

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 7th September 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 17th August 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/26/1232/TCA** – Trees in a conservation area notification – one Marabella Plum (marked T1 on plan) overall reduction by two metres – 8 Ferndale Close, Newmarket
 - b) **DC/26/1211/TPO** – TPO 012 (1956) tree preservation order – one Beech (marked T1 on plan and within A1 on order) remove one large limb back to stem from three metres and one limb at five metres back to stem overhanging garden and one Oak (marked T2 on plan and within A1 on order) reduce branches overhanging garden by 1.5 metres – 81A Edinburgh Road, Newmarket
 - c) **DC/26/1219/TPO** – TPO 234(1972) tree preservation order – one Beech (marked ONSX on plan and within A13 on order) applying a wood chip mulch treatment to the root zone and an overall crown reduction by up to two metres – Gordon Richards Close, Newmarket
 - d) **DC/26/1226/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of first, second and third floors from commercial, business and service (class E) to seven dwellings (class C) – Rutland Chambers, 19 High Street, Newmarket
 - e) **DC/26/1202/FUL** - Single storey extension to create a trainers office with controlled entrance and parking area – Green Ridge Stables, Hamilton Road, Newmarket
 - f) **DC/26/1194/HH** - Householder planning application - a. insertion of sliding door on rear elevation

(following removal of two existing doors) b. new patio and with perimeter walls - Paddock View, 6 Exning Road Newmarket

- g) **DC/26/1283/TCA** - Trees in a conservation area notification - one Silver Maple (T4 on plan) fell - Clarehaven Stable 57 Bury Road Newmarket
 - h) **D/26/1288/TCA** – Trees in a conservation area notification – one Horse Chestnut (T1 on plan) repollard to ten metres above ground level – Barkway House, 18 Bury Road, Newmarket
 - i) **DC/26/1279/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 -change of use to first floor from commercial, business and service (class E) to two apartments (class C3) – 24 Market Street, Newmarket
 - j) **DC/26/1287/TCA** – Trees in a conservation area notification – one Cypress (T1 on plan) remove four lowest limbs on southwestern aspect – The Gables, 20 Bury Road, Newmarket
 - k) **DC/26/1307/TCA** – Trees in a conservation area notification – one Robinia and one holly (marked on plan) fell – 45 Rous Road, Newmarket
 - l) **DC/26/1280/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 three dwellings (class C3) – 18 High Street, Newmarket
 - m) **DC/26/1254/FUL** – Planning application – one steel frame storage building – Green Ridge Stables, Hamilton Road, Newmarket
 - n) **DC/26/1273/HH** – Householder planning application – a. single storey extension to front b. single storey extension to rear c. alterations to fenestration – 15 Adastral Close, Newmarket
 - o) **DC/26/1286/P3CMA** – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use of ground, first and second floors from commercial, business and service (class E) to four dwellings (class C3) – 74-76 High Street, Newmarket
7. **Planning applications** – Amended and Deferred Plans
- a) **Amended – DC/26/0812/FUL** – Planning application – creation of additional residential unit within existing building – 2 Sun Lane, Newmarket
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
9. **Planning applications** – East Cambs
10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 12/08/26, 19/08/26, 26/08/26
11. **Delegation Panel & Development Control Committee Decisions** - To discuss any decisions by Delegation Panel/DCC
- a) **DC/24/0622/RM** - Non-material amendment to DC/24/0622/RM - substitute layout drawings relating to Parcels B and C including technical drawing updates to approved house types – Hatchfield Farm, Fordham Road, Newmarket – DCC 2/09/26
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. **Palace Street** – to consider a proposal to reinstate the double yellow lines
16. **Correspondence**
17. **Date of next meeting –Monday 21st September 2026; 6.15pm**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 1st September 2026

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