



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 2nd March 2026 at 6:18pm**

Attendance:

Councillor J Harvey (Chair)
Councillor P Hulbert

Councillor J McHugh
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer and 1 Member of the Press.

Minute		Action by
D/26/03/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone and announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant.	
D/26/03/2	<u>Apologies</u> Apologies were received from Cllrs Berry, Drummond, Hood, Jarvis and Nobbs.	
D/26/03/3	<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/26/03/4	<u>To Confirm the Minutes of the Meeting Held on 16th February 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16 th February 2026 and Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed: <u>D/26/03/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th 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/26/03/5	<u>Public Open Session</u> No members of the public were present.	
D/26/03/6	<u>Planning Applications</u>	
D/26/03/6/1	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. Cllr Hulbert made a proposal,	

seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/03/6.01 Resolved

The Committee voiced no objection.

Cllr Winter joined the meeting as an observer at 6:24pm

D/26/03/6/2 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. Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/03/6.02 Resolved

The Committee voiced no objection.

D/26/03/6/3 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. Cllr Harvey made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/6.03 Resolved

The Committee voiced no objection, subject to WSC approval of the specification of the heat pump.

D/26/03/6/4 DC/26/0234/FUL – Planning application – replacement windows and doors to ground floor front and rear elevations – 9 Scaltback Close, Newmarket. Cllr Hulbert made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/6.04 Resolved

The Committee voiced no objection.

D/26/03/7 Amended and Deferred Plans

None noted.

D/26/03/8 Planning Appeals

None noted.

D/26/03/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted. Cllr Hulbert made a proposal seconded by Cllr McHugh. A vote was taken and the following was agreed:

D/26/03/9.01 Resolved

That a comment be submitted regarding application 26/00135/OUM - Land North Of Blackberry Lane Soham. That it will result in additional traffic being created on the A142 to the A14 junction. Concerns were also raised over whether this development was in a flood plain.

D/26/03/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 09/02/2026 & 16/02/2026.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0065/TCA	Trees in a conservation area notification - one holly (marked on plan) fell.	Fairstead House School Fordham Road Newmarket Suffolk	Approved	No objection
DC/25/1951/TPO	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	Approved	No objection
DC/25/0418/TPO	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 to 20%.	6 Weston Way Newmarket Suffolk	Approved	No objection
DC/25/1327/P3CMA	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 Suffolk	Approved	No objection

D/26/03/11 Delegation Panel Decisions

None noted.

D/26/03/12 Licensing

None noted.

D/26/03/13 Enforcement

Exning Road Car wash - an enforcement notice was served on 13th February which comes into effect on 20th March. The owner then has 3 months to cease the use, and 6 months to remove all items off the land.

The next Enforcement working group meeting is scheduled for Thursday 12th March 2026.

D/26/03/14 Working Group Reports

There were no reports.

D/26/03/15 Correspondence

None noted.

D/26/03/16 Date of Next Meeting

Monday 16th March 2026 at the Memorial Hall.

Meeting closed 6:36pm.

Signed _Cllr Rachel Hood _____ Date __16/03/26_____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/03/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 26th February 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/03/6.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/6.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/6.03 Resolved</u>	The Committee voiced no objection, subject to WSC approval of the specification of the heat pump.
<u>D/26/03/6.04 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/9.01 Resolved</u>	That a comment be submitted regarding application 26/00135/OUM - Land North Of Blackberry Lane Soham. That it will result in additional traffic being created on the A142 to the A14 junction. Concerns were also raised over whether this development was in a flood plain.