



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 2 nd 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/26/01/24.02 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 __ Cllr J.Harvey____ Date __2/3/26____

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 2nd 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.