



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 17th August 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry (from 6.18pm)
Councillor J Harvey

Councillor P Hulbert
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk and Cllr Revitt as an observer

Minute	Action by
D/26/08/17 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, and stated that the Fire Safety Notice was not required.	
D/26/08/18 <u>Apologies</u> Apologies were received from Cllrs Drummond, McHugh and Yarrow. Cllr Jarvis was absent.	
D/26/08/19 <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/26/08/20 <u>To Confirm the Minutes of the Meeting Held on 3rd August 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 3rd August 2026 and Cllr Hulbert made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed: <u>D/26/08/20.01 Resolved</u> That the minutes of the Development & Planning Committee held on 3rd August 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. <i>Councillor Berry joined the meeting at 6.18pm</i> There were no matters arising.	
D/26/08/21 <u>Public Open Session</u> No members of the public were in attendance.	

D/26/08/22 Planning Applications

D/26/08/22/1 DC/26/1085/TPO – TPO 05 (2000) tree preservation order – one Lime (T1 on plan, within area A1 on order) crown lift on southeastern aspect to three metres above ground level – Paddock View, 6 Exning Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/08/22.01 Resolved

The Committee voiced no objection.

D/26/08/22/2 DC/26/1192/TPO – TPO/1960/032 tree preservation order – one Lawson Cypress (as indicated on plan, A1 on order) fell; one Walnut (as indicated on plan, A1 on order) remove co-dominant stem which overhangs neighbouring garden – Icen Cottage, 3 Argent Place, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/08/22.02 Resolved

The Committee objects to the felling of healthy trees and asks that the Tree Officer review the application particularly the dominant stem to confirm if removal is required and that we would support the Tree Officer's recommendations.

D/26/08/22/3 DC/26/1186/HH – Householder planning application – a. single storey front extension b. conversion of garage to habitable room c. cladding to front elevation – 4 Paget Place, Newmarket. Cllr Berry made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/08/22.03 Resolved

The Committee voiced no objection.

D/26/08/23 Amended and Deferred Plans

None.

D/26/08/24 Planning and Enforcement Appeals

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

D/26/08/25 East Cambs Planning Applications

Noted.

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

West Suffolk Planning Determinations received during weeks commencing 29/07/26 and 05/08/26 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0263/ADV	Application for advertisement consent – three non-illuminated fascia signs	29 High Street, Newmarket	Approved	No objection

DC/26/0324/LB	Application for listed building consent – a. three non-illuminated fascia signs to front elevation b. painting of shop front	29 High Street, Newmarket	Approved	No objection	
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 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) reduce height by five metres and crown thin by 20 percent, 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	Approved	No objection	
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	Approved	No objection	
DC/26/0947/TCA	Trees in a conservation area notification – a. conifer hedge (G1 on plan) reduce height by three metres b. four Limes and four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground	Netherby, 48 Bury Road, Newmarket	Approved	No objection	
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	Approved	No objection	
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	Approved	No objection	
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	Approved	No objection	

D/26/08/27 Delegation Panel Decisions
None Noted.

D/26/08/28 Licensing
None noted.

D/26/08/29 Enforcement

There is an Enforcement Working Group meeting scheduled for tomorrow at 11am, however we are no further forward with any cases so there is nothing to discuss. The Committee expressed its disappointment in West Suffolk not being forthcoming in providing a further date for a meeting and for the delay in any progress of reported enforcement matters and the DTC was asked to follow this up.

D/26/08/30 Pre-planning application consultation for a mobile phone base station installation at CS 30934800, Land at Newmarket Leisure Centre, Exning Road, Newmarket

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

D/26/08/30.01 Resolved

To respond to Cornerstone regarding the pre-application consultation for a mobile phone mast on Exning Road / Sports centre stating that the Committee strongly objects to the proposed mobile phone base station installation for the following reasons:

- 1. Significant damage to the street scene**
- 2. Appearance and excessive height of the 20mt mast on an arterial road**
- 3. Close proximity to local schools and sports centre**
- 4. Unconfirmed effects of masts i.e. Radiation etc**
- 5. Contrary to the protection and appearance of the area**

Councillor Nobbs left the meeting at 6.38pm

D/26/08/31 The Silks

There was no update due to Cllr Yarrows absence.

Councillor Nobbs rejoined the meeting at 6.40pm

D/26/08/32 Working Group Reports

No reports offered.

D/26/08/33 Correspondence

None noted.

D/26/08/34 Date of Next Meeting

Monday 7th September 2026 at 6.15pm at the Memorial Hall.

Meeting closed 6:40pm.

Signed R Hood Date 7th September 2026

Summary of Resolutions/Recommendations

Book Number 42 2026 - 2027

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Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/08/20.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 3rd August 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/08/22.01 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/22.02 Resolved</u>	The Committee objects to the felling of healthy trees and asks that the Tree Officer review the application particularly the dominant stem to confirm if removal is required and that we would support the Tree Officer's recommendations.
<u>D/26/08/22.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/08/30.01 Resolved</u>	To respond to Cornerstone regarding the pre-application consultation for a mobile phone mast on Exning Road / Sports entire stating that the Committee strongly objects to the proposed mobile phone base station installation for the following reasons: 1. Significant damage to the street scene 2. Appearance and excessive height of the 20mt mast on an arterial road 3. Close proximity to local schools and sports centre 4. Unconfirmed effects of masts i.e. Radiation etc 5. Contrary to the protection and appearance of the area