



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 __R Hood_____ Date __01/06/26_____

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.