up to 2.5 metres, reduce spread on both sides by up to 2.5 metres 93 St Philips Road Newmarket Suffolk CB8 0ES	The Committee noted the clear photos of the trees in the application which they felt extremely helpful and assist clear decision making and would appreciate more photos with future applications. The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.	Decided- Approve application.
<u>DC/25/0418/YPO</u> TPO 234 (1972) tree preservation order - one beech (within area A2 on order) a. crown reduction of up to 3 meters on each side b. crown thinning of up 20% 6 Weston Way Newmarket Suffolk CB8 7SB	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.	Decided- Approve application.
<u>DC/25/1327/P3CMA</u> Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial/business/service to nine dwellings (class C3) 136 - 142 High Street Newmarket Bury St Edmunds Suffolk	The Committee placed a holding objection and requested an extension to conduct a site visit; if an extension is not possible that delegation is given to Cllrs Hood, Harvey and Yarrow to formulate a response after the site visit.- <i>17th September 2025</i> The Committee SUPPORTS this application and encourages the Planning Officers to facilitate the progression of this, and the application for the ground floor level development also. It is	Decided- Approve application.

Decision List

	understood that the Environment Agency are now happy for the application to proceed with regards to the 'flood zone' matter. The development is in a good location for residential and has a reasonable amount of parking provision.-7 th October 2025	
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