



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 21st September 2026 at 6:15pm**

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond

Councillor P Hulbert

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, Cllrs Winter (from 6.35pm) as an observer, 1 Member of the public (from 6.17pm) and 1 Member of the Press

Minute	Action by
D/26/09/18 <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/26/09/19 <u>Apologies</u> Apologies were received from Cllrs Berry, Jarvis, McHugh, Nobbs and Yarrow. Cllr Hood was absent.	
D/26/09/20 <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 interest or requests for dispensation.	
D/26/09/21 <u>To Confirm the Minutes of the Meeting Held on 7th September 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 7th September 2026 and Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed: <u>D/26/09/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 7th September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. <i>1 Member of the Public joined the meeting at 6.17pm</i> The Chair confirmed that letters have been drafted (as requested following the previous Development & Planning meeting on 7th September 2026) a) to West Suffolk in relation to Hatchfield (non-consideration of an HGV transport plan, restrictions on operation hours, etc) and b) to SCC requesting a transport plan for Newmarket and will be sent shortly. SCC have received our feedback suggesting alternatives to the proposed yellow lines at Palace Street. Another suggestion is the	

possibility of changing the two way section running from the High Street into Palace Street (including around the Bill Tutte Memorial area) into one way to avoid dangerous manoeuvring in that section.

D/26/09/22 Public Open Session

None.

D/26/09/23 Planning Applications

D/26/09/23/1 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. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.01 Resolved

The Committee, noting no material change to the previous plans, again voiced no objection.

D/26/09/23/2 DC/26/1296/FUL – Planning application – a. mezzanine floor b. air conditioning units to rear elevation – Newmarket Retail Park, Unit 5, Oaks Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.02 Resolved

The Committee voiced no objection subject to there being no noise issues from the additional air conditioning units and that SCC are content that this does not obstruct the highway with regard to the Public Right of Way

D/26/09/23/3 DC/26/1298/HH – Householder planning application – a. remove chimney b. single storey rear extension (following demolition of existing conservatory) – 1 Wyndham Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.03 Resolved

The Committee voiced no objection.

D/26/09/23/4 DC/26/1347/HH – Householder planning application – ramped access to front elevation – 1 Bill Rickaby Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/26/09/23.04 Resolved

The Committee voiced no objection.

D/26/09/23/5 DC/26/1324/FUL – Planning application – energy storage plant and associated infrastructure – Verge, 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/26/09/23.05 Resolved

The Committee object in the strongest terms due to the detrimental impact on

the street scene (the “vacant verge” is essential town tree-lined green space), overdevelopment (already a vast telecommunications tower and cabinets opposite the site), potential noise and disturbance, the use of hazardous materials and potential safety issues, totally inappropriate in a residential area.

D/26/09/24 Amended and Deferred Plans

None noted.

D/26/09/25 Planning and Enforcement Appeals

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

D/26/09/26 East Cambs Planning Applications

Noted.

D/26/09/27 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 02/09/26 and 09/09/26 were noted.

Applications	Description	Address	WSC Decision	NTC 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	Approved	Strongly objected
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	Approved	No objection
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	Approved	No objection
DC/26/1116/TCA	Trees in a conservation area notification – works stated on submitted tree schedule of works	Godolphin Stables, Snailwell Road, Newmarket	Approved	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	Approved	Objected
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 A4 of	Godolphin Stables, Snailwell Road, Newmarket	Approved	No objection

	order) and one Sycamore (T008 on plan, within area A4 on order) fell				
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	Approved	No objection	

D/26/09/28 Delegation Panel and Development Control Committee Decisions

The delegated decision was noted for DC/26/1041/ADV – Unit 6, Nucleus Park, 351 Exning Road, Newmarket – as Granted by officer delegation.

D/26/09/29 Licensing

Pavement licence renewal – the Bull, 62 High Street, Newmarket – Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/09/29.01 Resolved

The committee have no objection providing that the renewal is for the current configuration being continued.

D/26/09/30 Enforcement

Cllrs Winter and Harvey and the Deputy Town Clerk met with WSC last Wednesday 16th September to discuss planning enforcement. It was a constructive meeting in which the process, our role, options and follow up were discussed. We were informed that WSC Newmarket Members are given a briefing on enforcement cases every 2 months. Specific issues were raised and updates given and we were able to emphasise our frustration.. Going forward, it was noted that WSC Officers will meet bi-monthly with the Town Clerk/Deputy Town Clerk following that briefing for feedback and to improve communication lines.

D/26/09/31 Working Group Reports

No reports offered.

D/26/09/32 Correspondence

It was noted that we are in receipt of a sex establishment renewal licence consultation which will be on the next agenda for consideration.

D/26/09/33 Date of Next Meeting

Monday 5th October 2026 at 6.15pm at the Memorial Hall.

Meeting closed 6:35pm.

Signed A J Harvey Date 05/10/2026

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/09/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 7th September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/09/23.01 Resolved</u>	The Committee, noting no material change to the previous plans, again voiced no objection.
<u>D/26/09/23.02 Resolved</u>	The Committee voiced no objection subject to there being no noise issues from the additional air conditioning units and that SCC are content that this does not obstruct the highway with regard to the Public Right of Way.
<u>D/26/09/23.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/23.04 Resolved</u>	The Committee voiced no objection.
<u>D/26/09/23.05 Resolved</u>	The Committee object in the strongest terms due to the detrimental impact on the street scene (the “vacant verge” is essential town tree-lined green space), overdevelopment (already a vast telecommunications tower and cabinets opposite the site), potential noise and disturbance, the use of hazardous materials and potential safety issues, totally inappropriate in a residential area.
<u>D/26/09/29.01 Resolved</u>	The committee have no objection providing that the renewal is for the current configuration being continued.