



Newmarket

TOWN COUNCIL

Minutes of the Meeting of Newmarket Town Council

held on Monday 23rd February 2026 at 6:15 pm at the Memorial Hall

Attendance:

Councillor P Winter (Town Mayor)
Councillor M Anderson
Councillor J Berry
Councillor J Borda
Councillor L Crissall
Councillor A Drummond
Councillor J Harvey (Deputy Town Mayor)
Councillor R Hood
Councillor P Hulbert

Councillor J Jarvis
Councillor S Kavanagh
Councillor J McHugh
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, C O'Reilly as an observer, Cllr Whittle – WSC, Rob Hancock - SCC, Zoe Daniells - British Racing School, 1 Member of the Press and 14 Members of the Public.

Minute

26/02/1 Welcome

The Chair welcomed everyone, read out the fire safety notice. They announced that the meeting was being recorded by the Minute Assistant and asked if anyone else intended to record the meeting. Two members of the public indicated that they were recording the meeting.

26/02/2 Apologies for Absence – LGA 1972, Section 85(1) & (2)

Apologies were received from Cllr Clover.

26/02/3 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

Cllrs Hood and Drummond declared an "other" interest in item 15 - Sports Hub. There were no requests for dispensation.

26/02/4 To Receive and Confirm the Minutes of the Town Council Meetings held on 26th January 2026 and any Matters Arising.

The minutes of the meetings held on 26th January 2026 were presented. Cllr Winter made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

26/02/4.01 Resolved

That the minutes of the meetings held on 26th January 2026 be adopted and signed as a correct record by the Town Mayor.

There were no matters arising.

26/02/5 Public Open Session

Referencing item 15 Sports Hub:

Rob Hancock from Suffolk County Council (SCC) outlined the current plan for a sports hub to be located at the St Felix site. They are working with the Right of Ways team regarding access to the site and feel that the St Felix site is still available to be developed

as originally planned.

Mark Hatley raised a number of points particularly speaking in favour of locating a sports hub at Scaltback rather than St Felix.

Caroline Hillary – Newmarket Sports Development Association (NSDA) spoke in favour of locating a sports hub Scaltback. They would like the opportunity to manage the site on behalf of SCC.

Alan Shand urged everyone to keep the momentum going for a sports hub as a number one priority for our community.

Ian Young spoke in favour of locating a sports hub at Scaltback pointing out that Newmarket does not receive the same services, particularly from SCC, as other towns.

Nick Carvill added that the proposal is not a sports hub and noted that a sports facility is in the WSC Local Plan. He feels that Scaltback is a more suitable site as there are no facilities for outside pitches at St Felix and there is potential for extra funding from the Football Association for an artificial pitch.

Joy Uney pointed out the lack of access at St Felix and spoke in favour of locating a sports hub at Scaltback.

Referencing item 14 Banking Hub, etc:

Michael Smy urged NTC to support a banking hub facility due to the Lloyds bank closure and felt that the Post Office facilities are inadequate. Due to the depleted services in Newmarket perhaps it is time to look at leaving Suffolk and move to Cambridge.

Anne Smy also asked for support of a banking hub and the loss of access to cash through ATMs.

A member of the public asked Cllr Hood what SCC were doing to address the appalling state of potholes in the town and surrounding areas. He also asked what was being done to reinstate a recycling centre in town.

26/02/6 British Racing School

A presentation on the Stable Start Programme was given by Zoe Daniells British Racing School. This is a scheme to find safe housing for young people working in the horse industry, and they are looking for more host families to provide a spare room and asked NTC to publicise this on their networks. They have safeguarding policies in place and positive enquiries were received from a recent campaign. Contact details are on their website and social media.

The Chair made a proposal to bring forward item 15 – Sports hub, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

26/02/6.01 Resolved

That item 15 – Sports Hub be brought forward.

Zoe Daniells left the meeting at 6.42pm

26/02/7 Sports Hub

The plan for a sports hub at the former St Felix site was discussed by Councillors, following which, Cllr Harvey presented a report outlining how housing on the site had evolved from the original Forest Heath Housing allocation (SALP September 2019) of 50 houses, through the Development Brief (16 June 2022) up to the Planning Application which was approved on 5 June 2024. Highlighting that the non-built part of the St Felix site that was originally potentially available for a sports facility is now significantly reduced in size; there are constraints of vehicular and pedestrian access, parking and additional traffic on to Fordham Road; George Lambton Playing Fields is not suitable for formal sport so restricts use of a centre as a “hub”; and that 3 courts is unlikely to be sufficiently flexible for current / future needs. This raised questions including: is this the right facility in the right place? But if not here then is there a possibility of losing funding or a facility altogether? Would funding be better allocated to another single or multiple sites? Also included were suggestions on the next steps that would be required which lead to a series of proposals, firstly a proposal by Cllr Harvey, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

26/02/7.01 Resolved

That NTC support West Suffolk Council, working together with Suffolk County Council and other relevant organisations, in the urgent pursuit of a suitable sports facility at a suitable location in Newmarket.

Cllr Harvey made a second proposal, seconded by Cllr Yarrow. A vote was taken and the results were:

Votes for: 12

Votes against: 0

Abstentions: 4

With the majority voting in favour of the proposal, the following was agreed:

1 member of the public left the meeting at 7.17pm

26/02/7.02 Resolved

That in terms of suitability, Newmarket Town Council considers that the former St Felix School site, due to various ongoing constraints, is not feasible as a suitable location for the currently proposed sports facility but would require that the land is retained for sport and recreational use.

Councillor Starkey made a proposal seconded by Cllr Yarrow. A vote was taken and with one abstention the following was agreed:

26/02/7.03 Resolved

The Town Council urges West Suffolk Council to work with all interested parties, including Suffolk County Council, to finalise and present a sports strategy for current and future provision by mid July 2026.

Councillor Winter urged the relevant parties to proceed with great urgency to ensure a suitable location is agreed as time is money and we are conscious that building costs are increasing.

11 Members of the Public, Rob Hancock and Cllr Hood left the public left the meeting at 7:19pm

26/02/8 Police Report

The monthly report was presented and noted. Additional issues will be raised by the Mayor at the meeting with Inspector Tim Scott tomorrow.

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Cllr Hood rejoined the meeting at 7.20pm

26/02/9 Councillor Reports

Suffolk County Council (SCC)

Cllrs Drummond and Hood reported that their monthly reports had been circulated.

West Suffolk Council (WSC)

Cllr Jarvis reported that a banking hub will open in the town prior to the closure of Lloyds Bank. He is in contact with SCC regarding the reinstatement of a recycling centre. Cllrs Jarvis and Revitt attended The Rivers of Light event, to which the Town Council had made a grant; the lantern parade was a fantastic community event.

Cllr Yarrow reported that the Town Council recently instigated an informal 20mph scheme in Freshfields due to lack of support from SCC. At the most recent Town and Parish Forum SCC announced that they have now approved 20mph limits, but SCC requires Town and Parish Councils to provide funding for such schemes, unlike Cambridgeshire County which has a funding provision, allocated on a rolling program. He gave an update on the The Silks where a change of use planning application is awaiting determination by West Suffolk Council and the flats will be advertised for over 55s, requiring low level support, as affordable and social housing from May 2026.

Cllr Whittle reported that he had attended the Holocaust Memorial Day. He will be meeting with Chris Chambers at SCC requesting his support for a recycling centre for the town. He is supporting the work to find a suitable solution for a sports hub and is supporting the proposal for a banking hub. He has secured funding from Flagship for the purchase and installation of a salt grit bin at Icewell Hill. The Town Clerk added that the criteria for a salt bin requires a consultation with additional cost to be met from the Flagship funding.

Ward Reports

Cllr Revitt reported that prior to the Rivers of Light event, which attracted 70 attendees, 20 sacks of litter / fly tipping had been collected from the chalk stream. The Chalk Stream Community Interest Company (previously the Chalk Stream Trust) has been in touch with Keep Britain Tidy and a full-time ecologist is investigating the water quality and ownership of land which incorporates the stream. A local member of Parliament will be speaking to Parliament proposing that Chalk Streams be considered as a UNESCO site.

1 Member of the Public left meeting 7.38pm

Outside Bodies

None noted.

26/02/10 Mayors Announcements

The Mayor reported that she has been engaged with multiple Town Council internal meetings throughout the month.

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.

26/02/11 To Receive the Minutes and Consider and Approve any Recommendations from the Development & Planning Committee Meetings held on 2nd and 16th February 2026

The minutes and recommendations from the Development & Planning Committee meeting held on 2nd February 2026 were presented. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted. There were no recommendations.

The minutes and recommendations from the Development & Planning Committee meeting held on 16th February 2026 were presented. Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted. There were no recommendations.

26/02/12 To Receive the Minutes and Consider and Approve any Recommendations from the Leisure Services Committee Meeting held on 2nd February 2026

The minutes of the Leisure Services Committee meeting held on 2nd February 2026 were presented. Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the minutes were adopted:

26/02/12.01 Resolved (L/26/02/4.01 Resolved)

That the minutes of the Leisure Services Committee meeting held on 2nd February 2026 be adopted and signed as a true record by the Chair of the Leisure Services Committee.

26/02/12.02 Resolved (L/26/02/9.01 Recommendation)

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

26/02/12.03 Resolved (L/26/02/10.01 Recommendation)

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

26/02/12.04 Resolved (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.

26/02/13 The Severals and Pavilion

A request for the dental bus to be located on the Severals grounds on a date in April 2026 was considered and Cllr Berry made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the minutes were adopted:

26/02/13.01 Resolved

That the dental bus be approved to be located on the Several grounds on a date in April 2026.

26/02/14 Memorial Hall

A proposal to provide and install a plaque on the Memorial Hall building commemorating the Royal Visit in July 2025 was considered and Cllr Winter made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted:

26/02/14.01 Resolved

That a plaque to commemorate the Royal Visit in July 2025 be installed in the Memorial Hall by Ivett & Reed at a cost of £900.00.

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26/02/15 Working Groups

A representative to the newly formed Suffolk Parishes Road Safety Group was requested and Cllr Winter was proposed by Cllr Yarrow and seconded by Cllr Harvey. A vote was taken which was unanimous and the minutes were adopted:

26/02/15.01 Resolved

That Cllr Winter be appointed as the NTC representative on the Suffolk Parishes Road Safety Group.

26/02/16 Banking Hub

Information regarding a banking hub facility opening in Newmarket this summer was noted.

26/02/17 Correspondence

None noted.

26/02/18 Date of the next Meeting

Monday 23rd March 2026 in the Memorial Hall.

Meeting closed at 7:45pm

Signed: _Cllr Philippa Winter_____

Date: __23/3/26_____

Summary of Resolutions

Resolution	Resolution Wording
<u>26/02/4.01 Resolved</u>	That the minutes of the meetings held on 26th January 2026 be adopted and signed as a correct record by the Town Mayor.
<u>26/02/6.01 Resolved</u>	That item 15 – Sports Hub be brought forward.
<u>26/02/7.01 Resolved</u>	That NTC support West Suffolk District Council, working together with Suffolk County Council and other relevant organisations, in the urgent pursuit of a suitable sports facility at a suitable location in Newmarket.
<u>26/02/7.02 Resolved</u>	That in terms of suitability Newmarket Town Council considers that the former St Felix School site, due to various ongoing constraints, is not feasible as a suitable location for the currently proposed sports facility but would require that the land be retained for sport and recreational use.
<u>26/02/7.03 Resolved</u>	That West Suffolk District Council works with other relevant organisations including Suffolk County Council to present a sports strategy for current and future needs in Newmarket by July 2026.
<u>26/02/12.01 Resolved</u> <i><u>(L/26/02/4.01 Resolved)</u></i>	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>26/02/12.02 Resolved</u> <i><u>(L/26/02/9.01 Recommendation)</u></i>	That the wedding package prices for 2026- 2027 be approved.
<u>26/02/12.03 Resolved</u> <i><u>(L/26/02/10.01 Recommendation)</u></i>	The Committee support the proposal and requested that more information is gathered to bring to the next meeting.

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<u>26/02/12.04 Resolved</u> <i><u>(L/26/02/11.01 Recommendation)</u></i>	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.
<u>26/02/13.01 Resolved</u>	That the dental bus be approved to be located on the Several grounds on a date in April 2026.
<u>26/02/14.01 Resolved</u>	That a plaque to commemorate the Royal Visit in July 2025 be installed in the Memorial Hall by Ivett & Reed at a cost of £900.
<u>26/02/15.01 Resolved</u>	That Cllr Winter be appointed as the NTC representative on the Suffolk Parishes Road Safety Group.