



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee **Held on Monday 5th October 2026 at 6:15pm**

Attendance:

Councillor J Harvey (Vice Chair)
Councillor J Berry
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor K Yarrow

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, Cllrs Revitt (from 7.03pm and Borda (from 7.04pm) as observers and 1 Member of the public (from 6.28pm)

Minute	Action by
D/26/10/1 <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. <i>Cllr Berry joined the meeting at 6.15pm</i>	
D/26/10/2 <u>Apologies</u> Apologies were received from Cllrs Drummond, Hood and Nobbs.	
D/26/10/3 <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 interest or requests for dispensation.	
D/26/10/4 <u>To Confirm the Minutes of the Meeting Held on 21st September 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 21st 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/26/10/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 21st September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. The Chair confirmed that letters have been drafted (as requested following the 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.	

D/26/10/5 Public Open Session

None.

D/26/10/6 Planning Applications

D/26/10/6/1 DC/26/1413/TCA – Trees in a conservation area notification – 16 Conifers (marked G1 on plan) fell – Netherby, 48 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/6.01 Resolved

The Committee objects to the felling of healthy trees and requests a replacement of the trees in an alternative location.

D/26/10/6/2 DC/26/1428/TCA – Trees in a conservation area notification – one Beech (marked on plan) fell – Beech Hurst, 46 Bury Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/6.02 Resolved

The Committee defer this application to the Tree Officer.

D/26/10/6/3 DC/26/1399/FUL – Planning application – use of building as commercial, business and service (class E) – 5 Craven Way, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/10/6.03 Resolved

The Committee voiced no objection.

D/26/10/7 Amended and Deferred Plans

None noted.

D/26/10/8 Planning and Enforcement Appeals

Planning appeal AP/26/0023/STAND – a public inquiry has been arranged from 20th October 2026. Cllr Harvey made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/10/8.01 Resolved

That the Committee contacts the Inspector to make representation at the public enquiry. Final details will be agreed at the next meeting on 19th October 2026.

Enforcement appeal AP/26/0024/ENF was noted.

1 Member of the Public joined the meeting at 6.28pm

D/26/10/9 East Cambs Planning Applications

Noted.

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

Withdrawn

West Suffolk Planning Determinations received during weeks commencing 16/09/26 and 23/09/26 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/1192/TCA	Trees in a conservation area notification – 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	Iceni Cottage, 3 Argent Place, Newmarket	Approved	No objection
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	Approved	No objection
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	Approved	No objection
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	Approved	Objected
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	Withdrawn	Objected
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	Approved	No objection
DC/26/1283/TCA	Trees in a conservation area notification – one Silver Maple (T4 on plan) fell	Clarehaven Stable, 57 Bury Road, Newmarket	Approved	Objected
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	Approved	No objection

D/26/10/11 Delegation Panel and Development Control Committee Decisions

The delegated decision was noted for DC/26/0984/FUL – Suffolk House, Fordham Road, Newmarket and DC/26/1219/TPO – Gordon Richards Close, Newmarket– as Granted by officer delegation.

D/26/10/12 Licensing

Sex establishment licence - Heaven, 109 High Street, Newmarket – Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/10/12.01 Resolved

Despite some reservations and given the advice received, the Committee have no objection.

D/26/10/13 Enforcement

The Deputy Chief Executive from WSC will be meeting with the Town Clerk and Deputy Clerk bi monthly to discuss enforcement issues.

D/26/10/14 Working Group Reports

The Transport and Parking working group met on 29th September and included County Cllrs Burton and Whittle. Sonia Tawse from Racing Welfare also attended to discuss a cycling initiative for stable staff.

Cllr Revitt joined the meeting at 7.03pm

Cllr Borda joined the meeting at 7.04pm

D/26/10/15 Palace Street

The two options from the SCC Safety and Speed Team were discussed. Cllr Harvey made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/15.01 Resolved

The Committee would like SCC to look at the installation of a loading bay as an alternative; if this is not feasible and the Bill Tutte Committee confirm that they are happy with the replacement lines they will accept this with reservations.

D/26/10/16 Correspondence

SCC have circulated a proposed TRO for the loading bay outside Tesco's, High Street. This will be included in the next agenda.

D/26/10/17 Date of Next Meeting

Monday 19th October 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:06pm.

Signed Rachel Hood Date 19th October 2026

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/10/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 21st September 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.

<u>D/26/10/6.01 Resolved</u>	The Committee objects to the felling of healthy trees and requests a replacement of the trees in an alternative location.
<u>D/26/10/6.02 Resolved</u>	The Committee defer this application to the Tree Officer.
<u>D/26/10/6.03 Resolved</u>	The Committee voiced no objection.
<u>D/26/10/8.01 Resolved</u>	That the Committee contacts the Inspector to make representation at the public enquiry. Final details will be agreed at the next meeting on 19th October 2026.
<u>D/26/10/12.01 Resolved</u>	Despite some reservations and given the advice received, the committee have no objection.