



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Tuesday 5th May 2026 at 6:15pm**

Attendance:

Councillor R Hood (Chair)

Councillor A Drummond

Councillor J Harvey (Vice Chair)

Councillor J Jarvis

Councillor J McHugh

Councillor R Nobbs

Councillor K Yarrow

Also Present: C Whitaker - Town Clerk, Cllrs Revitt and Winter as observers (PW from 6.28pm) and 1 Member of the Press

Minute		Action by
D/26/05/1	<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 asked if anyone intended on recording the meeting.	
D/26/05/2	<u>Apologies</u> Apologies were received from Cllrs Berry and Hulbert.	
D/26/05/3	<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> There were no declarations of members interests or requests for dispensations.	
D/26/05/4	<u>To Confirm the Minutes of the Meeting Held on 20th April 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 20 th April 2026 and Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed: <u>D/26/05/04.01 Resolved</u> That the minutes of the Development & Planning Committee held on 20th April 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: D/26/04/32 – Enforcement – Cllr Hood reported that the potholes on the High Street and The Avenue have now been addressed. D/26/04/34 – Tree Issue – Cllr Yarrow will follow up with the WSC Officer that a letter was sent to.	

D/26/05/5 Public Open Session

No members of the public were in attendance.

D/26/05/6 Planning Applications

D/26/05/6/1 DC/26/0589/FUL – Planning application – subdivide existing detached two storey dwelling into two self-contained residential units – 260 Hethersett Close, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/05/6.01 Resolved

The Committee deferred the item and requested a site visit.

Cllr Hood declared an other interest and left the room at 6.30pm. Cllr Harvey took the Chair.

D/26/05/6/2 DC/26/0582/TPO – TPO 02 (1980) tree preservation order – one Maple (T01 on plan T40 on order) fell – Linden Lodge, Rowley Drive, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/04/6.02 Resolved

The Committee does not support the felling of healthy trees, however, accepts the tree survey reports findings and would appreciate a replanting in a suitable location.

Cllr Hood returned to the meeting and took the Chair at 6.34pm

D/26/05/6/3 DC/26/0608/FUL – Planning application – install two rapid electric vehicle charging stations and associated equipment within the car park of McDonalds – The Arches, Willie Snaith Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/05/06.03 Resolved

The Committee voiced no objection.

D/26/05/6/4 DC/26/0612/TPO – TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell – 5 Mill Reef, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/05/06.04 Resolved

The Committee strongly objects and insists on a tree report as the reasons do not justify a felling.

D/26/05/6/5 DC/26/0621/TCA – Trees in a conservation area notification – one Sycamore (T1 on plan) fell – 20 The Maltings, Brewers Lane, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/05/06.05 Resolved

The Committee strongly objects to the felling of healthy trees, particularly with the absence of a tree report and suitable photos.

D/26/05/6/6 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 all 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 Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/05/06.06 Resolved

The Committee welcome the new business and support the Conservation Officer's comments.

D/26/05/6/7 DC/26/0646/TPO – TPO 234(1972) tree preservation order – two beech, one elm and one hornbeam (marked on plan and within A13 on order) crown lift by one metre and overall reduction by 1.5 metres back to boundary – 14A Depot Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/05/06.07 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees.

D/26/05/7 Amended and Deferred Plans

None noted.

D/26/05/8 Planning Appeals

None noted.

D/26/05/9 East Cambs Planning Applications

D/26/05/9/1 26/00135/OUM – The erection of up to 35 dwellings with associated landscaping, open space, vehicular access and parking provision. All matters reserved aside from access – Land North of Blackberry Lane, Soham. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/05/09.01 Resolved

The Committee requested the DTC to investigate further.

D/26/05/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 13/04/2026 and 20/04/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
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DC/26/0190/FUL	Planning application – change of use of holiday let (class C1) to annexe (ancillary to main dwelling) (class C3)	Annexe, Paddock View, 6 Exning Road, Newmarket	Approved	No objection	
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	Approve	No objection	
DC/26/0414/TCA	Trees in conservation area notification – five Amelanchier and five Malus (shown within the area labelled Group 1 on the attached plan) fell	Meridian Gardens, Newmarket	Approved	No objection	
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	Approved	No objection	
DC/26/0242/HH	Householder planning application – a. single storey front extension b. render to front elevation and c. first floor extension above existing garage	57 Edinburgh Road, Newmarket	Approved	No objection	

D/26/05/11 Delegation Panel Decisions

None noted.

D/26/05/12 Licensing

a: **Pavement Licence** – Sourdough Hub, 47 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/05/12.01 Resolved

The Committee strongly supports this application.

D/26/05/13 Enforcement

Minutes to be circulated of the recent Enforcement Working Group meeting. A representative from WSC has been invited to visit the Council to discuss the lack of enforcement and progress as soon as possible.

D/26/05/14 Working Group Reports

No reports offered.

D/26/05/15 Correspondence

None noted.

D/26/05/16 Date of Next Meeting

Monday 18th May 2026 at the Memorial Hall.

Meeting closed 7:08pm.

Signed __ Cllr Hood _____ Date __ 18th May 2026 _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/05/04.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 20th April 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/05/6.01 Resolved</u>	The Committee deferred the item and requested a site visit.
<u>D/26/04/6.02 Resolved</u>	The Committee does not support the felling of healthy trees, however, accepts the tree survey reports findings and would appreciate a replanting in a suitable location.
<u>D/26/05/06.04 Resolved</u>	The Committee strongly objects and insists on a tree report as the reasons do not justify a felling.
<u>D/26/05/06.05 Resolved</u>	The Committee strongly objects to the felling of healthy trees, particularly with the absence of a tree report and suitable photos.
<u>D/26/05/06.06 Resolved</u>	The Committee welcome the new business and support the Conservation Officer's comments.
<u>D/26/05/06.07 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees.