

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