

Membership as from May 26

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 3rd August 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. **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.
2. **Apologies** - To receive and accept apologies for absence
3. **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
4. **Minutes of previous meeting held 20th July 2026**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **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
6. **Planning applications** – West Suffolk Council
 - a) **DC/26/0973/HH** – Householder planning application – a. single-storey rear infill extension b. covered barbeque enclosure c. soft and hard landscaping works – 6 Alycidon Mews, Newmarket
 - b) **DC/26/1083/TPO** – TPO 04 (1977) tree preservation order – three Horse Chestnut (G1 on plan, within G3 on order) crown reduction in height by two metres – 91 St Philips Road, Newmarket
 - c) **DC/26/0985/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of first and second floors from commercial, business and service (class E) to 24 apartments (class C3) – Suffolk House, Fordham Road, Newmarket
 - d) **DC/26/1041/ADV** – Application for advertisement consent – a. one internally illuminated totem sign b. 10 non illuminated fascia signs c. two non illuminated fascia signs – Unit 6 Nucleus Park, 351 Exning Road, Newmarket
 - e) **DC/26/1107/TPO** – TPO 03 (1990) tree preservation order – a. one Lime (T1 on plan within G2 on order) reduce two lowest lateral limbs by two metres over boundary b. one Beech (T2 on plan within G2 on order) reduce middle and lower crown by 1.5 metres and reduce height by one metre – 57 Drinkwater Close, Newmarket
 - f) **DC/26/1094/RM** – Reserved matters application – a. submission of details under outline planning permission DC/21/1242/OUT (granted at appeal under ref: APP/F3545/W/22/3303347) appearance, layout, scale, landscaping and access for the construction of 101 dwellings, extension and conversion of existing public house to provide commercial space, new convenience store, public open space, landscaping and horse walk b. discharge of condition 18 – Land at Black Bear Lane, High Street, Newmarket

- g) **DC/26/0984/FUL** – Planning application – a. proposed external bin store and cycle storage b. three windows installed to north elevation – Suffolk House, Fordham Road, Newmarket
 - h) **DC/26/1116/TCA** – Trees in a conservation area notification – works stated on submitted tree schedule of works – Godolphin Stables, Snailwell Road, Newmarket
 - i) **DC/26/1118/TPO** – TPO 13 (1991) tree preservation order – two Beech (T002 and T003 on plan, within area A4 of order), one species unknown (T007 on plan, within area A4 of order) and one Sycamore (T008 on plan, within area A4 on order) fell – Godolphin Stables, Snailwell Road, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
- 8. Planning and Enforcement Appeals** – to discuss any notified appeals and receive any appeal updates or results
- a) **AP/26/0023/STAND** – Brickfields Stud, Cemetery Hill, Newmarket - in progress
 - b) **AP/26/0024/ENF** – 67A-C Exning Road, Newmarket – in progress
 - c) **Lochailort Kentford Limited and West Suffolk Council, Secretary of State for Housing**
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 15/07/26, 22/07/26
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 13. Enforcement** – to discuss any enforcement issues
- 14. Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
- 15. Correspondence**
- 16. Date of next meeting –Monday 17th August 2026; 6.15pm**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 28th July 2026

To: Chair & Members of D&P Committee, Other Council Members, Press & the Public