



# Newmarket

## TOWN COUNCIL

### **Minutes of a Meeting of the Development & Planning Committee** **Held on Monday 15<sup>th</sup> June 2026 at 6:15pm**

#### **Attendance:**

Councillor R Hood (Chair)  
Councillor J Harvey (Vice Chair)  
Councillor P Hulbert

Councillor J Jarvis  
Councillor J McHugh  
Councillor R Nobbs

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Cllr Winter as observer, 3 Members of the public and 1 Member of the Press

| Minute                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action by |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p><b>D/26/06/21 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u></b><br/>The Chair welcomed everyone, read the Fire Safety Notice and asked if anyone intended to record the meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                |           |
| <p><b>D/26/06/22 <u>Apologies</u></b><br/>Apologies were received from Cllrs Berry and Drummond.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |
| <p><b>D/26/06/23 <u>Declaration of Members Interests &amp; 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></b><br/>Cllr Nobbs declared an other interest in item 6d – DC/26/0812/FUL. There were no requests for dispensation.</p>                                                                                                                                                                                                                                                                                                                             |           |
| <p><b>D/26/06/24 <u>To Confirm the Minutes of the Meeting Held on 1<sup>st</sup> June 2026 and any Matters Arising</u></b><br/>The Chair presented the minutes of the Development &amp; Planning Committee held on 1<sup>st</sup> June 2026 and Cllr Hulbert made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:</p> <p><b><u>D/26/06/24.01 Resolved</u></b><br/><b>That the minutes of the Development &amp; Planning Committee held on 1<sup>st</sup> June 2026 be adopted and be signed as a true record by the Chair of the Development &amp; Planning Committee.</b></p> <p>There were no matters arising.</p> |           |
| <p><b>D/26/06/25 <u>Public Open Session</u></b><br/>The applicant of the planning application at 2 Sun Lane, Newmarket spoke in relation to the retrospective application that has been submitted to WSC to regulate to how it was previously. He recognised that there has been some confusion in the applications</p>                                                                                                                                                                                                                                                                                                                                                      |           |

and it was noted that some work has not been carried out and some work is still in progress.

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

**D/26/06/25.01 Resolved**

**That item 6d – DC/26/0812/FUL be brought forward.**

*Councillor Nobbs left the meeting at 6.22pm*

The applicant provided further information on the works and confirmed that there would be 17 studio flats in total; planning permission has been approved for 12 of these.

Andrew Woollard felt that there is a lack of clarity in the plans and can only see approval for 8 flats causing a discrepancy in numbers. There are concerns around fire regulations and waste provision and he would like a robust outlook by planners to ensure the owner is paying the correct rates.

Adam Olivant reported that no site notice has been displayed and he has concerns over the development and its approval. There are discrepancies on the plans and there are significant questions on the planning history and authorisation.

**D/26/06/26 Planning Applications**

**D/26/06/26/1 DC/26/0812/FUL** – Planning application – three additional studio apartments on first and second floors – 2 Sun Lane. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/06/26.01 Resolved**

**In light of the complexity and the planning history and issues raised, the Committee deferred this application in order to request clarification from WSC.**

*Councillor Nobbs returned to the meeting at 7.05pm*

*2 members of the public left the meeting at 7.05pm*

*1 member of the public left the meeting at 7.06pm*

**D/26/06/26/2 DC/26/0780/FUL** – Planning application – a. internal retail fit out to ground floor b. external wall louvers c. installation of AC condenser units to rear – 69 The Guineas Shopping Centre, The Rookery, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

**D/26/06/26.02 Resolved**

**The Committee voiced no objection.**

**D/26/06/26/3 DC/26/0779/TPO** – TPO 012 (1956) tree preservation order – two Horse chestnuts (in area A7 on plan and T1 and T2 on plan) reduce height by four metres – 17 Collings Place, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/06/26.03 Resolved**

**The Committee supports responsible tree management and voiced no objection.**

**D/26/06/26/4 DC/26/0818/HH** – Householder planning application – remove front ground floor window and replace with bay window – 70 Bill Rickaby Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/26/06/26.04 Resolved**

**The Committee voiced no objection.**

**D/26/06/26/5 DC/26/0859/TCA** – Trees in a conservation area – one eucalyptus (marked on plan) fell – 3 Rockingham Villas, Church Lane, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

**D/26/06/26.05 Resolved**

**The Committee supports responsible tree management and objects to the felling of healthy trees. If supported by the Tree Officer, the Committee requests a condition for the tree to be replaced with two lime trees as proposed.**

**D/26/06/26/6 DC/26/0861/TCA** – Trees in a conservation area – one conifer (marked on plan) overall crown reduction of lateral branches by two metres – 12 The Avenue, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

**D/26/06/26.06 Resolved**

**The Committee supports responsible tree management. Subject to the support of the Tree Officer, the Committee voiced no objection.**

*Councillor Yarrow joined the meeting at 7.13pm.*

**D/26/06/27 Amended and Deferred Plans**

**D/26/06/27/1 DC/26/0694/ADV** – Re-consultation to amend red line and location plan – 104 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/06/27.01 Resolved**

**The Committee's previous comments still stand and a statement will be published in the Newmarket Journal and on our social media.**

**D/26/06/28 Planning Appeals**

None noted.

**D/26/06/29 East Cambs Planning Applications**

Noted.

**D/26/06/30 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn**

West Suffolk Planning Determinations received during weeks commencing

27/05/2026 and 03/06/2026 were noted.

| Applications   | Description                                                                                                                                                                                                        | Address                                  | WSC Decision | NTC Decision |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------|--------------|
| DC/26/0352/FUL | Planning application – a. existing front elevation and side elevation windows and doors replaced with black aluminium b. existing ground floor and first floor aluminium windows replaced with timber sash windows | 182 High Street, Newmarket               | Approved     | No objection |
| DC/26/0509/HH  | Householder planning application – single storey side and rear extension replacing existing side garage and rear extension and conservatory                                                                        | 38 Exning Road, Newmarket                | Approve      | No objection |
| DC/26/0582/TPO | TPO 02 (1980) tree preservation order – one Maple (T01 on plan T40 on order) fell                                                                                                                                  | Linden Lodge, Rowley Drive, Newmarket    | Approved     | No objection |
| DC/26/0621/TCA | Trees in a conservation area notification – one Sycamore (T1 on plan) fell                                                                                                                                         | 20 The Maltings, Brewers Lane, Newmarket | Approved     | Objected     |

**D/26/06/31 Delegation Panel Decisions**

**DC/26/0612/TPO: TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell – 5 Mill Reef, Newmarket – no comments received.**  
Noted.

**D/26/06/32 Licensing**

**D/26/06/32/1** Pavement Licence – Brazuca, 6 Sun Lane, Newmarket. Cllr Hood made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

**D/26/06/32.01 Resolved**

**The Committee is supportive of these types of applications and voiced no objection.**

**D/26/06/33 Enforcement**

The ongoing enforcement case at 128 High Street was discussed Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

**D/26/06/33.01 Resolved**

**Cllr Yarrow to speak to WSC.**

**D/26/06/34 Working Group Reports**

No reports offered.

**D/26/06/35 Correspondence**

An email from SCC regarding a proposed goods vehicle loading only bay outside nos 74 to 80 High Street, Newmarket was discussed and noted.

**D/26/06/36 Date of Next Meeting**

Monday 6<sup>th</sup> July 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:31pm.

Signed     Rachel Hood     Date     06/07/26    

**Summary of Resolutions/Recommendations**

| <b>Resolution/Recommendation</b>     | <b>Resolution/Recommendation Wording</b>                                                                                                                                                                                                 |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>D/26/06/24.01 Resolved</u></b> | <b>That the minutes of the Development &amp; Planning Committee held on 1<sup>st</sup> June 2026 be adopted and be signed as a true record by the Chair of the Development &amp; Planning Committee.</b>                                 |
| <b><u>D/26/06/25.01 Resolved</u></b> | <b>That item 6d – DC/26/0812/FUL be brought forward.</b>                                                                                                                                                                                 |
| <b><u>D/26/06/26.01 Resolved</u></b> | <b>In light of the complexity and the planning history and issues raised the Committee deferred this application in order to request clarification from WSC.</b>                                                                         |
| <b><u>D/26/06/26.02 Resolved</u></b> | <b>The Committee voiced no objection.</b>                                                                                                                                                                                                |
| <b><u>D/26/06/26.03 Resolved</u></b> | <b>The Committee support responsible tree management and voiced no objection.</b>                                                                                                                                                        |
| <b><u>D/26/06/26.04 Resolved</u></b> | <b>The Committee voiced no objection.</b>                                                                                                                                                                                                |
| <b><u>D/26/06/26.05 Resolved</u></b> | <b>The Committee supports responsible tree management and objects to the felling of healthy trees. If supported by the Tree Officer, the Committee requests a condition for the tree to be replaced with two lime trees as proposed.</b> |
| <b><u>D/26/06/26.06 Resolved</u></b> | <b>The Committee supports responsible tree management. Subject to the support of the Tree Officer, the Committee voiced no objection.</b>                                                                                                |
| <b><u>D/26/06/27.01 Resolved</u></b> | <b>The Committee's previous comments still stand and a statement will be published in the Newmarket Journal and on our social media.</b>                                                                                                 |
| <b><u>D/26/06/32.01 Resolved</u></b> | <b>The Committee supports these types of applications and voiced no objection.</b>                                                                                                                                                       |
| <b><u>D/26/06/33.01 Resolved</u></b> | <b>Cllr Yarrow to speak to WSC.</b>                                                                                                                                                                                                      |