



# NEWARK TOWN COUNCIL

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## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 28<sup>th</sup> November 2018 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>M Skinner (Chairman)</b>
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell M Cleasby Mrs G Dawn Ms H Gent L Goff D Hyde D Lloyd T Roberts MBE R Williams
<b>In Attendance</b>	Town Clerk Councillors	Alan Mellor Mrs I Brown, Mrs R Crowe, R A Crowe & P Duncan
<b>Apologies</b>	There were no apologies for absence.	
<b>Taking Minutes:</b>	Planning Administrator	Mrs J Hempsall
<b>Public:</b>	There were 0 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

### **PR41/18/19 Minutes**

The Minutes of the last meeting held on Wednesday 31<sup>st</sup> October 2018 were **AGREED** and signed as a true and correct record.

**PR42/18/19 Matters Arising**

There were no matters arising.

**PR43/18/19 Declarations of Interest**

It was **AGREED** to accept Members declarations as and when they arose during the meeting.

**PR44/18/19 Outstanding Planning Applications**

The Chairman informed Members that planning applications 18/02034/FULM – 17 North Gate, Newark & 18/02035/FULM – 207 Hawton Road, Newark would be considered on the Addendum due to an Amended application on the Addendum for 18/02034/FULM.

**18/01999/FULM The Troc, 256 Beacon Hill Road, Newark**

Removal of 2 detached bungalows and extension to care home (essentially renewal of previous permissions 08/02073/FULM which expired on 13.01.12 and 12/00164/FULM which expired on 13.03.15, neither being implemented).

**No Objection was raised to this application.**

**18/02049/FUL Land to the rear of Bridge Cottages, Barnby Road, Newark**

Erection of a dwelling.

The Chairman informed Members that Outline permission had been granted earlier this year and that this application was a follow up from that permission.

Cllr T Roberts MBE reminded Members that a similar application had been to Committee prior to this and local residents had concerns then, of this possibly being the start of infill on this back-land.

Cllr D Lloyd proposed an Objection to this application on the grounds of biodiversity and the impact on the local toad population and also the cumulative impact on the area.

This was seconded by Cllr T Roberts MBE. A vote was taken and it was unanimously decided to raise an **Objection** on the following grounds:

- Biodiversity and the impact on the local toad population.
- The cumulative impact on the area

**18/02034/FULM 17 North Gate, Newark**

New housing development to consist of 18 social housing units, to offset our client's social housing contribution from another site (re-submission).

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**18/02035/FULM 207 Hawton Road, Newark**

Erection of 20 no. new dwellings (re-submission of 15/00036/FULM) with social housing requirement to be relocated to 17 North Gate, Newark, in parallel application.

Cllr Mrs G Dawn was concerned for the safety of residents living in the new social housing units on North Gate, due to the amount of traffic in that area but was pleased to see that the proposed site was going to be put to good use after being an 'eyesore' for so long.

Members raised **No Objection** to these applications but would like to see the building of the social housing units first or at least in tandem with the private housing.

**18/02050/FUL Co-Op Pharmacy, 47 Sherwood Avenue, Newark**

External shutter installation.

**No Objection was raised to this application.**

**18/02052/FUL British Telecom Telephone Exchange, Lombard Street, Newark**

Remove glass from one window on the first floor south east elevation and from one window on the north west elevation of the exchange, install an aluminium louvre and fix to the window frames.

Cllr M Skinner declared a non-prejudicial interest in this application.

**No Objection was raised to this application.**

**18/02054/ADV Barker Maule & Co, 27 Castle Gate, Newark**

&

**18/02018/LBC**

1 no. non illuminated projection sign with decorative scroll work bracket.

1 no. non illuminated projection sign, bracket to be fixed to the wall via mechanical fixings.

Cllr D Lloyd expressed concern at the proposed material for this signage. It was felt that metal signage was not congruous with the area. He reminded Members that other businesses on Castle Gate had had enforcement action taken

against them due to incorrect usage of materials etc for signage.

Cllr D Lloyd proposed that the Committee Object to these applications for the reasons above but not to the hanging sign in general.

Cllr T Roberts MBE seconded this proposal. A vote was taken and it was unanimously decided to raise an **Objection** on the basis that the proposed materials were not in accordance with the Shopfronts & Advertisements SPD.

**18/02060/FUL      22 Southend Avenue, Newark**

Householder application for extension to a dwelling and minor alterations. Removal of existing kitchen ground floor rear projection.

**No Objection was raised to this application.**

**18/02061/FUL      Land at St Mary's Gardens, Newark**

7 no. 2 bed dwellings.

Cllrs Mrs G Dawn, D Lloyd, T Roberts MBE, Mrs R Crowe, R A Crowe, P Duncan & Mrs I Brown all declared a non-prejudicial interest in this application.

Members were pleased to see this application for 2 bed dwellings, something they felt was much needed in the town.

**No Objection was raised to this application.**

**18/02062/FULM      Land at Lindsay Avenue, Newark**

Demolition of existing garages and the development of 6 no. 1 bed flats and 4 no. 2 bed dwellings.

Cllrs Mrs G Dawn, D Lloyd, T Roberts MBE, Mrs R Crowe, R A Crowe, P Duncan & Mrs I Brown all declared a non-prejudicial interest in this application.

Cllr S Haynes informed Members that a local resident had raised concerns to him regarding the access road to this site. He felt the road was sufficiently wide for the anticipated traffic. Cllr Haynes also felt that if this application were to be granted, it would remove the anti-social behaviour which takes place in the area at the moment.

**No Objection was raised to this application.**

**18/02072/LBC      39 Castle Gate & 53 Stodman Street, Newark**

Create an internal opening at ground floor level between

39 Castle Gate (Shop 1) and 53 Stodman Street (Shop 2) and construct partition walls to create a larger floor area to 53 Stodman Street.

**No Objection was raised to this application.**

**18/02080/FUL  
&  
Amended**

**40 Winthorpe Road, Newark**

Demolition of existing dwelling to create 4 new semi-detached dwellings.

Cllr Mrs G Dawn raised concerns regarding the lack of privacy for neighbouring properties and the building line being in front of neighbours on both sides.

The Town Clerk confirmed that the building line would not be in front of no. 38 or 42 Winthorpe Road.

Cllr T Roberts MBE was pleased to see that the applicant had tried to address the Town Council's concerns from the previous application and felt this application was more acceptable.

Cllr Mrs Gent supported the application and felt that the parking was acceptable, there was a nice driveway and felt it was in keeping with the street scene as there is a variety of house types on Winthorpe Road.

Cllr S Haynes felt that 4 properties on this site was over intensive.

Cllr L Goff was concerned regarding speeding vehicles in this area and the addition of another access/egress to the site.

The Town Clerk informed Members that Highways were not objecting to this application.

Cllr Mrs G Dawn proposed an Objection to this application and this was seconded by Cllr D Lloyd. A vote was taken with 9 members in favour of an Objection and 2 not in favour.

Therefore **Objection** was raised to this application as follows:

1. It is over intensive for the site,
2. It is not in keeping with the surrounding streetscape and the local character of houses nearby,
3. Members also felt that the proposed configuration for vehicle access and egress was dangerous given the traffic problems encountered on

Winthorpe Road,

4. It was also feared that if this application was to be permitted, it would set a precedent for other similar applications in the same area.

- 18/02081/FUL      12 Fairway, Newark**  
Householder application for first floor side extension.  
**No Objection was raised to this application.**
- 18/02104/FUL      Yorkshire Bank Plc, Unit 24, 15 St Mark's Lane, Newark**  
Change of use from A2 to a flexible A1/A2/A3 use.  
**No Objection** was raised to this application provided that a condition could be attached to any permission granted, to prevent the unit from being used as a convenience store.
- 18/02131/FUL      10 Philip Road, Newark**  
Householder application for proposed rear conservatory.  
**No Objection was raised to this application.**
- 18/02161/FUL      83 Riverside Road, Newark**  
Householder application for erection of a two storey and single storey rear extension.  
**No Objection was raised to this application.**
- 18/02020/FULM      Land at Newark & Notts Showground, Fosse Road, Winthorpe, Notts**  
Change of use of land for use as a construction industry and agricultural plant training centre and the construction of industrial and agricultural plant and lifting operations (retrospective).  
**No Objection was raised to this application.**
- 18/02167/FUL      Shannon Falls, Tolney Lane, Newark**  
Change of use of scrubland for the siting of 8 touring caravans and associated amenity blocks for gypsy travellers.  
Cllr D Lloyd proposed No Objection to this application, given that the Council has an obligation to provide more sites and the proximity of this site to the car park. This was seconded by Cllr T Roberts MBE provided the amenity blocks were of a suitable size.

**No Objection was raised to this application.**

**18/02180/FUL Land at Queen's Court, Newark**

Application to vary condition 4 to amend the approved plans and discharge conditions 3 and 9 attached to planning permission 18/01362/FUL. Relocation of play area and development of x6 1 bed flats and x3 2 bed flats.

**No Objection** was raised to this application subject to the Town Clerk confirming that the changes are only of a minor nature.

**18/02184/FUL 53 Grange Road, Newark**

Householder application to alter the internal layout, demolish conservatory and porch, erection of a single storey extension.

**No Objection was raised to this application.**

**PR45/18/19 Notice of NSDC Planning Decisions**

The Committee **NOTED** the District Council Planning Decisions received since the last meeting.

The Chairman was pleased to see that application no. 18/01402/FUL – 9 The Paddocks, Newark (part conversion of 9 The Paddocks to create an additional Chalet bungalow within the site (re-submission of withdrawn application reference no. 18/00683/FUL)), had been Refused by NSDC.

**PR46/18/19 Urgent Decisions Taken Under The Scheme of Delegation**

Members **NOTED** the decisions taken under the Scheme of Delegation for the following applications:

18/01591/FUL – 56 Winthorpe Road, Newark (Amended)

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18/01702/ADV – The Co-Operative Group Food Ltd, Unit 1 Side Row, Newark (Amended)

**PR47/18/19 Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

**Newark Orchard School and Day Service, London Road, Balderton, Newark**

Demolition of Day Centre building. Construction of Orchard School (two phase development) and replacement Day Service both with external lighting and CCTV, ancillary outdoor facilities including drop-off, entrance and early years canopies, car parking

(including 4m lighting columns), lit service areas, 2.4m high perimeter fencing and internal fencing not exceeding 2.4m. Demolition of an existing school building and former caretaker's house and subsequent provision of outdoor play spaces including new tarmac surface multi-use games area (enclosed by 3.0m fencing), timber shed, resurfacing of existing play surface for the new school, sprinkler tank with 3.7m timber fence enclosure and associated landscape works.

**No Objection was raised to this application.**

**Proposed Parking Restrictions (TRO 3288)  
Farndon Road and The Osiers, Newark**

Cllr L Goff declared a Prejudicial Interest in this application and left the room for the discussion.

Members raised **No Objection** to the proposed introduction of 'No Waiting at any Time' restrictions (double yellow lines) in this area but were disappointed at the failure of prosecution of TMG (second hand vehicle sellers) for their inappropriate use of the area.

Cllr L Goff returned to the meeting.

**b.**

**Street Naming**

**Land at Bus Depot, Pelham Street, Newark**

Erection of 14 no. dwellings.

Members considered the street name put forward by Capla Developments Ltd of 'Pelham Court' but felt 'Pelham' had already been used too many times and there was the ability for confusion between them.

Cllr L Goff suggested a name that had some connection to commemorate the end of the 1<sup>st</sup> World War.

Cllr T Roberts MBE proposed, 'Foresters Court', after the Sherwood Foresters Regiment and this was seconded by Cllr Mrs G Dawn.

It was decided to put the name '**Foresters Court**' forward to the Developers.

**Newark Working Men's Club, 13 Beacon Hill Road,  
Newark**

Proposed conversion of Hatton House (former Newark



Working Men's Club) to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.

Members considered the street name put forward by Oak Tree Homes Ltd of 'Hatton Grove' but this was opposed and 'Bainbridge Mews' was proposed. John Cotham Bainbridge being a former Draper, Mercer, Funeral Furnisher and Town Mayor of Newark in 1867.

It was decided to put the name '**Bainbridge Mews**' forward to the Developers.

### **Amended Applications**

#### **18/01764/FUL – Land at rear of 244 Beacon Hill Road, Newark**

Erection of 1 dwelling and two detached garages (one serving 244 Beacon Hill Road, the other serving new dwelling).

**No Objection was raised to this application.**

#### **18/02034/FULM – 17 North Gate, Newark**

New housing development to consist of 18 social housing units, to offset our client's social housing contribution from another site (re-submission).

**Description amended to 12 social housing units and updated Design & Access Statement received.**

Members were disappointed to see that the number of social housing units had been reduced to 12 but **No Objection** was raised to this application.

### **Applications at Appeal**

**16/01134/FULM – Residential development comprising 89 dwellings and associated infrastructure, including the relocation of the school access, car parking area and sports pitches, the provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees. (re-submission of 14/01964/FULM)**

**&**

**17/00357/FULM – Residential development comprising 95 no. dwellings and associated infrastructure including the removal of 26 no. TPO trees.**

As part of the Appeal Process, additional information/evidence has been received from the appellants (applicants) relating to the viability of the proposals. The documents received are:

- Appellant's Viability Report Update Rev 2 prepared by Devvia, 31 October, 2018, (Appendix 10 of Council's Case dated 22 November 2018)
- Email from Appellant updating the Developer Contributions Offer (and Sales price analysis) dated 21 November 2018 (Appendix 11 of Council's Case dated 22 November 2018)

**It was AGREED that no changes would be made to the existing Objections submitted for this application.**

<b>Meeting Closed:</b>	<b>8.40pm</b>	<b>Next Meeting:</b>	<b>Wednesday 2<sup>nd</sup> January 2019</b>
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