

Membership as from May 25

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor McHugh
Councillor Nobbs
Councillor Yarrow
Members = 9
Quorum = 3



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning Committee**
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 1st June 2026 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

- 1. Election of Chair** – to elect a Chairperson for the Development & Planning Committee for the Municipal Year 2026/2027
- 2. Election of Vice Chair** – to elect a Vice Chairperson for the Development & Planning Committee for the Municipal Year 2026/2027
- 3. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 4. Apologies** - To receive and accept apologies for absence
- 5. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 6. Minutes of previous meeting held 18th May 2026**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 7. Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 8. Licensing** – presentation from Tim Cleary, WSC Licensing Manager
- 9. Planning applications** – West Suffolk Council
 - a) **DC/26/0683/RM** – Reserved matters application – submission of details under outline planning permission DC/24/0720/OUT – appearance, landscaping, layout and scale – for the construction of three commercial units (use class B2/ B8 and E(g)) – Hatchfield Farm, Fordham Road, Newmarket
 - b) **DC/26/0684/FUL** – Planning application – Change of use from HMO (sui generis) to dwelling (class C3) – 15 The Avenue, Newmarket
 - c) **DC/26/0679/FUL** – Planning application – electricity substation and concrete pad surround – International House, Willie Snaith Road, Newmarket
- 10. Planning applications** – Amended and Deferred Plans
- 11. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/26/0023/STAND** – DC/25/0841/HYB – Hybrid planning application – a. outline application all matters except primary means of access from Exning Road reserved for up to 43 dwellings with associated landscaping and ancillary works (following demolition of existing structures); b. Full planning application – a. demolition of existing house and outbuildings, b. change of use of stable building A to create 11 dwellings with associated external works including extension to the building, alterations to the elevations of the building, parking areas, landscaping; c. change of use of stable building B to create 8 dwellings with associated external works including extension to the building, alterations to the

elevations of the building, parking areas, landscaping; d. change of use of existing outbuildings E1 and E2 to create two dwellings with associated alterations to the elevations of the buildings and associated parking provision; d. alterations and extension to Etheldreda House to create six dwellings and associated parking provision; e. construction of two storey building to provide 11 dwellings with associated parking; f. creation of new access from Exning Road (following demolition of existing dwelling); g. landscaping, open space and ancillary works – Brickfields Stud, Cemetery Hill, Newmarket

12. Planning applications – East Cambs

13. Planning decisions and plans withdrawn – West Suffolk Council, weeks commencing 13/05/26, 20/05/26

14. Delegation Panel decisions - To discuss any decisions by Delegation Panel

15. Licensing - To discuss any Licensing applications, including pavement licence applications

16. Enforcement – to discuss any enforcement issues

a) **67A-67C Exning Road, Newmarket** – to discuss a response to the appeal against the enforcement notice

17. Working Group Report for DP Committee – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee

18. Newmarket Railway Station Signage – to consider the proposed design

19. Correspondence

20. Date of next meeting –Monday 15th June 2026

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 26th May 2026

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 18th May 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry
Councillor A Drummond
Councillor J Harvey (Vice Chair)

Councillor P Hulbert
Councillor J McHugh
Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Cllr Winter as observer and 1 Member of the Press (from 6.17pm)

	Minute	Action by
D/26/05/17	<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/26/05/18	<u>Apologies</u> Apologies were received from Cllr Jarvis.	
D/26/05/19	<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> There were no declarations of members interests or requests for dispensations.	
<i>1 Member of the Press joined the meeting at 6.17pm</i>		
D/26/05/20	<u>To Confirm the Minutes of the Meeting Held on 5th May 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 5 th May 2026 and Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed: <u>D/26/05/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th May 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: D/26/04/34 – Tree Issue – Cllr Yarrow updated that a letter had been sent to WSC and the response was negative; the resident has been notified.	

D/26/05/6/1 – DC/26/0589/FUL – A site visit is still pending

D/26/05/21 Public Open Session

No members of the public wished to speak.

D/26/05/22 Planning Applications

D/26/05/22/1 DC/26/0662/FUL – Planning application – conversion of ground, first and second floor to three dwellings with access from Palace Street – Surrey House, 41 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/05/22.01 Resolved

The Committee continues to welcome improvement of the site; however the conditions of the previous application must be complied with to ensure that there is adequate provision for cycles, bins, swifts and parking on site; the parking is still insufficient for the number of dwellings on the site. The Committee has raised that one of the files refers to Queensbury Lodge and would like this removing to alleviate any confusion.

Town Clerk joined the meeting.

D/26/05/22/2 DC/26/0694/ADV – Application for advertisement consent – replacement fascia sign – 104 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/05/22.02 Resolved

The Committee strongly objects to this application as it contravenes the Newmarket Neighbourhood Plan and the WSC Shopfront and Advertisement Guidance Document. Although it is an improvement on the current signage, the overall appearance still remains unacceptable in colour and grammar for a heritage High Street in a Conservation Area and is offensive. They would like the vinyl window decals replacing with more heritage style decals. The Committee would also like clarification on the position of the doors as they have highlighted that the plans do not reflect the current doors. They remain disappointed that the doors are kept open and it is possible to see the gaming machines from the High Street and welcome good practice to be followed. The Committee are extremely disappointed that after 10 months this is no further forward and expect immediate enforcement action to be taken.

D/26/05/23 Amended and Deferred Plans

None noted.

D/26/05/24 Planning Appeals

None noted.

D/26/05/25 East Cambs Planning Applications

Noted.

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

Withdrawn

West Suffolk Planning Determinations received during weeks commencing 27/04/2026 and 04/05/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0431/TPO	TPO 04(1994) tree preservation order – works stated on submitted tree schedule of works	Play Area, Heasman Close, Newmarket	Approved	No objection
DC/26/0432/TPO	TPO 01(1987) tree preservation order – works stated on submitted tree schedule of works	Laureate Gardens, Newmarket	Approve	No objection
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	Approved	No objection
DC/26/0406/TPO	TPO 04(2012) 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	Approved	No objection
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	Approved	No objection
DC/25/2037/FUL	Planning application – a. two-storey hospital building with roof mounted solar PV panels b. manifold building c. electricity sub-station building d. parking and cycle storage e. plant and associated infrastructure f. hard and soft landscaping	Newmarket Community Hospital, 56 Exning Road, Newmarket	Approved	No objection
DC/25/1419/HH	Householder planning application – a. replacement vehicular entrance gates b. pedestrian gate	33 Edinburgh Road, Newmarket	Approved	No objection

D/26/05/27 Delegation Panel Decisions

The three TPO applications were noted.

D/26/05/28 Licensing

None noted.

D/26/05/29 Enforcement

Cllr Yarrow reported that more units have been added at 128 High Street despite legal action being taken which shows a disregard to the rules. Cllr Yarrow to contact the Officer directly.

D/26/05/30 Working Group Reports

No reports offered.

D/26/05/31 Traffic Regulation Order for parking changes in West Suffolk

The Committee are disappointed that there are car parking charges in Newmarket when it is free in other towns. Cllr Hood made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/05/31.1 Resolved

Due to the varying views Councillors are encouraged to submit their own views and for NTC to note the paper and not submit a response.

D/26/05/32 Correspondence

Notification has been received of an appeal made on the enforcement notice served on 67A-67C Exning Road, Newmarket for the operation of a commercial car wash without prior planning permission. This will be added to the next agenda for a comment to be agreed and submitted to the Planning Inspectorate.

D/26/05/33 Date of Next Meeting

Monday 1st June 2026 at the Memorial Hall.

Meeting closed 7:06pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/05/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 5th May 2026 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/05/22.01 Resolved</u>	The Committee continues to welcome improvement of the site; however the conditions of the previous application must be complied with to ensure that there is adequate provision for cycles, bins, swifts and parking on site; the parking is still insufficient for the number of dwellings on the site. The Committee has raised that one of the files refers to Queensbury Lodge and would like this removing to alleviate any confusion.
<u>D/26/05/22.02 Resolved</u>	The Committee strongly objects to this application as it

	contravenes the Newmarket Neighbourhood Plan and the WSC Shopfront and Advertisement Guidance Document. Although it is an improvement on the current signage, the overall appearance still remains unacceptable in colour and grammar for a heritage High Street in a Conservation Area and is offensive. They would like the vinyl window decals replacing with more heritage style decals. The Committee would also like clarification on the position of the doors as they have highlighted that the plans do not reflect the current doors. They remain disappointed that the doors are kept open and it is possible to see the gaming machines from the High Street and welcome good practice to be followed. The Committee are extremely disappointed that after 10 months this is no further forward and expect immediate enforcement action to be taken.
<u>D/26/05/31.1 Resolved</u>	Due to the varying views Councillors are encouraged to submit their own views and for NTC to note the paper and not submit a response.

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Item 9

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/26/0683/RM Reserved matters application – submission of details under outline planning permission DC/24/0720/OUT – appearance, landscaping, layout and scale – for the construction of three commercial units (use class B2/ B8 and E(g)) Hatchfield Farm, Fordham Road, Newmarket		Charlotte Waugh	Sansovino Developments Limited	4 June 2026
DC/26/0684/FUL Planning application – Change of use from HMO (sui generis) to dwelling (class C3) 15 The Avenue, Newmarket	Conservation Area NKT1	Gregory McGarr	Godolphin Management Co Ltd	5 June 2026
DC/26/0679/FUL Planning application – electricity substation and concrete pad surround International House, Willie Snaith Road, Newmarket		Adam Yancy	Mr Chris Norman, C4 Carbides Ltd	9 June 2026

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 22nd May 2026

Reference: 26/00323/FUL

Officer: Olivia Akroyd

Location: 90 High Street Burwell Cambridge CB25 0HD

Date application valid:

13th May 2026

Parish:

Burwell

Proposal: Ground, first and second floor extensions, internal reconfiguration, alterations to covered terrace, creation of new external walkway canopy, provision of new outdoor play area and associated site works

Applicant:

Bright Stars Nursery Group
FAO Mrs Rachel Parangi
1 Pride Point Drive
Derby
DE24 8BX

Agent:

FORM Ideas Studio
FAO Mr John Brazier
6th Floor
Phoenix House
45 Cross Street
Manchester
M2 4JF

Grid Reference: 558920 266624

Reference: 26/00512/FUL

Officer: Samar Nakhleh

Location: Willow Cottage 41 Church Street Fordham Ely Cambridgeshire

Date application valid:

11th May 2026

Parish:

Fordham

Proposal: Single storey extension to rear and associated works

Applicant:

Mr & Mrs Paul & Anina Ormerod
Willow Cottage
41 Church Street
Fordham
Ely
Cambridgeshire
CB7 5NJ

Agent:

Greg Saberton Design
FAO Mr Saberton
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 563107 270788

Reference: 26/00452/FUL

Officer: Samar Nakhleh

Location: 14 Fountain Lane Soham Ely Cambridgeshire CB7 5ED

Date application valid:

13th May 2026

Parish:

Soham

Proposal: Ground floor and first floor rear extensions. Exterior alterations to fenestration, render works and addition of front porch

Applicant:

Mrs Zinnia Parr
14 Fountain Lane
Soham
Ely
Cambridgeshire
CB7 5ED

Agent:

Andrew Fleet Ltd
FAO Mr Steve Crawford
6 Regent Place
Soham
Ely
CB7 5RL

Grid Reference: 559195 273270

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Decision List

Weeks commencing 13/05/26 & 20/05/26	NTC Comments	West Suffolk Council Decision
<u>DC/26/0430/TPO</u> TPO 234(1972) tree preservation order - works stated on submitted tree schedule of works Gordon Richards Close Newmarket Suffolk CB8 0BH	The Committee actively encourages responsible tree management and does not object to this application on scheduled works.	Decided- Approve application. 
<u>DC/26/0379/HH</u> Householder planning application - single storey rear extension 88 Weston Way Newmarket Suffolk CB8 7SF	The Committee voiced no objection, subject to no neighbour objections	Decided- Approve application. 
<u>DC/26/0452/HH</u> 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 Suffolk CB8 0JU	The Committee voiced no objection.	Decided- Approve application. 
<u>DC/26/0489/TPO</u> TPO 17 (1991) tree preservation order - one lime (T2 on plan and order) crown lift up to four metres above ground level and pole-thin up to one third of regrowth stems from previous reduction points; one horse chestnut (T5 on plan and order) and one beech (T4 on plan and order) crown lift up to three metres above ground level, and prune back to suitable pruning points to provide up to 2.5 metres clearance from surrounding structures Oakfields Vicarage Road Newmarket Suffolk CB8 8HP	The Committee actively encourages responsible tree management and supports the Tree Officer's Recommendations.	Decided- Approve application. 

Decision List

<u>DC/26/0544/HH</u> Householder planning application - replacement fence and gates to front boundary Barkway House 18 Bury Road Newmarket Suffolk CB8 7BT	The Committee supports the Tree Officer's recommendations and voiced no objections.	Decided- Approve application. 
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**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174**

Site Address: 67A - 67C Exning Road, Newmarket, Suffolk, CB8 0EA

Alleged breach: Without planning permission, the change of use of land to a commercial car wash and the location of associated structures.

Appellant's name: Mr Michael Crack

Appeal reference: 6006606

Appeal start date: 7th May 2026

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by West Suffolk Council on 13th February 2026.

The enforcement notice was issued for the following reasons:

Without planning permission, the change of use of land to a commercial car wash and the location of associated structures.

The enforcement notice requires the following steps to be taken:

1. Cease the use of the land as a commercial Car Wash.
2. Remove all items and articles that were brought onto the land to facilitate the use of a commercial Car Wash, Including the acoustic fence and the newly covered structure located on the north-west corner of the site to enable vacuuming.

The appellant has appealed against the notice on the following grounds:

Ground (a) – that planning permission should be granted for what is alleged in the notice.

Ground (g) – that the time given to comply with the notice is too short.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

14th May 2026

All representations must be received by 19th June 2026 Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents are available for inspection at West Suffolk Council West Suffolk House, Western Way Bury St Edmunds IP33 3YU between 9am to 5pm, Monday to Friday.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Item 18

Good afternoon,

I wanted to share an early design from the engineers in regards to the generic style of sign that will appear on the Avenue, we are still confirming whether it will be brown or blue; our preference is blue but we are welcoming input from the engineers to confirm compliance with TSRGD.

Please see the example signage:



Best,

Tom Fisher

Senior Strategic Transport Planner

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