

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 19th October 2026 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

1. **Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
2. **Apologies** - To receive and accept apologies for absence
3. **Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
4. **Minutes of previous meeting held 5th October 2026**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
5. **Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
6. **Planning applications** – West Suffolk Council
 - a) **DC/26/1464/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
 - b) **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) – 136-142 High Street, Newmarket
 - c) **DC/26/1471/TCA** – Trees in a conservation area notification – two Limes (G1 on plan) crown reduction in height by eight metres – 4 Falmouth Gardens, Newmarket
 - d) **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
 - e) **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
 - f) **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 15 no. dwellings C3 (dwellings) – Former Police Station, 1 Vicarage Road, Newmarket

- g) **DC/26/1332/FUL** – Planning application – conversion of garage to dwelling – 48B Old Station Road, Newmarket
- h) **DC/26/1533/TCA** – Trees in a conservation area notification – one Ash (T1 on plan) fell – Chestnut Lodge, Exeter Road, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - a) **Reconsultation – 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
- 8. Planning and Enforcement Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/26/0023/STAND** – Brickfields Stud, Cemetery Hill, Newmarket - in progress
 - b) **AP/26/0024/ENF** – 67A-C Exning Road, Newmarket – in progress
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 30/09/26 and 07/10/26
- 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
 - a) **Street trading licence** – Outside the Bushell, Newmarket
- 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. WSC Local Plan** – to consider a response to the consultation on the 2026 audit of settlement services and facilities
- 16. Proposed Traffic Regulation Order** – to consider a response to the consultation
- 17. Tree Preservation Order** – to consider TPO/009(2006) – Eve Lodge Stables, Hamilton Road, Newmarket
- 18. Correspondence**
- 19. Date of next meeting –Monday 2nd November 2026; 6.15pm**

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 13th October 2026

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