



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 16th March 2026 at 6:15pm**

Attendance:

Councillor R Hood (Chair)

Councillor J Harvey (Vice Chair)

Councillor P Hulbert

Councillor J Jarvis

Councillor R Nobbs

Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllrs Revitt and Winter as Observers and 1 Member of the Public.

Minute		Action by
D/26/03/17	<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/26/03/18	<u>Apologies</u> Apologies were received from Cllrs Berry, Drummond and McHugh.	
D/26/03/19	<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/26/03/20	<u>To Confirm the Minutes of the Meeting Held on 2nd March 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 2 nd March 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/26/03/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 2nd March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/03/21	<u>Public Open Session</u> No members of the public wished to speak.	
D/26/03/22	<u>Planning Applications</u> <i>A member of the public joined the meeting at 6:18pm</i>	
D/26/03/22/1	DC/26/0263/ADV – Application for advertisement consent – three externally illuminated fascia signs – 29 High Street, Newmarket. Cllr Hood made a proposal,	

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

D/26/03/22.01 Resolved

The Committee voiced no objection.

D/26/03/6/2 DC/26/0242/HH – Householder planning application – a. single storey front extension b. cladding to front elevation and c. first floor extension above existing garage – 57 Edinburgh Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/03/22.02 Resolved

The Committee voiced no objection.

D/26/03/23 Amended and Deferred Plans

DC/26/0054/TPO – One silver birch (marked T4 on plan and T1 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) reduce crown by up to 2 metres, one yew (marked T2 on plan and T6 on order) reduce crown by up to 1.5 metres – 25 Exeter Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/03/23.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee appreciate and support the thorough recommendation of the Arboriculture Officer and voiced no objection.

D/26/03/24 Planning Appeals

None noted.

D/26/03/25 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

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

West Suffolk Planning Determinations received during weeks commencing 23/02/2026 & 02/03/2026.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0031/TCA	Trees in a conservation area notification - two viburnum (marked S8 and S9 on plan) fell.	25 Exeter Road Newmarket Suffolk	Approved	Objected
DC/25/1982/HH	Householder planning application - ramped access.	421 Aureole Walk Newmarket Suffolk	Approved	No objection
DC/26/0010/HH	Householder planning application a. single storey rear extension (following demolition of existing	42 Rous Road, Newmarket, Suffolk	Approved	No objection

	conservatory and breakfast room) b. new window to side elevation.				
DC/25/1858/FUL	Planning application- a. installation of 23 box stable yard, b. replacement equine swimming pool.	Freemason Lodge, 35 Bury Road, Newmarket, Suffolk	Approved	No objection	

D/26/03/27 Delegation Panel Decisions

None noted.

D/26/03/28 Licensing

None noted.

D/26/03/29 Enforcement

Meeting notes from the meeting held on 12th March 2026 were presented and discussed.

A letter to WSC regarding the car wash on Exning Road was discussed and considered. Cllr Hulbert made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/29.01 Resolved

That a letter to WSC regarding Exning Road Car Wash expressing concerns regarding the effectiveness of enforcement and potential issues associated with operating without approval for change of use be submitted.

Cllr Winter joined the meeting as an observer at 6:30pm.

A letter to WSC regarding King Slots signage was discussed and considered. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/03/29.02 Resolved

That a letter to WSC regarding the King Slots expressing concerns regarding delays in an application for more acceptable signage be submitted.

D/26/03/30 Working Group Reports

This item was deferred so that the Neighbourhood Plan Working Group can consider potential additional consultancy work to be commissioned.

D/26/03/31 Newmarket Train Station to Town Centre

The proposed travel signage was presented and discussed. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/31.01 Resolved

That the Racecourse indicator is not removed; the other signage and style otherwise being satisfactory.

D/26/03/32 Proposed gym

A proposal for a new gym was considered. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/03/32.01 Resolved

That delegation be given to Cllr Jarvis to conduct a site visit and report back at the next meeting.

D/26/03/33 Forest City

The Chair gave feedback from the meeting held regarding the proposal for a new city development between Newmarket and Haverhill. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/03/33.01 Resolved

That Cllrs Hood and Drummond draft a response to the proposal for the “Forest City” development between Newmarket and Haverhill for consideration at the next D&P meeting.

A member of the public left the meeting at 7:03pm

D/26/03/34 Correspondence

Rowley Drive Masterplan – the updated plan was discussed.

Cllr Revitt left the meeting at 7.22pm

An item for an NTC formal statement will be added to the next Full Town Council agenda, meeting on 23 March 2026.

D/26/03/35 Date of Next Meeting

Tuesday 7th April 2026 at the Memorial Hall.

Meeting closed 7:25pm.

Signed __Cllr Rachel Hood____ Date __07.04.26____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/03/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 2nd March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/03/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/22.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/03/23.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee appreciate and support the thorough

	recommendation of the Arboriculture Officer and voiced no objection.
<u>D/26/03/29.01 Resolved</u>	That a letter to WSC regarding Exning Road Car Wash expressing concerns regarding the effectiveness of enforcement and potential issues associated with operating without approval for change of use be submitted.
<u>D/26/03/29.02 Resolved</u>	That a letter to WSC regarding the King Slots expressing concerns regarding delays in an application for more acceptable signage be submitted.
<u>D/26/03/31.01 Resolved</u>	That the Racecourse indicator is not removed; the other signage and style otherwise being satisfactory.
<u>D/26/03/32.01 Resolved</u>	That delegation be given to Cllr Jarvis to conduct a site visit and report back at the next meeting.
<u>D/26/03/33.01 Resolved</u>	That Cllrs Hood and Drummond draft a response to the proposal for the “Forest City” development between Newmarket and Haverhill for consideration at the next D&P meeting.