



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Tuesday 7th April 2026 at 6:15pm**

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey (Vice Chair)
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, 1 Member of the Press and 2 Members of the Public.

Minute		Action by
D/26/04/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, read the Fire Safety Notice and announced that the meeting was not being recorded.	
D/26/04/2	<u>Apologies</u> Apologies were received from Cllr Berry.	
D/26/04/3	<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> Councillor Hood declared an 'other' interest for planning application reference DC/26/0345/HH. There were no requests for dispensations.	
D/26/04/4	<u>To Confirm the Minutes of the Meeting Held on 16th March 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 16 th March 2026 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed: <u>D/26/04/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 16th 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/26/04/5	<u>Public Open Session</u> No members of the public wished to speak.	
D/26/04/6	<u>Planning Applications</u> <i>A member of the press joined the meeting at 6:20pm</i>	

D/26/04/6/1 DC/26/0345/HH – Householder planning application – a. single storey side extension, b. first floor side extension, c. single storey rear extension – 31 Barry Lynham Drive, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.01 Resolved

The Committee voiced no objection.

D/26/04/6/2 DC/26/0324/LB – Application for listed building consent – a. three externally illuminated fascia signs to front elevation, b. painting of shop front – 29 High Street, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.02 Resolved

The Committee welcomed and supported the proposed appearance of the property, which is consistent with its shop front policy and in line with the requirements of the Conservation Area.

Cllr Hood left the room and Councillor Harvey took over the Chair.

D/26/04/6/3 DC/26/0327/FUL – Planning Application – six stables, hay/bedding store, muck bunker, six bay horse walker and all weather paddock – Florizel, Hamilton Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.03 Resolved

The Committee supported this useful facility and welcomed the consideration to neighbouring properties.

Cllr Hood returned to the room.

D/26/04/6/4 DC/26/0352/FUL – Planning Application – a. replacement signage to front and side elevations, b. enlargement of window openings to front elevation to form glazed frontage, c. existing sash windows to elevations to be replaced with UPVC sash windows, d. doors and windows to elevations replaced with black aluminium, e. window openings to side elevations enlarged to ground level – 182 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.04 Resolved

The Committee stated that any new signage must be approved by this committee and conform to the Shopfront Policy and Conservation Area requirements and it anticipates an advertisement consent application in due course for this. Subject to approval by the Conservation Officer regarding the door and window amendments complying with the heritage of the High Street, the Committee would voice no objection. However, if no approval by the Conservation Officer is forthcoming, the Committee would object to these amendments.

D/26/04/6/5 DC/26/0263/ADV – Application for advertisement consent – three externally

illuminated fascia signs – 29 High Street, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.05 Resolved

The Committee welcomed and supported the proposed appearance of the property, which is consistent with its Shopfront Policy and in line with the requirements of the Conservation Area.

D/26/04/6/6 DC/26/0406/TPO – TPO 04(1977) tree preservation order – three sycamore (marked T3,T4 and T5 on plan and order) re pollard to previous points by up to four metres – 2 Arborfield Drive, Newmarket. Cllr Jarvis made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.06 Resolved

The Committee actively encourages responsible tree management and does not object to this application.

D/26/04/6/7 DC/26/0420/TPO – TPO 04(1977) tree preservation order – one horse chestnut (marked T2 on plan and within G3 on order) reduce large lower lateral branch to leave at three metres from the main stem, five horse chestnut (marked T3-T7 on plan and within G3 on order) crown lift to six metres above ground level and reduce lateral spread by 1.5 metres over garden and driveway of number 15 – 15 Bartons Place, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.07 Resolved

The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations; being very pleased to see a thorough report.

D/26/04/6/8 DC/26/0414/TCA – Trees in a conservation area notification – seven Amelanchier, three Birch, six Decaisnea, one Prunus (shown within area labelled Group 1 on plan) fell – Meridian Gardens, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.08 Resolved

The Committee objects to the felling of healthy trees and resolved to defer this application, pending a site visit by Cllrs Harvey, Hood, Jarvis and Yarrow.

D/26/04/6/9 DC/26/0432/TPO – TPO 01(1987) tree preservation order – works stated on submitted tree schedule of works – Laureate Gardens, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.09 Resolved

The Committee actively encourages responsible tree management and does not object to this application for scheduled works.

D/26/04/6/10 DC/26/0431/TPO – TPO 04(1987) tree preservation order – works stated on submitted tree schedule of works – Play Area, Heasman Close, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.10 Resolved

The Committee actively encourages responsible tree management and does not object to this application for scheduled works.

D/26/04/6/11 DC/26/0430/TPO – TPO 234(1972) tree preservation order – works stated on submitted tree schedule of works – Gordon Richards Close, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.11 Resolved

The Committee actively encourages responsible tree management and does not object to this application for scheduled works.

D/26/04/6/12 DC/26/0452/HH – Householder planning application – a. replace door with window on front elevation, b. single storey rear extension (following demolition of existing extension) – Farley House, 1 Brazilian Terrace, Newmarket. Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.12 Resolved

The Committee voiced no objection.

D/26/04/6/13 DC/26/0379/HH – Householder planning application – a. single storey rear extension – 88 Weston Way, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.13 Resolved

The Committee voiced no objection, subject to no neighbour objections.

A member of the public left the meeting at 6.40pm.

D/26/04/7 Amended and Deferred Plans

None noted.

D/26/04/8 Planning Appeals

None noted.

D/26/04/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/04/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing

09/03/2026, 16/03/2026 and 23/03/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0028/HH	Householder planning application – single storey front and side extension (following demolition of existing kitchen)	45 Drinkwater Close, Newmarket, Suffolk	Approved	No objection
DC/25/2008/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 34 dwellings (class C3)	Land At Suffolk House, Rayes Lane, Newmarket, Suffolk	Withdrawn	Strongly objected
DC/25/1495/HH	Householder Planning Application – provision of dropped kerb to gain access to garden for a driveway / off road parking	31 Exning Road, Newmarket, Suffolk	Approved	No objection
DC/26/0026/HH	Householder planning application – installation of loggia along south west boundary of rear garden	Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk	Approved	No objection
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, Suffolk	Approved	No objection
DC/26/0054/TPO	TPO 04(1989) and TPO 04(1992) tree preservation order – 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) 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 and cut back to suitable pruning points to provide up to 0.5m of clearance from the phone lines	25 Exeter Road, Newmarket, Suffolk	Approve	No objection
DC/25/1896/ADV	Application for advertisement consent – a. two externally illuminated fascia signs b. one non-illuminated hanging sign	Meldreth House, Wellington Street, Newmarket, Suffolk	Withdrawn	No objection

D/26/04/11 Delegation Panel Decisions

None noted.

D/26/04/12 Licensing

a: **Street Trading** – The Spud Hut, Market Street, Newmarket

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

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D/26/04/12.01 Resolved

The Committee voiced no objection.

b: **Pavement Licence** – Storia, 29 High Street, Newmarket

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

D/26/04/12.02 Resolved

The Committee welcomes outdoor café life on the streets of Newmarket.

However, due to the apparent scale of the area, the Committee lodges a holding objection to this, pending further enquiries with the Licensing Team.

D/26/04/13 Enforcement

Kings Slots is still unchanged. The carwash on Exning Road is still operating, but is within the notice period served by WSC.

128 High Street – no change currently – Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/04/13.01 Resolved

That a previous letter to WSC regarding 128 High Street be resent (copy sent to the complainant resident) and that Cllr Yarrow make direct contact with the Enforcement Officers.

D/26/04/14 Proposed Gym

Cllr Jarvis gave feedback from his recent site visit. With regard to any potential parking issues, it is not deemed to be a significant problem. Cllr Drummond made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/04/14.01 Resolved

That, following a site visit to view the parking provision in the area, the Committee would urge West Suffolk Planners to reconsider its stance and, in the event of an application being forthcoming, the Committee would be minded to support it.

D/26/04/15 Forest City

Cllr Drummond made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

D/26/04/15.01 Resolved

That this item will be deferred to the next Development and Planning agenda to allow Cllrs Drummond and Hood to make reports.

D/26/04/16 WSC Local Plan

The call for sites was noted.

D/26/04/17 Working Group Reports

No reports offered. Groups reporting to this Committee will be asked to provide verbal reports at the next meeting.

D/26/04/18 Correspondence

None noted.

D/26/04/19 Date of Next Meeting

Monday 20th April 2026 at the Memorial Hall.

Meeting closed 7:10pm.

Signed __ Cllr Rachel Hood _____ Date __ 21/4/26. _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/04/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 16th March 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/04/6.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/6.02 Resolved</u>	The Committee welcomed and supported the proposed appearance of the property, which is consistent with its shop front policy and in line with the requirements of the Conservation Area.
<u>D/26/04/6.03 Resolved</u>	The Committee supported this useful facility and welcomed the consideration to neighbouring properties.
<u>D/26/04/6.04 Resolved</u>	The Committee stated that any new signage must be approved by this committee and conform to the Shopfront Policy and Conservation Area requirements and it anticipates an advertisement consent application in due course for this. Subject to approval by the Conservation Officer regarding the door and window amendments complying with the heritage of the High Street, the Committee would voice no objection. However, if no approval by the Conservation Officer is forthcoming, the Committee would object to these amendments.
<u>D/26/04/6.05 Resolved</u>	The Committee welcomed and supported the proposed appearance of the property, which is consistent with its Shopfront Policy and in line with the requirements of the Conservation Area.
<u>D/26/04/6.06 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application.
<u>D/26/04/6.07 Resolved</u>	The Committee actively encourages responsible tree management and supports the Tree Officer's

	recommendations; being very pleased to see a thorough report.
<u>D/26/04/6.08 Resolved</u>	The Committee objects to the felling of healthy trees and resolved to defer this application, pending a site visit by Cllrs Harvey, Hood, Jarvis and Yarrow.
<u>D/26/04/6.09 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application for scheduled works.
<u>D/26/04/6.10 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application for scheduled works.
<u>D/26/04/6.11 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application for scheduled works.
<u>D/26/04/6.12 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/6.13 Resolved</u>	The Committee voiced no objection, subject to no neighbour objections.
<u>D/26/04/12.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/12.02 Resolved</u>	The Committee welcomes outdoor café life on the streets of Newmarket. However, due to the apparent scale of the area, the Committee lodges a holding objection to this, pending further enquiries with the Licensing Team.
<u>D/26/04/13.01 Resolved</u>	That a previous letter to WSC regarding 128 High Street be resent (copy sent to the complainant resident) and that Cllr Yarrow make direct contact with the Enforcement Officers.
<u>D/26/04/14.01 Resolved</u>	That, following a site visit to view the parking provision in the area, the Committee would urge West Suffolk Planners to reconsider its stance and, in the event of an application being forthcoming, the Committee would be minded to support it.
<u>D/26/04/15.01 Resolved</u>	That this item will be deferred to the next Development and Planning agenda to allow Cllrs Drummond and Hood to make reports.