



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 3rd August 2026 at 6:15pm**

Attendance:

Councillor R Hood (Chair)

Councillor A Drummond

Councillor J Berry (from 6.18pm)

Councillor J Harvey

Councillor P Hulbert

Councillor J McHugh

Councillor R Nobbs

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, Cllrs Borda (from 7.01pm) Revitt and Winter (from 6.28pm) as observers, 3 Members of the public (1 from 7.13pm) and 1 Member of the Press

Minute		Action by
D/26/08/1	<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. No one is recording the meeting.	
D/26/08/2	<u>Apologies</u> Apologies were received from Cllr Yarrow. Cllr Jarvis was absent.	
D/26/08/3	<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> There were no declarations of interests or requests for dispensation.	
D/26/08/4	<u>To Confirm the Minutes of the Meeting Held on 20th July 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 20 th July 2026 and Cllr Drummond made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/26/08/4.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 20th July 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.</u> Matters arising: The Silks has been deferred until 17 th August as Cllr Yarrow is unable to attend this meeting. <i>Councillor Berry joined the meeting at 6.18pm</i>	
D/26/08/5	<u>Public Open Session</u>	

David from the Unex Group advised that the outline planning application for the land at Black Bear Lane, Newmarket has been approved and the architects that have been appointed are working on the St Felix site so are familiar with Newmarket.

Permission was originally granted for 123 houses but this has been reduced to 101 enabling good sized gardens and more than 1 and 2 bed homes, 20 affordable and 10 shared ownership. The White Lion will be refurbished and an operator sourced; it is Class E use which will enable professional use of a restaurant, dentist, public house etc. There is a 360sq metre site across the road which will site a convenience store with 10 1 and 2 bed residential properties above it.

Councillor Winter joined the meeting as an observer at 6.28pm.

The public consultation was well attended. Residents expressed concerns over having the current right of way onto Falmouth Avenue; however WSC would like to retain this to maintain connectivity for people to walk to the open space and school.

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

D/26/08/5.01 Resolved

That item 6f – DC/26/1094/RM, be brought forward.

1 Member of the Public left the meeting at 6.43pm

D/26/08/6 Planning Applications

D/26/08/6/1 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. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.01 Resolved

The Committee support this application.

1 Member of the Public and Councillor Revitt left the meeting at 6.58pm

D/26/08/6/2 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. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.02 Resolved

The Committee voiced no objection.

D/26/08/6/3 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. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.03 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/08/6/4 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. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.04 Resolved

The Committee voiced no objection.

Councillor Borda joined the meeting as an observer at 7.01pm

D/26/08/6/5 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. Cllr Hood made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.05 Resolved

The Committee objects to this application as it breaches the NNP which requires suitable and pleasing signage. It is felt that the illumination is not required as people will be attending during daylight hours. The proposed signage is too big and detrimental to the area.

D/26/08/6/6 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. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.06 Resolved

The Committee supports responsible tree management and voiced no objection.

Councillor Revitt rejoined the meeting as an observer at 7.07pm

D/26/08/6/7 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. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.07 Resolved

The Committee supports the neighbour's objection to the siting of the cycle storage against their fence and request an alternative location.

D/26/08/6/8 DC/26/1116/TCA – Trees in a conservation area notification – works stated on submitted tree schedule of works – Godolphin Stables, Snailwell Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.08 Resolved

The Committee supports responsible tree management and voiced no objection subject to agreement of the Tree Officer.

D/26/08/6/9 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. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/6.09 Resolved

The Committee objects to the felling of healthy trees and supports the recommendation of the Tree Officer.

D/26/08/7 Amended and Deferred Plans

None.

D/26/08/8 Planning and Enforcement Appeals

Planning appeal AP/26/0023/STAND and enforcement appeal AP/26/0024/ENF were noted. The document detailing the outcome of the appeal of the case between Lochailort Kentford Limited and West Suffolk Council, Secretary of State for Housing was also noted.

D/26/08/9 East Cambs Planning Applications

Noted.

D/26/08/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

None noted.

D/26/08/11 Delegation Panel Decisions

Noted.

D/26/08/12 Licensing

None noted.

D/26/08/13 Enforcement

The working group will be meeting on 18th August at 11am.

1 Member of the Public joined the meeting at 7.13pm

D/26/08/14 Working Group Reports

No reports offered.

D/26/08/15 Correspondence

None noted.

D/26/08/16 Date of Next Meeting

Monday 17th August 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:13pm.

Signed Rachel Hood

17/08/2026

Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/08/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 20th July 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/08/5.01 Resolved</u>	That item 6f – DC/26/1094/RM, be brought forward.
<u>D/26/08/6.01 Resolved</u>	The Committee support this application.
<u>D/26/08/6.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/6.03 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/08/6.04 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/6.05 Resolved</u>	The Committee objects to this application as it breaches the NNP which requires suitable and pleasing signage. It is felt that the illumination is not required as people will be attending during daylight hours. The proposed signage is too big and detrimental to the area.
<u>D/26/08/6.06 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/08/6.07 Resolved</u>	The Committee supports the neighbour's objection to the siting of the cycle storage against their fence and request an alternative location.
<u>D/26/08/6.08 Resolved</u>	The Committee supports responsible tree management and voiced no objection subject to agreement of the Tree Officer.
<u>D/26/08/6.09 Resolved</u>	The Committee objects to the felling of healthy trees and supports the recommendation of the Tree Officer.