



Newmarket

TOWN COUNCIL

The Memorial Hall, High Street, Newmarket, CB8 8JP
Tel: 01638 667 227. E-mail townclerk@newmarket.gov.uk

NOTICE IS HEREBY GIVEN OF A MEETING OF THE NEWMARKET TOWN COUNCIL
to be held at Memorial Hall, High Street, Newmarket, CB8 8JP
Monday 26th October 2026 at 6.15pm
Councillors are hereby summoned to attend
for the purpose of transacting the business that follows

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

A G E N D A

1. **Welcome** - The Mayor to read the fire safety notice and ask whether anyone intends to record the meeting
2. **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 the previous meetings held 28th September 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 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. **Police Report** – to receive and note a report (verbal or written) from the PCT (Police Community Team)
7. **Councillor Reports** - to receive and note reports (if any) from: **(please limit reporting time to 3 minutes)**
 - a) Ward Reports from Newmarket Town Councillors
 - b) District Councillors
 - c) County Councillors
 - d) Outside bodies representative reports from Town Councillors
8. **Announcements** - To receive the Town Mayor's and Deputy Mayor's Announcements (if any)
9. **Committee Meetings**
 - a) To receive the minutes and consider and approve any recommendations from the Development & Planning meetings held on 5th and 19th October 2026
 - b) To receive the minutes and consider and approve any recommendations from Leisure Services meeting held on 5th October 2026
 - c) To receive the minutes and consider and approve any recommendations from Performance and Audit meeting held on 12th October 2026
 - d) To receive the minutes and consider and approve any recommendations from the Human Resources Committee meeting held on 19th October 2026

Distribute to the following for information:

County & District Councillors, The Press, Newmarket Town Council Website

10. Working Group Reports

- a) Climate and Environment Working Group update report
- b) Any other Working Group reports

11. Correspondence

12. Date of the next Meeting – Monday 23rd November 2026

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 20th October 2026

Distribute to the following for information:

County & District Councillors, The Press, Newmarket Town Council Website



Minutes of the Meeting of Newmarket Town Council

held on Monday 28th September 2026 at 6:15 pm at the Memorial Hall

Attendance:

Councillor P Winter (Town Mayor)
Cllr M Anderson
Councillor J Borda
Councillor A Drummond
Councillor J Harvey (Deputy Town Mayor)
Councillor R Hood

Councillor P Hulbert
Councillor J Jarvis
Councillor S Kavanagh
Councillor J McHugh
Councillor C Revitt

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, Cllr A Burton – SCC, Cllr A Whittle - WSC/SCC, one member of the Press and three members of the public.

26/09/1 Welcome

The Mayor welcomed everyone and read the fire safety notice and asked if anyone intended to record the meeting.

26/09/2 Apologies for Absence – LGA 1972, Section 85(1) & (2)

Apologies were received from Cllrs Berry, Crissall, Slater and Yarrow. Councillors Clover, Nobbs and Starkey were marked as absent.

26/09/3 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

No declarations were made. There were no requests for Dispensation.

26/09/4 To Receive and Confirm the Minutes of the Town Council Meeting held on 24th August 2026 and any Matters Arising.

The minutes of the meeting held on 24th August 2026 were presented. Cllr Winter made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

26/09/4.01 Resolved

That the minutes of the meeting held on 24th August 2026 be adopted and signed as a correct record by the Town Mayor.

There were no matters arising.

26/09/5 Public Open Session

A resident spoke applauding the attempts by Cllr Jarvis to get the speed limit on Warren Hill reduced and stated that Old Station Road required similar attention with traffic approaching from Cheveley Road direction. He stated that, despite pledges, no recycling facility had been restored in Newmarket and he felt let down by the past Conservative County Councillors on this matter.

26/09/6 Police Report

No report was offered from the Police CPT team.

Councillor Reports**Ward Reports**

Cllr Yarrow had emailed a Ward Report with an update to the Members regarding The Silks: Anchor have almost concluded the planning process, which was originally built for private sale and will now be 100% social rented homes for those aged 55 and over. The delay is with some contractor 'minor works' that are outstanding. Cllr Kavanagh knew of a member of the public trying to get information regarding getting a flat in this empty property.

Cllr Jarvis spoke regarding the Studlands Guarded Orchard – vegetation had been cut back and the land enclosed with seating for dog walkers. The Yellow Brick Road is overgrown and smelly with potential pollution – a site visit by WSC is hoped for. There has been no works to date on the Nimbus Way fencing – this land is under National Highways, not SCC, and this is believed to be the cause of the delay to rectify the safety concern in the area.

Cllr Hood responded to the member of the public's earlier comment regarding the recycling centre: the centre was closed in 2016 – before herself and Cllr Drummond were elected to SCC and they had spent many years arguing the case for reinstatement. Under the Conservatives, the centre had been scheduled for a fully funded reopening, but the administration had changed following the May 2026 elections. The recent vote at WSC had been against not sending a combative letter to SCC, not against reinstating the recycling centre.

District Reports

Cllr Hood spoke regarding Warren Hill speeding; WSC had failed to help the traffic situation in Newmarket by not putting a proper traffic plan in place for the town. Cllr Jarvis stated that it was too late for a traffic plan and that this should have been in place much earlier.

Cllr Jarvis spoke regarding the Studlands project – 'Renew Studlands' which focuses on the improvement of the piecemeal areas. He intends to engage all councils and private contractors and council officers and had had a productive meeting with the MP, Nick Timothy. There may be funding available and this project will include the Yellow Brick Road. The 'Neigh to 60' campaign has received a phenomenal response from riders, trainers and the public at this 'accident waiting to happen' hot-spot and he is collaborating with Cllr Johnney Edge from Cambridgeshire and Cllr Whittle. He highlighted the incredible work of Nexas who have good plans for their new centre and need the support of all. The first bottleless water machine has been installed at the Leisure Centre.

County Reports

Cllr Whittle gave a report regarding the Moulton Road traffic issue and the Jockey Club's and public's concerns regarding safety issues around the horse community. A joint site visit is awaited by Cambridgeshire County Council, with all relevant interested parties in attendance, including Moulton Parish Council. Cambs CC are responsible for speed assessments in this area and SCC can do an assessment at the bottom of the road – this being carried out at busiest horse activity times. Cllr Nobbs had asked regarding the SCC streetlighting being on longer into the night time; however the area does not fit the current criteria for this within its policy. Cllr Whittle had spoken in favour of accepting a condition for HGVs to turn right from the Hatchfield planning application, but this was not adopted. He believes that there is a precedent from another council in the same situation and is looking into this. The SCC Cabinet Team received a report from Cllr Burton and Whittle and SCC Officers looking at options for reinstatement of the recycling centre, and this will be at Full Cabinet on 8th October and it is hoped that this will make an impact.

Cllr Burton reported regarding his work on traffic issues at Adastral Close. He had

escalated the Nimbus Way safety concerns to the Cabinet Member and asked for a temporary fence to be put in. Issues regarding the hedge at the Leisure Centre had been passed to WSC Cllr Lynch to report. He talked about visiting the Great Blakenham recycling and waste centres and the Newmarket Sausage Festival, which had received good footfall, National Farmers Day event and Open Stables Weekend.

Outside bodies representatives

No reports.

Cllrs Burton and Whittle left the meeting at 6.51pm.

26/09/8 Mayors Announcements

The Mayor reported that, other than attending committee meetings, working groups and other meetings, she had attended as follows:

28th August - Opened new banking hub in the Guineas Shopping Centre

28th August – Attended a meeting at the Racing Centre for the Sports Hub

12th September – Gave the freedom of Newmarket to the Grenadier Guards

17th September – Opened the Global Spice Convenience Store on Freshfields

26th September – Attended the Sausage festival to judge the best sausage dog

Cllr Hood gave thanks to the Mayor and the NTC Staff for putting on a wonderful event for the Grenadier Guards Freedom of the Town march on 12/9/26.

26/09/9 To Receive the Minutes and Consider and Approve any Recommendations from the Development & Planning Committee Meetings held on 7th and 21st September 2026

The minutes and recommendations from the Development & Planning Committee meetings held on 7th and 21st September 2026 were presented. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted. There were no recommendations.

26/09/10 To Receive the Minutes and Consider and Approve any Recommendations from the Community Services Committee Meeting held on 7th September 2026

The minutes of the Community Services Committee meeting held on 7th September 2026 were presented. Cllr Winter made a proposal, seconded by Cllr Borda. A vote was taken which was unanimous and the minutes were adopted with the following recommendation being approved.

26/09/10.01 Resolved (Recommendation: C/26/09/9.01)

That this item be deferred to allow further research regarding an alternative location for the SOS bus on Friday and Saturday evenings between 9.30pm and 4am.

26/09/11 To Receive the Minutes and Consider and Approve any Recommendations from the Finance and Policy Committee Meeting held on 21st September 2026

The minutes of the Finance and Policy Committee meeting held on 21st September 2026 were presented. Cllr Harvey made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the minutes were adopted. There were no recommendations.

26/09/12 Working Group Reports

The Climate and Environment Working Group had not met since the last council meeting. Cllr McHugh informed Council that the People's Environmental Briefing film is scheduled for a showing at the Memorial Hall on 14th November at 5pm and that members of the Environmental Working Group had been working with the Newmarket Climate Group..

26/09/13 Twinning

A report and minutes from a meeting held on 2nd September were presented regarding the MLF/MLR twinning arrangements, where it was agreed that the Newmarket Twinning Association would re-form and take back the administration of the activities. Proposals were made by Cllr Winter, seconded by Cllr Drummond. A vote was taken, which was unanimous, and the following was agreed:

26/09/13.01 Resolved

That a budget of £2,500 be agreed for the annual grant to the Newmarket Twinning Association and that a welcome reception would be provided on hosting years by NTC.

26/09/13.02 Resolved

That the Twinning EMR balance of £597 be transferred into the newly re-formed Newmarket Twinning Association bank account, once confirmed.

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

26/09/13.03 Resolved

That advice and assistance would be provided, as necessary, to the NTA by the Council staff.

26/09/14 External Audit

The External Auditor's report for the financial year 2025-2026 was received and noted, with no 'except for' matters. Cllr Winter thanked the RFO for good budgeting during a difficult year that brought some unexpected major costs, such as the replacement lift, main hall heating system and the complete refurbishment of the public conveniences.

26/09/15 Correspondence

None noted.

26/09/16 Date of the next Meeting

Monday 26th October 2026 in the Memorial Hall at 6.15pm. Meeting closed at 7:00pm.

Signed: _____

Date: _____

Summary of Resolutions

Resolution	Resolution Wording
<u>26/09/10.01 Resolved</u> <i>(Recommendation: C/26/09/9.01)</i>	That this item be deferred to allow further research regarding an alternative location for the SOS bus on Friday and Saturday evenings between 9.30pm and 4am.
<u>26/09/13.01 Resolved</u>	That a budget of £2,500 be agreed for the annual grant to the Newmarket Twinning Association and that a welcome reception would be provided on hosting years by NTC.
<u>26/09/13.02 Resolved</u>	That the Twinning EMR balance of £597 be transferred into the newly re-formed Newmarket Twinning Association bank account, once confirmed.
<u>26/09/13.03 Resolved</u>	That advice and assistance would be provided, as necessary, to the NTA by the Council staff.

Mayors Announcements

October 6th - Lunch with Sir Terry Waite following the Open Door meeting at All Saints Church.

October 10th - Attended the Eastern Education group 'Graduation 26' celebration at St Edmundsbury Cathedral.

October 11th - Attended the justice service held at Ipswich Minster.

October 12th - Attended the opening of the Stour Valley Men's Shed.

October 13th - Opened the Avican Support offices on Newmarket High Street.

THIS PAGE IS LEFT BLANK INTENTIONALLY



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</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> <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> 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 object to the felling of healthy trees, but as the applicant suggests that this tree is in decline and diseased we defer to the opinion of the Tree Officer in determining this application.

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 and supported the clarification on the permitted use of this unit.

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 register our intention to make representation at the public enquiry. Final details of what that submission will be to be agreed at the next D&P 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, following advice received from the licensing authority in response to previous extensive objections which had been discounted by them, the Committee voiced no further comments.

D/26/10/13 Enforcement

To improve information regarding enforcement issues that the Town Council are pursuing, the Deputy Chief Executive from WSC will be meeting with the Town Clerk and Deputy Clerk bi monthly to discuss these enforcement issues.

D/26/10/14 Working Group Reports

The Transport and Parking working group met on 29th September and invited 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 recognised that additional signage was undesirable regarding extending the Restricted Parking Zone. However any measure needs to be minimally obtrusive but effective and, noting that Blue Badge Holders would still be able to park on “double yellow” lines we would like SCC to consider marking the area in front of TK Max as a loading bay; if this is not feasible and subject to the consent of the Bill Tutte Committee D&P confirm that, despite some reservations, they will accept the replacement “heritage” lining.

D/26/10/16 Correspondence

SCC have circulated a proposed TRO for the loading bay outside 74 to 80 High Street to service shops such as Tesco's. 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 _____ Date _____

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 21 st 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 object to the felling of healthy trees, but as the applicant suggests that this tree is in decline and diseased we defer to the opinion of the Tree Officer in determining this application.
<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 register our intention to make representation at the public enquiry. Final details of what that submission will be to be agreed at the next D&P meeting on 19 th October 2026.
<u>D/26/10/12.01 Resolved</u>	Despite some reservations, following advice received from the licensing authority in response to previous extensive objections which had been discounted by them, the Committee voiced no further comments.
<u>D/26/10/15.01 Resolved</u>	The Committee recognised that additional signage was undesirable regarding extending the Restricted Parking Zone. However any measure needs to be minimally obtrusive but effective and, noting that Blue Badge Holders would still be able to park on “double yellow” lines we would like SCC to consider marking the area in front of TK Max as a loading bay; if this is not feasible and with the consent of the Bill Tutte Committee D&P confirm that, despite some reservations, they will accept the replacement “heritage” lining.

THIS PAGE IS LEFT BLANK INTENTIONALLY



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 19th October 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor A Drummond
Councillor J Harvey

Councillor P Hulbert
Councillor J Jarvis
Councillor R Nobbs

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager, Cllr Winter as an observer (from 6.28pm), 1 Member of the public (from 6.20pm) and 1 Member of the Press

Minute	Action by
D/26/10/18 <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/26/10/19 <u>Apologies</u> Apologies were received from Cllrs Berry, McHugh and Yarrow.	
D/26/10/20 <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/26/10/21 <u>To Confirm the Minutes of the Meeting Held on 5th October 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 5th October 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/26/10/21.01 Resolved</u> That the minutes of the Development & Planning Committee held on 5th October 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.	
D/26/10/22 <u>Public Open Session</u> The Committee were made aware of concerns over the condition of Foley House and that it may have to be knocked down. Cllr Hood has spoken to County Cllr Whittle and will ask for an update.	
<i>1 Member of the Public joined the meeting at 6.20pm</i>	

D/26/10/23 Planning Applications

D/26/10/23/1 DC/26/1464/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 one dwelling (class C3) – 142 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.01 Resolved

The Committee would like clarification on the proposal as the plans are unclear; they would also like an extension of time to be requested in order for this to be considered once clarification has been received.

D/26/10/23/2 DC/26/1463/P3CMA – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial, business and service (class E) to three residential flats (ground floor only) (class C3) 63/P3CMA – 136-142 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.02 Resolved

The Committee would like clarification on the proposal as the plans are unclear; they would also like an extension of time to be requested in order for this to be considered once clarification has been received.

D/26/10/23/3 DC/26/1471/TCA – Trees in a conservation area notification – two Limes (G1 on plan) crown reduction in height by eight meters – 4 Falmouth Gardens, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.03 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/10/23/4 DC/26/1441/TPO – TPO 03 (1990) tree preservation order – one Lime (indicated on plan and in group G2 on the order) fell – 23 Leaders Way, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.04 Resolved

The Committee objects to the felling of healthy trees and would support the Tree Officers recommendation.

Cllr Winter joined the meeting as an observer at 6.28pm

1 Member of the Public left the meeting at 6.29pm

D/26/10/23/5 DC/26/1514/TCA – Trees in a conservation area notification – one Norway Maple, one Sycamore and six Limes (marked on plan) fell – Heath House, Moulton Road, Newmarket. Cllr Nobbs made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.05 Resolved

The Committee supports responsible tree management and objects to the felling of healthy trees and would support the Tree Officers comments and request that if any trees are felled that they are replaced with an appropriate species.

D/26/10/23/6 DC/26/1437/VAR – Planning application – variation of conditions 1 (approved plans), 2 (parking) and 3 (cycle storage and ramp) of DC/23/1262/VAR to enable revised plans to be used for the change of use conversion of existing Police Station and Magistrates Court (sui generis) to create 15no. dwellings C3 (dwellings) – Former Police Station, 1 Vicarage Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.06 Resolved

The Committee voiced no objection.

Cllr Hood declared an 'other' interest in item 6g and left the room at 6.33pm. Cllr Harvey took the chair.

D/26/10/23/7 DC/26/1332/FUL – Planning application – conversion of garage to dwelling – 48B Old Station Road, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.07 Resolved

The Committee objects to the application requesting clarification on the parking proposals. The Committee queried how it passed validation as the proposed parking spaces as indicated and taking account of movement in and out of the area do not appear to be feasible.

Cllr Hood rejoined the meeting at 6.40pm

D/26/10/23/8 DC/26/1533/TCA – Trees in a conservation area notification – one Ash (T1 on plan) fell – Chestnut Lodge, Exeter Road, Newmarket. Cllr Hood made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/10/23.08 Resolved

The Committee object to the felling of healthy trees and would support the decision of the Tree Officer.

D/26/10/24 Amended and Deferred Plans

D/26/10/24/1 DC/26/1286/P3CM – 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 Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/10/24.01 Resolved

The Committee endorses its previous concerns and maintains its objections. The plans are unclear and they would like clarity on the plans, particularly the

ground floor use and the available space for the proposed 4 dwellings as well as confirmation that adequate storage use is being maintained for commercial use. They would like an extension of time in order for a site visit to be carried out.

D/26/10/25 Planning and Enforcement Appeals

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

D/26/10/25.01 Resolved

That the Deputy Town Clerk drafts a short letter to the Planning Inspectorate opposing the granting of this appeal and confirm that it supports the submissions from the Newmarket Thoroughbred Racing & Breeding Industry Forum (NTRBIF). Cllr Hood will deliver the letter by hand to the Planning Inspectorate at the appeal hearing tomorrow and it will also be e-mailed.

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

D/26/10/26 East Cambs Planning Applications

Noted.

D/26/10/27 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 –	18 High Street, Newmarket	Withdrawn	Objected

	change of use of first and second floors from commercial, business and service (class E) to three dwellings (class C3)				
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/26/10/28 Delegation Panel and Development Control Committee Decisions

None noted.

D/26/10/29 Licensing

Street trading licence – Outside the Bushell, Newmarket - Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/10/29.01 Resolved

That Cllr Jarvis make a site visit and report back to the Committee.

D/26/10/30 Enforcement

Bi monthly meetings between the Town Clerk, Deputy Town Clerk and WSC will be starting shortly, date of 1st meeting to be confirmed at next committee meeting.

It was noted that the vape shop in Market Square has now closed completely and is being emptied.

D/26/10/31 Working Group Reports

None noted.

D/26/10/32 WSC Local Plan

The matrix for the consultation on the 2026 audit of settlement services and facilities was discussed. Cllr Drummond made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/10/32.01 Resolved

That we request that the sports hub allocation be added to the matrix.

D/26/10/33 Proposed Traffic Regulation Order

A proposed traffic regulation order for a new ‘Goods Vehicles Loading Only’ restriction in the layby outside 74 to 80 High Street was considered. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/10/33.01 Resolved

That the Committee support the application for a loading bay outside 74-80 High Street, Newmarket and respond accordingly to the TRO consultation.

D/26/10/34 Tree Preservation Order

TPO/009(2006) at Eve Lodge Stables, Hamilton Road, Newmarket was welcomed and noted.

D/26/10/35 Correspondence

None noted.

D/26/10/36 Date of Next Meeting

Monday 2nd November 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:17pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/10/21.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 5 th October 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/10/23.01 Resolved</u>	The Committee would like clarification on the proposal as the plans are unclear; they would also like an extension of time to be requested in order for this to be considered once clarification has been received.
<u>D/26/10/23.02 Resolved</u>	The Committee would like clarification on the proposal as the plans are unclear; they would also like an extension of time to be requested in order for this to be considered once clarification has been received.
<u>D/26/10/23.03 Resolved</u>	The Committee supports responsible tree management and voiced no objection.
<u>D/26/10/23.04 Resolved</u>	The Committee objects to the felling of healthy trees and would support the Tree Officers recommendation.
<u>D/26/10/23.05 Resolved</u>	The Committee supports responsible tree management and objects to the felling of healthy trees and would support the Tree Officers comments and request that if any trees are felled that they are replaced with an appropriate species.
<u>D/26/10/23.06 Resolved</u>	The Committee voiced no objection.
<u>D/26/10/23.07 Resolved</u>	The Committee objects to the application requesting clarification on the parking proposals. The Committee queried how it passed validation as the proposed parking spaces as

	indicated and taking account of movement in and out of the area do not appear to be feasible.
<u>D/26/10/23.08 Resolved</u>	The Committee object to the felling of healthy trees and would support the decision of the Tree Officer.
<u>D/26/10/24.01 Resolved</u>	The Committee endorses its previous concerns and maintains its objections. The plans are unclear and they would like clarity on the plans, particularly the ground floor use and the available space for the proposed 4 dwellings as well as confirmation that adequate storage use is being maintained for commercial use. They would like an extension of time in order for a site visit to be carried out.
<u>D/26/10/25.01 Resolved</u>	That the Deputy Town Clerk drafts a short letter to the Planning Inspectorate opposing the granting of this appeal and confirm that it supports the submissions from the Newmarket Thoroughbred Racing & Breeding Industry Forum (NTRBIF). Cllr Hood will deliver the letter by hand to the Planning Inspectorate at the appeal hearing tomorrow and it will also be e-mailed.
<u>D/26/10/29.01 Resolved</u>	That Cllr Jarvis make a site visit and report back to the Committee.
<u>D/26/10/32.01 Resolved</u>	That we request that the sports hub allocation be added to the matrix.
<u>D/26/10/33.01 Resolved</u>	That the Committee support the application for a loading bay outside 74-80 High Street, Newmarket and respond accordingly to the TRO consultation.

THIS PAGE IS LEFT BLANK INTENTIONALLY



Minutes of a Meeting of the Leisure Services Committee
Held on Monday 5th October 2026 at 7:15pm

Attendance:

Councillor J McHugh (Chair)
Councillor J Borda
Councillor J Harvey

Councillor J Jarvis
Councillor S Kavanagh

Also Present: N Alecock – Deputy Town Clerk, C O'Reilly – Events Manager and one member of the public (from 7.20pm)

L/26/10/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair opened the meeting, read the fire safety notice and confirmed that the meeting is not being recorded.

L/26/10/2 Apologies for Absence

Apologies were received from Cllr Winter.

L/26/10/3 Declaration of Member's Interests and to Remind Councillors of the Need to Keep up to Date Their Register of Member's Interests and to Consider Any Requests Received for Members Dispensation

None noted. There were no requests for dispensation.

L/26/10/4 To Receive and Confirm for Accuracy the Minutes of the Leisure Services Committee Meeting Held on Monday 3rd August 2026 and Any Matters Arising

Members received the minutes of the Leisure Services Committee meeting held on 3rd August 2026 and Cllr McHugh made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

L/26/10/4.01 Resolved

That the minutes of the Leisure Services Committee meeting held on 3rd August 2026 be adopted and signed as a true record by the Chair of the Leisure Services Committee.

Matters arising: L/26/08/10 - The exclusive hire of the Pavilion was refused by FTC.

L/26/10/5 Public Open Session

None.

L/26/10/6 To Receive the Accounts

The draft accounts for September 2026 were received and noted.

1 Member of the Public joined the meeting at 7.20pm

L/26/10/7 Working Group Reports for LS

A report from the LOTT working group was circulated.

L/26/10/8 Events Update

The Events Manager gave an update on events planned for 2026/2027.

The Summer Entertainment events, with the addition of an extra date, were again very well attended.

The Grenadier Guards Freedom of the Town was a very special event and has received good feedback. Thanks was given to the staff.

Current planned events:

BBC Radio 4 Any Questions – Friday 23rd October – entry from 6.30pm

Remembrance Sunday 2026 – Sunday 8th November – 1.30pm – 4pm

Christmas 2026 – Saturday 5th December – Choir Concert 5pm – 7pm and Sunday 6th December – Inka Polar Bear show 1pm – 3pm

2027/28 events:

Spring 2027 – Health and wellbeing theme

Summer 2027 – Groove ‘n’ Graze in the Garden – 1st Friday of June, July, Aug, Sept

July-August 2027 – 6 x summer entertainment Thursdays

2028 – Lexington Link 25th Anniversary visit

The Lexington Link 25th Anniversary Visit was discussed and Cllr McHugh made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

L/26/10/8.01 Resolved

The Committee agreed that this event should go ahead, initial contact be made and financial provision be factored into the next budget.

L/26/10/9 Event Publicity

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

L/26/10/9.01 Resolved

That the item referring to Event Publicity be deferred to the Website Review working group.

L/26/10/10 Food Truck

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

L/26/10/10.01 Resolved

To resurrect and update the previous terms and conditions for a semi-permanent pitch on the hardstanding in the Memorial Gardens and delegate the calculation of costings to the Town Clerk and Events Manager.

L/26/10/11 Car Boot Sales 2027

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

Book number 9 2026 -2027

L/26/10/11.01 Resolved

That the car boot dates for 2027 be approved as 16/05, 30/05, 13/06, 27/06, 11/07, 25/07, 15/08, 29/08, 12/09 and these bookings offered free of charge.

L/26/10/12 Correspondence

None noted.

L/26/10/13 Date of Next Meeting

Monday 7th December 2026 at the Memorial Hall.

Meeting closed at 7.58pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>L/26/10/4.01 Resolved</u>	That the minutes of the Leisure Services Committee meeting held on 3rd August 2026 be adopted and signed as a true record by the Chair of the Leisure Services Committee.
<u>L/26/10/8.01 Resolved</u>	The Committee agreed that this event should go ahead, initial contact be made and financial provision be factored into the next budget.
<u>L/26/10/9.01 Resolved</u>	That the item referring to Event Publicity be deferred to the Website Review working group.
<u>L/26/10/10.01 Resolved</u>	To resurrect and update the previous terms and conditions for a semi-permanent pitch on the hardstanding in the Memorial Gardens and delegate the calculation of costings to the Town Clerk and Events Manager.
<u>L/26/10/11.01 Resolved</u>	That the car boot dates for 2027 be approved as 16/05, 30/05, 13/06, 27/06, 11/07, 25/07, 15/08, 29/08, 12/09 and these bookings offered free of charge.

Book number 10 2026 -2027

Minutes of Leisure Services Committee held on Monday 5th October 2026

THIS PAGE IS LEFT BLANK INTENTIONALLY



Minutes of a Meeting of the Performance & Audit Committee
Held on Monday 12th October 2026 at 6:15pm

Attendance:

Councillor J Harvey (Chair)
Councillor A Drummond
Councillor R Hood

Councillor J McHugh
Councillor P Winter
Councillor K Yarrow

Also present: N Alecock – Deputy Town Clerk and C O'Reilly – Events Manager

Minute

P/26/10/1 Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chair opened the meeting and read the Fire Notice and announced that proceedings were not being recorded.

P/26/10/2 Apologies for Absence

No apologies were received.

P/26/10/3 Declaration of Member's Interests and 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

None noted. There were no requests for dispensations.

P/26/10/4 To Receive and Confirm for Accuracy the Minutes of the Performance & Audit Committee Meeting Held on Monday 13th July 2026 and Any Matters Arising

The Chair presented the minutes of the Performance & Audit Committee Meeting held on Monday 13th July 2026 and Cllr Drummond made a proposal, seconded by Cllr Winter. A vote was taken which was unanimous and the following was agreed:

P/26/10/4.01 Resolved

That the minutes of the Performance & Audit Committee meeting held on Monday 13th July 2026 be adopted and signed as a true record by the Chair of the Performance & Audit Committee.

There were no matters arising.

P/26/10/5 Public Open Session

None.

P/26/10/6 Resolution Audit

The resolution progress for Q2 financial year 2026/2027 was received, updated, and noted.

C O'Reilly joined the meeting at 6.22pm

Naomi Alecock left the meeting at 7.04pm.

The outstanding resolutions for 2022/23, 2023/24, 2024-2025 and 2025-2026 and Q1 2026-2027 were received, updated, and noted.

P/26/10/7 Neighbourhood Plan

Minutes from the last working group meeting were received and noted.

Cllr Drummond left the meeting at 7.30pm.

P/26/10/8 Working Group Reports

The updated status of the Working Groups was received and discussed.

P/26/10/9 Correspondence

None noted.

P/26/10/10 Date of Next Meeting

Monday 11th January 2027.

Meeting closed at 7.34pm.

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>P/26/10/4.01 Resolved</u>	That the minutes of the Performance & Audit Committee meeting held on Monday 13th July 2026 be adopted and signed as a true record by the Chair of the Performance & Audit Committee.



Newmarket

TOWN COUNCIL

Minutes of the Meeting of the Human Resources Committee Held on Monday 19th October 2026 at 7:25pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond
Councillor R Hood

Councillor P Hulbert
Councillor J Jarvis
Councillor P Winter

Also present: N Alecock – Deputy Town Clerk

Minute

- H/26/10/1 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded**
The Fire Notice was not required, and proceedings were not being recorded.
- H/26/10/2 Apologies for Absence**
Apologies were received from Councillors Berry, McHugh and Yarrow.
- H/26/10/3 Declaration of Member's Interests and 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**
None noted. There were no requests for dispensations.
- H/26/10/4 To Receive and Confirm for Accuracy the Minutes of the Human Resources Meeting Held on Monday 15th June 2026 and Any Matters Arising**
Members received the minutes of the Human Resources Committee Meeting held on Monday 15th June 2026 and Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:
- H/26/10/4.01 Resolved**
That the minutes of the Human Resources Committee meeting held on Monday 15th June 2026 be adopted and be signed as a correct record by the Chair of the Human Resources Committee.
- There were no matters arising.
- H/26/10/5 Public Open Session**
No members of the public were present.
- H/26/10/6 Exclusion of the Press & Public With the vote being unanimous, it was:**
- H/26/10/6.01 Resolved**
To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters. Cllr Harvey proposed and Cllr Hood seconded, with a unanimous vote.

Minutes of the Extraordinary Human Resources Committee held on 19th October 2026

H/26/10/7 Budget 2027/28

The Human Resources Committee budget for 2027/2028 was presented and considered. Cllr Harvey made a proposal, seconded by Cllr Hood. A vote was taken which was unanimous and the following was agreed:

H/26/10/7.01 Recommendation

That the Human Resources Committee budget for 2027/2028 be approved at £311,942.00.

H/26/10/8 Staff Report

A report was received on the vacant post of Assistant Town Keeper. Cllr Hood made a proposal, seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

H/26/10/8.01 Resolved

That delegation be given to the Mayor, Deputy Mayor, HR Chair and Town Clerk for consideration of this position.

H/26/10/9 Date of Next Meeting

2027 – date to be confirmed

Meeting closed at 7.49pm

Signed _____ Date _____

Summary of Recommendations

Recommendation	Recommendation Wording
<u>H/26/10/4.01 Resolved</u>	That the minutes of the Human Resources Committee meeting held on Monday 15th June 2026 be adopted and be signed as a correct record by the Chair of the Human Resources Committee.
<u>H/26/10/6.01 Resolved</u>	To resolve that under the Public Bodies (Admissions to Meetings) Act 1960, the public and press be excluded for the remainder of the meeting because of the likely disclosure of private and confidential information or staff matters.
<u>H/26/10/7.01 Recommendation</u>	That the Human Resources Committee budget for 2027/2028 be approved at £311,942.00.
<u>H/26/10/8.01 Resolved</u>	That delegation be given to the Mayor, Deputy Mayor, HR Chair and Town Clerk for consideration of this position.