

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 21st 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:

- film, photograph or make an audio recording of the meeting;
- use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- 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**
 - Councillors are invited to raise any declarations of interest concerning items on the agenda
 - To consider any requests for dispensation
- 4. Minutes of previous meeting held 7th September 2026**
 - To consider and adopt the minutes, as a true record of the proceedings
 - 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
 - DC/26/1186/HH** – Householder planning application – a. front porch b. conversion of garage to habitable room c. render to front elevation d. replacement windows – 4 Paget Place, Newmarket
 - DC/26/1296/FUL** – Planning application – a. mezzanine floor b. air conditioning units to rear elevation – Newmarket Retail Park, Unit 5, Oaks Drive, Newmarket
 - DC/26/1298/HH** – Householder planning application – a. remove chimney b. single storey rear extension (following demolition of existing conservatory) – 1 Wyndham Way, Newmarket
 - DC/26/1347/HH** – Householder planning application – ramped access to front elevation – 1 Bill Rickaby Drive, Newmarket
 - DC/26/1324/FUL** – Planning application – energy storage plant and associated infrastructure – Verge, Exning 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
 - AP/26/0023/STAND** – Brickfields Stud, Cemetery Hill, Newmarket - in progress
 - AP/26/0024/ENF** – 67A-C Exning Road, Newmarket – in progress
- 9. Planning applications** – East Cams

- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 02/09/26 and 09/09/26
- 11. Delegation Panel & Development Control Committee Decisions** - To discuss any decisions by Delegation Panel/DCC
- 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 5th October 2026; 6.15pm**

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 15th September 2026

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



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 7th September 2026 at 6:15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor J Berry (from 6.21pm)
Councillor A Drummond

Councillor P Hulbert
Councillor R Nobbs

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, Cllrs Winter (from 6.17pm), Borda (from 6.47pm) and Revitt (from 6.53pm) as observers, 9 Members of the public and 1 Member of the Press

Minute		Action by
D/26/09/1	<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 was recording the meeting.	
D/26/09/2	<u>Apologies</u> Apologies were received from Cllrs Hood, Jarvis, McHugh and Yarrow.	
D/26/09/3	<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> Cllr Nobbs declared an 'other' interest in item 7a – DC/26/0812/FUL. There were no requests for dispensation. <i>1 Member of the Press joined the meeting at 6.16pm</i>	
D/26/09/4	<u>To Confirm the Minutes of the Meeting Held on 17th August 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 17th August 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/26/09/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 17th August 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising. <i>Councillor Winter joined the meeting as an observer at 6.17pm</i>	
D/26/09/5	<u>Public Open Session</u>	

A member of the public spoke in relation to item 7a – DC/26/0812/FUL about his concerns including the number of properties that have been approved, spaces below the national standard, unsuitable escape routes and 1 fire alarm panel for the whole building which is locked in the bar area; he requested refusal of the application.

The applicant stated that the fire survey had been undertaken and there were no ongoing issues identified; also that Environmental Health have visited the site and the plans have been amended to meet the minimum standard requirements so everything has now been resolved.

Councillor Berry joined the meeting at 6.21pm

1 Member of the public joined the meeting at 6.22pm

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

D/26/09/5.01 Resolved

That item 7a – DC/24/0812/FUL be brought forward.

D/26/09/6 Amended and Deferred Plans

DC/26/0812/FUL – Planning application – creation of additional residential unit within existing building – 2 Sun Lane, Newmarket

Councillor Nobbs left the meeting at 6.23pm

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

D/26/09/6.01 Resolved

The Committee deferred the application to West Suffolk Officers to determine, given the complexities.

Councillor Nobbs rejoined the meeting and 7 members of the public left the meeting at 6.25pm

D/26/09/7 Planning Applications

D/26/09/7/1 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.01 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/09/7/2 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.02 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/09/7/3 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. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.03 Resolved

The Committee supports responsible tree management and voiced no objection.

1 member of the public joined the meeting at 6.37pm

D/26/09/7/4 DC/26/1226/P3CMA – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use if first, second and third floors from commercial, business and service (class E) to seven dwellings (class C) – Rutland Chambers, 19 High Street, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.04 Resolved

The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.

D/26/09/7/5 DC/26/1202/FUL – Single storey extension to create a trainers office with controlled entrance and parking area – Green Ridge Stables, Hamilton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.05 Resolved

The Committee voiced no objection.

D/26/09/7/6 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.06 Resolved

The Committee voiced no objection.

D/26/09/7/7 DC/26/1283/TCA – Trees in a conservation area notification – one Silver Maple (T4 on plan) fell – Clarehaven Stables, 57 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.07 Resolved

The Committee objects to the felling of healthy trees and objects to this

application until supporting evidence is provided to justify the felling.

D/26/09/7/8 DC/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. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.08 Resolved

The Committee supports responsible tree management, however raised concerns whether ten metres above ground would detrimentally the impact on the health of the tree.

D/26/09/7/9 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. Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.09 Resolved

The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.

D/26/09/7/10 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.10 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/09/7/11 DC/26/1307/TCA – Trees in a conservation area notification – one Robinia and one holly (marked on plan) fell – 45 Rous Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.11 Resolved

The Committee objects to the felling of healthy trees and requests that the Tree Officer consider the necessity of felling and if so conditions for the replacement of a suitable tree.

D/26/09/7/12 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 3) – 18 High Street, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was unanimous and the following was agreed:

D/26/09/7.12 Resolved

The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.

D/26/09/7/13 DC/26/1254/FUL – Planning application – one steel frame storage building – Green Ridge Stables, Hamilton Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.13 Resolved

The Committee voiced no objection.

D/26/09/7/14 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. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.14 Resolved

The Committee voiced no objection.

D/26/09/7/15 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. Cllr Nobbs made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/7.15 Resolved

The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.

D/26/09/8 Planning and Enforcement Appeals

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

D/26/09/9 East Cambs Planning Applications

Noted.

D/26/09/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 12/08/26, 19/08/26 and 26/08/26 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0907/VAR	Planning application – Variation of Condition 2 (opening hours) of	2-5 Elizabeth Parade,	Approved	No objection

	DC/14/0340/FU to extend the opening hours to Monday to Sunday 6am to 11pm	Newmarket			
DC/26/0898/HH	Householder planning application – single storey rear extension (following demolition of existing conservatory)	64 Edinburgh Road, Newmarket	Approved	No objection	
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	Approved	No objection	

D/26/09/11 Delegation Panel and Development Control Committee Decisions

DC/24/0622/RM was noted. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

Councillor Borda joined the meeting at 6.47pm

D/26/09/11.01 Resolved

That a letter be sent to WSC expressing the dissatisfaction, in its strongest terms, in approving the scheme that we strongly objected to. No conditions were added and the opportunity for a HGV plan or limits on operation were not taken. We would like to see this done for future applications.

That a letter be sent to SCC requesting a Newmarket Transport Plan.

D/26/09/12 Licensing

None noted.

D/26/09/13 Enforcement

A meeting is arranged with West Suffolk Council for Wednesday 16th September in which Cllrs Harvey, Hood and Winter and the Deputy Town Clerk will be attending. All members of the Committee are also invited.

D/26/09/14 Working Group Reports

No reports offered.

D/26/09/15 Palace Street

A proposal for double yellow lines was discussed. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/15.01 Resolved

The Committee support restricted parking but felt that other alternatives should also be considered particularly to protect the appearance of the Bill Tutte memorial area such as expanding the Restricted parking zone that operates for most of Palace Street to the junction with the High Street installation of sleeping policemen or pedestrianising the area.

*Cllr Revitt joined the meeting as an observer at 6.53pm
1 member of the public left the meeting at 6.55pm*

D/26/09/16 Correspondence
None noted.

D/26/09/17 Date of Next Meeting
Monday 21st September 2026 at 6.15pm at the Memorial Hall.

Meeting closed 6:59pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/09/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 17 th August 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/09/5.01 Resolved</u>	That item 7a – DC/24/0812/FUL be brought forward.
<u>D/26/09/6.01 Resolved</u>	The Committee deferred the application to West Suffolk Officers to determine given the complexities.
<u>D/26/09/7.01 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/09/7.02 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/09/7.03 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/09/7.04 Resolved</u>	The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.
<u>D/26/09/7.05 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/7.06 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/7.07 Resolved</u>	The Committee objects to the felling of healthy trees and objects to this application until supporting evidence is provided to justify the felling.
<u>D/26/09/7.08 Resolved</u>	The Committee supports responsible tree management, however raised concerns over the impact on the health of the tree.
<u>D/26/09/7.09 Resolved</u>	The Committee are concerned about the cumulative effect of

	infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.
<u>D/26/09/7.10 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/09/7.11 Resolved</u>	The Committee objects to the felling of healthy trees and refers to the Tree Officer for the replacement of a suitable tree.
<u>D/26/09/7.12 Resolved</u>	The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.
<u>D/26/09/7.13 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/7.14 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/7.15 Resolved</u>	The Committee are concerned about the cumulative effect of infill additional accommodation with no additional parking increased waste provision and the additional demand on services. Also that this is not being included in the figures for additional housing supply.
<u>D/26/09/11.01 Resolved</u>	That a letter be sent to WSC expressing the dissatisfaction, in its strongest terms, in approving the scheme that we strongly objected. No conditions were added and the opportunity for a HGV plan or limits on operation were not taken. We would like to see this done for future applications. That a letter be sent to SCC requesting a Newmarket Transport Plan.
<u>D/26/09/15.01 Resolved</u>	The Committee support restricted parking but felt that other alternatives should also be considered particularly to protect the appearance of the Bill Tutte memorial area such as expanding the Restricted parking zone that operates for most of Palace Street to the junction with the High Street installation of sleeping policemen or pedestrianising the area.

Items 6

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
<u>DC/26/1186/HH</u> Householder planning application – a. front porch b. conversion of garage to habitable room c. render to front elevation d. replacement windows 4 Paget Place, Newmarket		Apryl Trask	Mr S McDonald	15th September 2026 EOT Accepted Extension to 21st Sept
<u>DC/26/1296/FUL</u> Planning application – a. mezzanine floor b. air conditioning units to rear elevation Newmarket Retail Park, Unit 5, Oaks Drive, Newmarket		Ed Fosker	Pets At Home Limited C/o Savills (UK) Limited	23rd September 2026
<u>DC/26/1298/HH</u> Householder planning application – a. remove chimney b. single storey rear extension (following demolition of existing conservatory) 1 Wyndham Way, Newmarket		Apryl Trask	Mr & Mrs McCarthy	24th September 2026
<u>DC/26/1347/HH</u> Householder planning application – ramped access to front elevation 1 Bill Rickaby Drive, Newmarket		Apryl Trask	Mrs Jennifer Hodgkinson	1st October 2026

Items 6

Development and Planning Committee
Planning Applications – West Suffolk Council

<u>DC/26/1324/FUL</u> Planning application – energy storage plant and associated infrastructure Verge, Exning Road, Newmarket		Philip Crutchlow	Mrs Ashleigh Boyce	2 nd October 2026
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EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 4th September 2026

Reference: 26/00910/FUL

Officer: Jasmine Moffat

Location: 7A Townsend Soham Cambridgeshire CB7 5DB

Date application valid: 27th August 2026

Parish: Soham

Proposal: Change the use of the existing dwelling to housing of multiple occupants (HMO) with 9 No. Bedrooms (Sui Generis) and associated living and welfare facilities

Applicant:

Mr Norman
Manor House Barn
Haddon
Peterborough
PE7 3TR

Agent:

TAB Architecture Ltd
FAO Mr Craig Farrow
Unit 08 E-Space South
26 St Thomas Place
Ely
CB7 4EX

Grid Reference: 559040 274289

Decision List

Weeks commencing 02/09/26, 09/09/26	NTC Comments	West Suffolk Council Decision
DC/26/0683/RM Reserved matters application – submission of details under outline planning permission DC/24/0720/OUT – access (other than the previously approved and installed means of access), appearance, landscaping, layout and scale – for the construction of three commercial units (use class B2/B8 and E(g)) Hatchfield Farm, Fordham Road, Newmarket	The Committee continues to strongly object to this application on numerous grounds: Traffic is frequently gridlocked already and no traffic survey has taken into account the additional traffic that will arise from the 400 houses on the Hatchfield development and 50 houses on the St Felix site development. If this application were to be approved, all HGV traffic must access and egress the site via the A14 to prevent a life threatening danger to residents and horses by vehicles passing through the town. The Committee are disappointed that this application has been submitted with no consultation with the Planning Officer. They would prefer a mixed employment scheme of small and medium light industrial units that offer a higher employment density and which is more economically resilient, instead of over urbanisation. The development is out of odds with the needs of the town and the Committee are concerned that this development will be like Culina in Haverhill, enduring issues such as noise from HGVs and refrigeration units and light pollution. The Committee would much prefer a science park or similar with park and ride. We have received 4 significant objections from members of the public and local	Decided – Approve 

Decision List

	organisations which the Committee agree with.	
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	The committee voiced no objection.	Decided – Approve 
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	The committee supports responsible tree management and voiced no objection.	Decided – Approve 
DC/26/1116/TCA Trees in a conservation area notification – works stated on submitted tree schedule of works Godolphin Stables, Snailwell Road, Newmarket	The Committee supports responsible tree management and voiced no objection subject to agreement of the Tree Officer.	Decided – No objection 
DC/26/1041/ADV Application for advertisement consent – a. one internally illuminated totem sign b. ten non illuminated fascia signs c. two non illuminated fascia signs Unit 6 Nucleus Park, 351 Exning Road, Newmarket	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.	Decided – Approve 
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	The Committee objects to the felling of healthy trees and supports the recommendation of the Tree Officer.	Decided - Approve

Decision List

Godolphin Stables, Snailwell Road, Newmarket		
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	The Committee supports responsible tree management and voiced no objection.	Decided – Approve 

To: **Recipients of Delegation Panel papers**

Contact Email Planning Department
planning.technical@westsuffolk.gov.uk

9 September 2026

Dear all

Delegation Panel - Tuesday 8 September 2026

Following consultation with the members of the Delegation Panel on the above date, the Director of Planning and Growth has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.technical@westsuffolk.gov.uk

Yours sincerely



Marie Smith
Director of Planning and Growth

2.	Application number	DC/26/1041/ADV
	Proposal:	Application for advertisement consent - a. one internally illuminated totem sign b. 10 non illuminated fascia signs c. two non illuminated fascia signs
	Location:	Unit 6, Nucleus Park, 351 Exning Road, Newmarket
	Case officer:	Cara Fieldhouse
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegated Decision.
	Reason for DCC referral:	N/A
	Director decision:	Delegated Decision.