



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 20th July 2026 at 6:15pm**

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor J McHugh
Councillor R Nobbs

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

Minute	Action by
D/26/07/19 <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. No one is recording the meeting.	
D/26/07/20 <u>Apologies</u> Apologies were received from Cllrs Jarvis and Yarrow. Cllr. Berry was absent.	
D/26/07/21 <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 interests or requests for dispensation.	
D/26/07/22 <u>To Confirm the Minutes of the Meeting Held on 6th July 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 6 th July 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/26/07/22.01 Resolved</u> That the minutes of the Development & Planning Committee held on 6th July 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/07/23 <u>Public Open Session</u> In response to the Police report of a serious road traffic collision on Palace Street, Newmarket, in which a pedestrian was struck by a vehicle which recommended improvements to road markings and signage Alison Hayes, Chair of the Bill Tutte Memorial Committee, expressed a preference in the closure of Palace Street rather than the addition of signage or yellow lines that would not be aesthetically	

appropriate to the Memorial area.

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

D/26/07/23.01 Resolved

That item 15 – Palace Street, be brought forward.

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

D/26/07/23.02 Resolved

That a letter be sent to County Cllr Whittle to request that a Highways Engineer identifies options for improving the safety of Palace Street urgently given the serious accident that occurred.

D/26/07/24 Planning Applications

D/26/07/24/1 DC/26/0996/TCA – Trees in a conservation area notification – one Acacia (marked on plan) overall crown reduction by up to two metres – 16 Mill Hill, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/07/24.01 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/07/24/2 DC/26/1004/TPO – TPO 04 (2012) tree preservation order – two Yew (T18 and T20 on plan and order) overall crown reduction by two metres, one Yew (T24 on plan and on order) crown lift to three and a half metres above ground level – 3 Arborfield Drive, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/07/24.02 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/07/24/3 DC/26/0982/FUL – Planning application – new walls, piers, kerbs, groundworks and timber gates – Eve Lodge Stables, Hamilton Road, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/07/24.03 Resolved

The Committee voiced no objection.

D/26/07/25 Amended and Deferred Plans

None.

D/26/07/26 Planning and Enforcement Appeals

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

D/26/07/27 East Cambs Planning Applications
Noted.

D/26/07/28 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn
West Suffolk Planning Determinations received during weeks commencing 01/07/2026 and 08/07/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/25/1929/FUL	Planning application – one industrial unit (class B2 – general industrial use)	Land at Newmarket Business Park, Studlands Park Avenue, Newmarket	Approved	No objection
DC/26/0694/ADV	Application for advertisement consent – replacement fascia sign	104 High Street, Newmarket	Approved	Strongly objected

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

D/26/07/28.01 Resolved

That the Committee write to the Conservation Officer to ask for a report on their view of the overall shopfront as they believe that planning permission has not been and likely should need to be sought for the vinyl's as it contravenes the requirements of the historic Newmarket High Street and the Shopfront Policy.

D/26/07/29 Delegation Panel Decisions
Noted.

D/26/07/30 Licensing
None noted.

D/26/07/31 Enforcement
A date is to be set for the next working group meeting.

D/26/07/32 Woodditton Road/ Dullingham Road junction mini roundabout
Cllr Hood made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/07/32.01 Resolved

That the Committee write to County Cllr Burton requesting Suffolk Highways carries out an assessment and potential improvements for the safety of the junction.

D/26/07/33 West Suffolk Local Plan 2045
Cllr Hood advised that a draft response will be provided for Full Town Council for approval at Monday's meeting and then submitted to West Suffolk Council on Tuesday.

D/26/07/34 The Silks

This item was deferred to the next meeting.

D/26/07/35 Working Group Reports

No reports offered.

D/26/07/36 Correspondence

Correspondence was received from the Leader of WSC giving an update on the proposed Forest City 1 development. The Government's New Towns Taskforce has rejected the proposal.

D/26/07/37 Date of Next Meeting

Monday 3rd August 2026 at 6.15pm at the Memorial Hall.

Meeting closed 6:56pm.

Signed _____ Rachel Hood _____ Date_03/08/2026_____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/07/22.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 6th July 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/07/23.01 Resolved</u>	That item 15 – Palace Street, be brought forward.
<u>D/26/07/23.02 Resolved</u>	That a letter be sent to County Cllr Whittle to request that a Highways Engineer identifies options for improving the safety of Palace Street urgently given the serious accident that occurred.
<u>D/26/07/24.01 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/24.02 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/07/24.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/07/28.01 Resolved</u>	That the Committee write to the Conservation Officer to ask for a report on their view of the overall shopfront as they believe that planning permission has not been and likely should need to be sought for the vinyl's as it contravenes the requirements of the historic Newmarket High Street and the Shopfront Policy.
<u>D/26/07/32.01 Resolved</u>	That the Committee write to County Cllr Burton requesting Suffolk Highways carries out an assessment and potential improvements for the safety of the junction.

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