



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 20th 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: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager and 1 Member of the Press

Minute		Action by
D/26/04/20	<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/26/04/21	<u>Apologies</u> Apologies were received from Cllr Berry.	
D/26/04/22	<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> There were no declarations of members interests or requests for dispensations.	
D/26/04/23	<u>To Confirm the Minutes of the Meeting Held on 7th April 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7 th April 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/26/04/23.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th April 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/04/24	<u>Public Open Session</u> No members of the public wished to speak.	
D/26/04/25	<u>Planning Applications</u>	
D/26/04/25/1	DC/26/0489/TPO – TPO 17 (1991) tree preservation order – a. one Lime (T2 on plan and order) and one Horse chestnut (T5 on plan and order) overall crown	

reduction by up to four metres b. one Beech (T4 on plan and Order) overall crown reduction by up to three metres – Oakfields, Vicarage Road, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/25.01 Resolved

The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations.

D/26/04/25/2 DC/26/0420/TPO – TPO 04 (1977) tree preservation order – one horse chestnut (marked T1 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging garden on the north-west aspect by up to two metres, one horse chestnut (marked T2 on plan and within G3 on order) crown lift up to four metres above ground level, one horse chestnut (marked T5 on plan and within G3 on order) crown lift up to five metres above ground level and reduce lateral spread overhanging driveway by up to 1.5 metres on the north-west aspect – 15 Bartons Place, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/04/25.02 Resolved

The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations.

D/26/04/25/3 DC/26/0509/HH – Householder planning application – single storey side extension replacing existing side garage and rear extension and conservatory – 38 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/26/04/25.03 Resolved

The Committee voiced no objection.

D/26/04/25/4 DC/26/0544/HH – Householder planning application – replacement fence and gates to front boundary – Barkway House, 18 Bury Road, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/04/25.04 Resolved

The Committee supports the Tree Officer's recommendations and voiced no objections.

D/26/04/26 Amended and Deferred Plans

D/26/04/26/1 DC/26/0414/TCA – Trees in a conservation area notification – seven Amelanchier, three Birch, six Deciasnea, one Prunus (shown within area labelled Group 1 on plan) fell – Meridian Gardens, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken with 7 in favour and 1 abstention and the following was agreed:

D/26/04/26.01 Resolved

The Committee supports the Tree Officer's recommendations, emphasising the need for any removed trees to be replaced and voiced no objections.

D/26/04/27 Planning Appeals

None noted.

D/26/04/28 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/04/29 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 30/03/2026 and 06/04/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
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, Suffolk	Approved	No objection
DC/26/0234/FUL	Planning application – replacement windows and doors to ground floor front and rear elevations	9 Scaltback Close, Newmarket, Suffolk	Approve	No objection
DC/24/1866/FUL	Planning application – change of use from extra care accommodation (Class C2) to retirement accommodation for over 55s (Class C3), (including ancillary facilities for staff and residents on the ground floor) and associated operational development	The Silks, 69 Exning Road, Newmarket, Suffolk	Approved	No objection

D/26/04/30 Delegation Panel Decisions

None noted.

D/26/04/31 Licensing

a: **Pavement Licence** – Potro Lounge, High Street, Newmarket
This application was noted.

D/26/04/32 Enforcement

Frustration was expressed with the lack of enforcement from West Suffolk Council. It was noted that the letters recently sent to WSC have not received a reply or acknowledgement. Cllr McHugh made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/04/32.01 Resolved

That the letters are resent to WSC by recorded delivery requesting an

acknowledgement and reply and to invite Ian Gallin and/ or Alex Wilson from WSC to address the Council and explain why enforcement is not proceeding more effectively.

Frustration was also expressed with the lack of response or action from Suffolk County Council with particular regard to the condition of the High Street. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

DC/26/04/32.02 Resolved

That the Town Council send a letter to SCC requesting the resurface of the High Street following numerous complaints from members of the public, that a condition survey be carried out of the High Street, to raise that the closure of major roads when events are happening is not acceptable, to raise an objection to the High Street being used as a diversional route. This letter is to also be sent to Highways England.

D/26/04/33 Forest City

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

DC/26/04/33.01 Resolved

To approve the draft response subject to the agreed amendments and to submit to the relevant party.

D/26/04/34 Tree Issue

An issue with a tree overhanging 3 Norfolk Avenue was discussed. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

DC/26/04/34.01 Resolved

That delegation is given to Cllr Yarrow to draft a request for the Town Council to send to West Suffolk Council to reassess this case and to trim the tree so that it is not overhanging the resident's property.

D/26/04/35 Working Group Reports

No reports offered.

D/26/04/36 Correspondence

None noted.

D/26/04/37 Date of Next Meeting

TUESDAY 5th May 2026 at the Memorial Hall.

Meeting closed 7:23pm.

Signed __Cllr R.Hood____ Date __5.5.26__

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/04/23.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 7 th April 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/04/25.01 Resolved</u>	The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations.
<u>D/26/04/25.02 Resolved</u>	The Committee actively encourages responsible tree management and supports the Tree Officer's recommendations.
<u>D/26/04/25.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/04/25.04 Resolved</u>	The Committee supports the Tree Officer's recommendations and voiced no objections.
<u>D/26/04/26.01 Resolved</u>	The Committee supports the Tree Officer's recommendations, emphasising the need for any removed trees to be replaced and voiced no objections.
<u>D/26/04/32.01 Resolved</u>	That the letters are resent to WSC by recorded delivery requesting an acknowledgement and reply and to invite Ian Gallin and/ or Alex Wilson from WSC to address the Council and explain why enforcement is not proceeding more effectively.
<u>DC/26/04/32.02 Resolved</u>	That the Town Council send a letter to SCC requesting the resurface of the High Street following numerous complaints from members of the public, that a condition survey be carried out of the High Street, to raise that the closure of major roads when events are happening is not acceptable, to raise an objection to the High Street being used as a diversional route. This letter is to also be sent to Highways England.
<u>DC/26/04/33.01 Resolved</u>	To approve the draft response subject to the agreed amendments and to submit to the relevant party.
<u>DC/26/04/34.01 Resolved</u>	That delegation is given to Cllr Yarrow to draft a request for the Town Council to send to West Suffolk Council to reassess this case and to trim the tree so that it is not overhanging the resident's property.