



Newmarket

TOWN COUNCIL

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

Attendance:

Councillor R Hood (Chair)
Councillor P Hulbert
Councillor J McHugh

Councillor R Nobbs
Councillor K Yarrow

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Cllrs Winter, Revitt, Borda, Kavanagh as observers, 5 Members of the public and 1 Member of the Press

Minute	Action by
D/26/07/1 <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/26/07/2 <u>Apologies</u> Apologies were received from Cllrs Berry, Drummond, Harvey and Jarvis.	
D/26/07/3 <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> All councillors declared an 'other' interest in item 6b – DC/26/0936/TCA. Cllr Nobbs declared an 'other' interest in item 7a – DC/26/0812/FUL. A dispensation was granted to allow councillors to discuss and consider item 6b.	
D/26/07/4 <u>To Confirm the Minutes of the Meeting Held on 15th June 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15th June 2026 and Cllr Hulbert made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed: <u>D/26/07/04.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th June 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/07/5 <u>Public Open Session</u> <i>Councillor Winter joined the meeting as an observer at 6.21pm.</i>	

Michael Smy requested support from the Council for a mini roundabout at the junction of Woodditton Road and Dullingham Road following several recent accidents.

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

D/26/07/05.01 Resolved

That the correspondence regarding the junction of Woodditton Road at item 17 be brought forward.

The correspondence was discussed and it was agreed to add to the next agenda for consideration.

*1 Member of the Public left the meeting at 6.25pm.
Councillor Nobbs left the meeting at 6.26pm.*

The Chair reported that a response had been received from the Case Officer in relation to DC/26/0812/FUL; a site visit has been carried out and they have confirmed that the proposed 1st and 2nd floor plans reflect what is currently there.

1 Member of the Public left the meeting at 6.30pm.

The applicant of the planning application at 2 Sun Lane, Newmarket clarified what permission is being applied for.

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

D/26/07/05.02 Resolved

That item 7a – DC/26/0812/FUL be brought forward.

Andrew Woollard raised concerns around parking, cycle storage, waste provision and council tax contributions. He also questioned compliance around space standards and how many living accommodations have been granted permission by the Planning Department.

A member of the public started recording the meeting at 6.54pm.

Adam Olivant reported that minor changes have been made to the rooms of the 1st floor and the cycle storage shown on the plans does not exist.

*Councillor Revitt joined the meeting as an observer at 7.00pm.
Councillor Borda joined the meeting as an observer at 7.05pm.*

D/26/07/6 Amended and Deferred Plans

D/26/07/06/1 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 Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/07/06.01 Resolved

In light of the concerns raised around inadequate bin storage, no existing cycle storage, council tax payments, overdevelopment of the site, rooms not meeting the current minimum national space requirements and uncertainty over whether the 3 bed flat has been granted planning permission, the Committee would like to refer this back to the Planning Department for a decision.

*3 Members of the Public left the meeting at 7.07pm.
Councillor Nobbs rejoined the meeting at 7.08pm.*

D/26/07/7 Planning Applications

D/26/07/07/1 DC/26/0912/TCA – Trees in a conservation area notification – one Acacia, one Horse Chestnut, one Apple, two Beech and two Sycamore (marked on plan) fell, one Beech (marked on plan) reduce height by 2.5 metres, one Willow (marked on plan) overall reduction by four metres, one Horse Chestnut (marked on plan) overall reduction by six metres, one Horse Chestnut (marked on plan) overall reduction by 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) pollard to five metres above ground level, one Gleditsia (marked on plan) overall reduction by three metres, one Swamp Cypress (marked on plan) crown lift by one metre clearance of street lamp – Tattersalls, The Avenue, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.01 Resolved

The Committee supports responsible tree management and objects to the felling of healthy trees and would refer to the Tree Officer for advice and ask that, if approved, they recommend suitable replacement trees.

D/26/07/07/2 DC/26/0936/TCA – Trees in a conservation area notification – 22 Limes, six Horse Chestnut and 11 Sycamore (marked on plan) re-pollard – Play Area, High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.02 Resolved

The Committee supports responsible tree management and voiced no objection.

Councillor Kavanagh joined the meeting at 7.12pm as an observer.

D/26/07/07/3 DC/26/0947/TCA – Trees in a conservation area notification – a. conifer hedge (G1 on plan) reduce height by three metres b. four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground – Netherby, 48 Bury Road, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.03 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/07/07/4 DC/26/0910/TPO – TPO 032 (1960) tree preservation order – two Maple (T1 & T2 on plan within A1 on order) pollard back to previous points by up to three metres – Charles House, 2 Argent Place, Newmarket. Cllr Hood made a proposal, seconded

by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/06/07.04 Resolved

The Committee supports responsible tree management and voiced no objection.

1 Member of the Press left the meeting at 7.13pm.

D/26/07/07/5 DC/26/0907/VAR – Planning application – Variation of condition 2 (opening hours) of DC/14/0340/FUL to enable store to open an hour earlier at 06.00 – 2-5 Elizabeth Parade, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.05 Resolved

The Committee voiced no objection.

D/26/07/07/6 DC/26/0898/HH – Householder planning application – single storey rear extension (following demolition of existing conservatory – 64 Edinburgh Road, Newmarket. Cllr Yarrow made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.06 Resolved

The Committee voiced no objection.

D/26/07/07/7 DC/26/0981/TCA – Trees in a conservation area notification – one Holly (T1 on plan) crown reduction in height by 2.5 metres and lateral crown reduction by one metre – 1 Heath Villas, Old Station Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/07.07 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/07/8 Planning and Enforcement Appeals

Planning appeal AP/26/0023/STAND and enforcement appeal AP/26/0024/ENF were noted.

D/26/07/9 East Cambs Planning Applications

Noted.

D/26/07/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 10/06/2026, 17/06/2026 and 24/06/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0608/FUL	Planning application – install two rapid electric vehicle charging stations and associated equipment within the car park of McDonalds	The Arches, Willie Snaith Road, Newmarket	Approved	No objection

DC/2/0612/TPO	TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell	5 Mill Reef, Newmarket	Approved	Strongly objected	
DC/26/0646/TPO	TPO 234(1972) tree preservation order – two beech, one elm and one hornbeam (marked on plan and within A13 on order) crown lift by one metre and overall reduction by 1.5 metres back to boundary	14A Depot Road, Newmarket	Withdrawn	Objected	
DC/24/0394/LB	Application for listed building consent – conversion of three upper floors to eight flats with extension to form access stairs	89-95 High Street, Newmarket	Withdrawn	Objected	
DC/24/0393/FUL	Planning application – a. change of use from retail (class E) to eight flats (class C3), including minor external changes; b. extension to form access stairs	89-95 High Street, Newmarket	Withdrawn	Objected	
DC/26/0684/FUL	Planning application – change of use from HMO (sui generis) to dwelling (class C3)	15 The Avenue, Newmarket	Approve	No objection	

D/26/07/11 Delegation Panel Decisions

None noted.

D/26/07/12 Licensing

None noted.

Councillor Nobbs left the meeting at 7.17pm.

D/26/07/13 Enforcement

Cllr Yarrow has challenged WSC on the enforcement action taken on 128 High Street and they have confirmed that legal proceedings are in place.

D/26/07/14 West Suffolk Local Plan 2045

Cllr Hood made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/14.01 Resolved

Delegation be given to Cllrs Hood, Yarrow and Harvey to draft a response for approval regarding the scoping consultation at the next meeting.

D/26/07/15 Sunnica

An update was received and noted from the SNTS (Say No To Sunnica) group.

D/26/07/16 Working Group Reports

No reports offered.

D/26/07/17 Correspondence

An email regarding Kingsway Solar was received and it was noted that the application has been withdrawn with a view to amend and resubmit.

Cllr Yarrow has received an update from Anchor regarding The Silks stating that they are going through the planning process and working with WSC Housing Team; there has been a delay with the Home England grants. It was agreed to add to the next agenda. He read out a Statement from Anchor.

Councillor Nobbs rejoined the meeting at 7.25pm.

D/26/07/18 Date of Next Meeting

Monday 20th July 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:29pm.

Signed Rachel Hood Date 20/07/26

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/07/04.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 15 th June 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/07/05.01 Resolved</u>	That the correspondence regarding the junction of Woodditton Road at item 17 be brought forward.
<u>D/26/07/05.02 Resolved</u>	That item 7a – DC/26/0812/FUL be brought forward.
<u>D/26/07/06.01 Resolved</u>	In light of the concerns raised around inadequate bin storage, no existing cycle storage, council tax payments, overdevelopment of the site, rooms not meeting the current minimum national space requirements and uncertainty over whether the 3 bed flat has been granted planning permission, the Committee would like to refer this back to the Planning Department for a decision.
<u>D/26/07/07.01 Resolved</u>	The Committee supports responsible tree management and objects to the felling of healthy trees and would refer to the Tree Officer for advice and ask that, if approved, they recommend suitable replacement trees.
<u>D/26/07/07.02 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/07.03 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/06/07.04 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/07.05 Resolved</u>	The Committee voiced no objection.

<u>D/26/07/07.06 Resolved</u>	The Committee voiced no objection.
<u>D/26/07/07.07 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/14.01 Resolved</u>	Delegation be given to Cllrs Hood, Yarrow and Harvey to draft a response for approval regarding the scoping consultation at the next meeting.