



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 1st June 2026 at 6:15pm**

Attendance:

Councillor R Hood (Chair)
Councillor J Berry (from 6.18pm)
Councillor A Drummond
Councillor J Harvey (Vice Chair)

Councillor P Hulbert
Councillor J Jarvis
Councillor J McHugh

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Tim Cleary – WSC, Cllr Winter as observer, Cllr J Borda as observer (from 7.07pm), C O'Reilly – Events Manager as observer (from 7.00pm), 3 Members of the public and 1 Member of the Press (from 6.16pm)

Minute	Action by
D/26/06/1 <u>Election of Chair</u> Cllr Hood took the Chair and asked for nominations for Chair of the Development and Planning Committee. Cllr Drummond nominated Cllr Hood for Chair, seconded by Cllr Hulbert. There were no other nominations, a vote was taken, and the following was agreed: <u>D/26/06/1.01 Resolved</u> That Cllr Hood be elected as the Chair of the D&P Committee for 2026/2027 Municipal Year.	
D/26/06/2 <u>Election of Vice Chair</u> Cllr Hood nominated Cllr Harvey, seconded by Cllr Drummond. There were no other nominations, a vote was taken, and the following was agreed: <u>D/26/06/2.01 Resolved</u> That Cllr Harvey be elected as the Vice Chair of the D&P Committee for 2026/2027 Municipal Year.	
D/26/06/3 <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 to record the meeting.	
D/26/06/4 <u>Apologies</u> Apologies were received from Cllrs Nobbs and Yarrow.	
D/26/06/5 <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/26/06/6 To Confirm the Minutes of the Meeting Held on 18th May 2026 and any Matters Arising

The Chair presented the minutes of the Development & Planning Committee held on 18th May 2026 and Cllr Drummond made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/06/6.01 Resolved

That the minutes of the Development & Planning Committee held on 18th May 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.

Councillor Berry joined the meeting at 6.18pm.

There were no matters arising.

The Chair made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/06/6.02 Resolved

That item 8 – Licensing be brought forward.

D/26/06/7 Licensing

Tim Cleary – Licensing Manager from WSC gave an overview on the remit of the Licensing Department at WSC.

1 Member of the Public joined the meeting at 6.21pm.

He provided clarification over pavement licences and the process for these and answered questions from Members.

1 Member of the Public left the meeting at 6.44pm.

Tim Cleary left the meeting at 6.46pm.

D/26/06/8 Public Open Session

No members of the public wished to speak.

D/26/06/9 Planning Applications

D/26/06/9/1 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. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/9.01 Resolved

The Committee continues to strongly object to this application on numerous grounds: Traffic is frequently gridlocked already and no traffic survey has taken into account the additional traffic that will arise from the 400 houses on the Hatchfield development and 50 houses on the St Felix site development. If this application were to be approved, all HGV traffic must access and egress the site via the A14 to prevent a life threatening danger to residents and horses by vehicles passing through the town. The Committee are disappointed that this

application has been submitted with no consultation with the Planning Officer. They would prefer a mixed employment scheme of small and medium light industrial units that offer a higher employment density and which is more economically resilient, instead of over urbanisation. The development is at odds with the needs of the town and the Committee are concerned that this development will be like Culina in Haverhill, enduring issues such as noise from HGV's and refrigeration units and light pollution. The Committee would much prefer a science park or similar with park and ride. We have received 4 significant objections from members of the public and local organisations which the Committee agree with.

1 Member of the Public left at 6.48pm.

1 Member of the Public returned at 6.54pm.

Events Manager joined the meeting as an observer at 7.00pm.

Councillor Borda joined the meeting as an observer at 7.07pm.

D/26/06/9/2 DC/26/0684/FUL – Planning application – Change of use from HMO (sui generis) to dwelling (class C3) – 15 The Avenue, Newmarket. Cllr Berry made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/06/9.02 Resolved

The Committee voiced no objection.

1 Member of the Public left at 7.11pm.

D/26/06/9/3 DC/26/0679/FUL – Planning application – electricity substation and concrete pad surround – International House, Willie Snaith Road, Newmarket. Cllr Berry made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/9.03 Resolved

Subject to the area being fully screened, the Committee voiced no objection.

D/26/06/10 Amended and Deferred Plans

None noted.

D/26/06/11 Planning Appeals

AP/26/0023/STAND noted.

D/26/06/12 East Cambs Planning Applications

Noted.

D/26/06/13 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 13/05/2026 and 20/5/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0430/TPO	TPO 234(1972) tree preservation order – works stated on submitted	Gordon Richards Close,	Approved	No objection

	tree schedule of works	Newmarket			
DC/26/0379/HH	Householder planning application – single storey rear extension	88 Weston Way, Newmarket	Approve	No objection	
DC/26/0452/HH	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	Approved	No objection	
DC/26/0489/TPO	TPO 17 (1991) tree preservation order – one lime (T2 on plan and order) crown lift up to four metres above ground level and pole-think 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	Approved	No objection	
DC/26/0544/HH	Householder planning application – replacement fence and gates to front boundary	Barkway House, 18 Bury Road, Newmarket	Approved	No objection	

D/26/06/14 Delegation Panel Decisions

None Noted.

D/26/06/15 Licensing

None noted.

D/26/06/16 Enforcement

The appeal against the enforcement notice at 67A – 67C Exning Road was discussed. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/16.01 Resolved

DTC to e-mail WSC / Inspector before the deadline 19th June 2026 reiterating the previous concerns raised by the Committee and refuting their 2 specific reasons for appeal i.e. retrospective granting and insufficient time to adhere to the notice, once the response is approved by the Chair.

D/26/06/17 Working Group Reports

No reports offered.

D/26/06/18 Newmarket Railway Station Signage

The Committee discussed the early designs of the signage. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/06/18.01 Resolved

That delegation be given to the Mayor and Deputy Mayor to submit comments

regarding the preferred colour and content of the signage.

D/26/06/19 Correspondence

An email has been received regarding kerbside cleaning along Fordham Road. Cllr Jarvis will meet with the resident and report back to the next meeting.

D/26/06/20 Date of Next Meeting

Monday 15th June 2026 at the Memorial Hall.

Meeting closed 7:23pm.

Signed Rachel Hood Date 15/06/26

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/06/1.01 Resolved</u>	That Cllr Hood be elected as the Chair of the D&P Committee for 2026/2027 Municipal Year.
<u>D/26/06/2.01 Resolved</u>	That Cllr Harvey be elected as the Vice Chair of the D&P Committee for 2026/2027 Municipal Year.
<u>D/26/06/6.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 18 th May 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/06/6.02 Resolved</u>	That item 8 – Licensing be brought forward.
<u>D/26/06/9.01 Resolved</u>	The Committee continues to strongly object to this application on numerous grounds: Traffic is frequently gridlocked already and no traffic survey has taken into account the additional traffic that will arise from the 400 houses on the Hatchfield development and 50 houses on the St Felix site development. If this application were to be approved, all HGV traffic must access and egress the site via the A14 to prevent a life threatening danger to residents and horses by vehicles passing through the town. The Committee are disappointed that this application has been submitted with no consultation with the Planning Officer. They would prefer a mixed employment scheme of small and medium light industrial units that offer a higher employment density and which is more economically resilient, instead of over urbanisation. The development is at odds with the needs of the town and the Committee are concerned that this development will be like Culina in Haverhill, enduring issues such as noise from HGV's and refrigeration units and light pollution The Committee would much prefer a science park or similar with park and ride. We

	have received 4 significant objections from members of the public and local organisations which the Committee agree with.
<u>D/26/06/9.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/06/9.03 Resolved</u>	Subject to the area being fully screened, the Committee voiced no objection.
<u>D/26/06/16.01 Resolved</u>	DTC to e-mail WSC / Inspector before the deadline 19 th June 2026 reiterating the previous concerns raised by the Committee and refuting their 2 specific reasons for appeal i.e. retrospective granting and insufficient time to adhere to the notice, once the response is approved by the Chair.
<u>D/26/06/18.01 Resolved</u>	That delegation be given to the Mayor and Deputy Mayor to submit comments regarding the preferred colour and content of the signage.