



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 29th August 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman) (Ap)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell M Cleasby Mrs G Dawn (Ap) Ms H Gent D Hyde D Lloyd T Roberts MBE R Williams
In Attendance	Councillor Town Clerk	L Goff Alan Mellor
Apologies	Cllrs Mrs G Dawn, M Skinner	
Taking Minutes:	PA to the Town Clerk	Helen Crossland
Public:	There was one member of the public present.	
Venue:	Council Chamber, Town Hall	

PR20/18/19 **Minutes**

The Minutes of the last meeting held on Wednesday 1st August 2018 were **AGREED** and signed as a true and correct record.

PR21/18/19 **Matters Arising**

There were no matters arising.

PR22/18/19 **Declarations of Interest**

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

PR23/18/19 **Outstanding Planning Applications**

18/01358/LBC **Northgate House, 14 North Gate, Newark**

Change of use of former gym to 8 no. apartments, consisting of internal alterations and no external changes.

Councillor R Williams declared a personal interest in this application.

Councillor D Lloyd noted that within this application there was no reference to parking, or the allocation of waste bins (these should be at the back of the building).

No Objection was raised to this application, provided the issue of parking and allocation of bins is considered and appropriate arrangements introduced.

18/01380/FUL **Newark & Sherwood Play Support Group**

Proposed internal alterations to divide the building into 3 units, change the use from A1 to B1, B2 use, tidy the car park area and allocate to define spaces.

Councillor S Haynes declared a personal interest in this application.

No Objection was raised to this application.

18/01433/FUL **Woodgate, 61A Beacon Hill Road, Newark**

Householder application for proposed single storey rear extension.

Councillor T Roberts MBE declared a personal interest in this application.

No Objection was raised to this application.

18/01437/FUL **Profile Hair Design & Beauty, 137 Barnby Gate, Newark**

Erection of building containing 2 independent one bedroom flats.

Councillor D Lloyd pointed out that Highways have objected to this application on the grounds of 'loss of parking' – 2 spaces will be lost on Vernon Street.

Objection was raised to this application, on the same grounds as Highway comments; that the application would result in the loss of 2 on street parking spaces on Vernon Street.

- 18/01448/FUL** **21 Beeston Road, Newark**
 Householder application for single storey rear/side extension (roof adjoining adjacent neighbours' property roof).
No Objection was raised to this application.
- 18/01457/FUL** **37 Hawton Road, Newark**
 Householder application for two storey side extension with rear ground floor extension to replace existing garage.
No Objection was raised to this application.
- 18/01459/FUL** **39 London Road, Newark**
 &
18/01460/LBC Proposed alterations and conversion of outbuildings to form a new dwelling, new brick car port and associated landscaping and access works.
 All Councillors present declared a personal interest in this application.
No Objection was raised to this application.
- 18/01464/LBC** **The Offices, Castle Brewery, Newark**
 Partial demolition and rebuild of outer leaf of southern gable end wall to improve structural stability.
No Objection was raised to this application, provided that the Conservation Officer is content with the proposed works.
- 18/01481/FUL** **119 Valley Prospect, Newark**
 Householder application for proposed single storey rear extension.
No Objection was raised to this application.
- 18/01498/FUL** **71 Charles Street, Newark**
 Householder application for erection of a single storey flat roof extension to the rear and side.
No Objection was raised to this application.
- 18/01560/FUL** **3 Maun Green, Newark**
 Householder application for proposed new dining room extension.
No Objection was raised to this application.
- 18/01518/FUL** **Unit C, Northgate Retail Park, North Gate, Newark**
18/01519/FUL & Alterations to shopfront, rear elevation and addition of lift shaft.
18/01521/FUL Installation of mezzanine floor space for storage and ancillary office use only.

Variation of condition 2 attached to planning permission 09/00419/FULM to allow sales of convenience goods (food and drink) from Unit C.

Councillor S Haynes declared a prejudicial interest in these applications and left the meeting.

Cllr T Roberts MBE was proposed as Chairman for this application and this was **AGREED**.

The Town Clerk went through the application, and read out a letter from the Planning Consultants.

Following discussion it was **AGREED** that **No Objections** would be raised to **18/01518/FUL** and **18/01519/FUL**.

Councillor D Lloyd pointed out that the 3rd application was the most important on this site, namely the Variation of Condition 2.

Following discussion it was **AGREED** that **No Objection be raised to application 18/01521/FUL** on the basis that a specific associated Condition, as offered by the Applicant, which requires that, within the former Big W unit, no sales of food is permissible beyond the current levels that are taking place, thus ensuring that the overall food permissions remain broadly as originally agreed on the whole site of Northgate Retail Park.

Councillor S Haynes returned to the meeting and resumed as Chairman.

18/01548/FUL 12 Bentinck Road, Newark

Householder application for proposed rear and side ground floor extension.

No Objection was raised to this application.

18/00568/FULM Land at Bus Depot, Pelham Street, Newark

Application for removal of Condition 2 attached to planning permission 07/01460/FULM; demolition/partial demolition of existing buildings and structures (including total demolition of Robin Hood Hotel (main building), additions to the rear of 15-17 Lombard Street, 14-22 Portland Street and partial demolition of 21 Lombard Street (Newark Health Centre), alterations and extension of cottages adjoining Robin Hood Hotel and alterations to boundary and car park of Potterdyke House and re-development to provide retail uses (Use Class A1 and A3), Primary Care Trust facility (Use Class D1), Doctor's Surgery (Use Class D1), office use (Use Class B1), residential (Use Class C3), replacement bus station, new pedestrian street, surface and undercroft car parking, landscaping, access and servicing. Retention of bus facility.

The Town Clerk informed Members that the Conservation

Officer was happy with the planned materials to be used.

No Objection was raised to this application.

18/01232/FUL

Parish Church of St Mary Magdalene, Church Street, Newark

Cleaning and re-letter existing war memorial and creating a wheelchair access and erection of two 'Tommy' silhouettes.

All Members present declared a personal interest in this application.

Councillor L Goff asked if any additional security measures would be put in place to protect the site; the Town Clerk responded that the Church had no plans for this. He pointed out that the Town Council have installed some extra planters in the grounds to discourage 'bad behaviour' and the Church did not think anything else would be appropriate.

No Objection was raised to this application.

18/01402/FUL

9 The Paddocks, Newark

Annex to 9 The Paddocks (Re-submission of 18/00683/FUL).

Councillor D Lloyd informed Members that the re-submission consisted of revised new elevations. He proposed that the original objections from this Committee should be sustained. He felt that the application was still 'out of character' in the area, and was misleading with the wording. The first application stated 'an additional chalet bungalow' and this application calls the building an 'Annex'.

It was therefore decided to **OBJECT** to this application again on the following grounds:

Terms of Application

In the first instance, the title and purpose of the application is queried. It is titled as an 'additional chalet bungalow' whilst being wholly integrated into the current property. As such, it would seem appropriate to apply policies pertinent to additions and to new properties as both will be pertinent given the seeming hybrid approach of the application.

Grounds for Objection

These are principally with regard to design and the impact on the street scene and local character. The application chooses to refer to local properties as 'chalet bungalows' which are used as the description in the following narrative.

The proposal is contrary to Policy:

It is incongruous with the chalet bungalow form of all properties facing no. 9 and does nothing to enhance the street scene and distinctive local character. Given its corner location, the design and massing, entirely detract from the area and does not

demonstrate 'good design' considerations. The design statement supplied with the application seeks to reason this away by referring to the different design of properties 1 through to 7 – this cannot be justification for the views of all other properties in The Paddocks which, by their layout and clear visibility splays, are contiguous and relatively uniform throughout. The scale of the development is overbearing given its corner location, one which I would suggest is a 'gateway' location to the road. The addition of dormer windows and the large central columnar feature entirely move away from any suggestion of a 'chalet bungalow' design. The scale, layout and design are not in keeping with the uniformity of appearance and spacing found in the current elevations. In support of these objections the following policies are submitted for the Committee to consider:

National Planning Policy Framework

Section 7: Design

58. Developments will 'establish a strong sense of place, using streetscapes' 'respond to local character [...] and the identity of local surroundings'.

60. 'It is however, proper to seek to promote or reinforce local distinctiveness'.

64. 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.

Allocations & Development Management Development Plan Document

Policy DM6 – Householder Development

2. 'There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and [sic] *overbearing impact*'.

6. 'The proposal respects the character of the surrounding area including its local distinctiveness'.

Householder Development Supplementary Planning Document

7.2 'Poorly designed and unsympathetic additions or alterations that will detrimentally affect the appearance of a property and potentially the wider street scene within which it is located, are likely to be out of character with and so harmful to local distinctiveness of an area and give rise to adverse impacts on neighbour amenity'.

7.4 'The overall objective for any proposed addition to a residential dwelling should be based around its successful integration with the host dwelling and its surrounding area [...] a balanced visual relationship with the host dwelling and of the surrounding area respected through the design, proportions

and detailing of the proposal’.

8.3 Side Additions: ‘where the density and layout of existing development is generously spaced, or where there are uniform gaps between buildings, the side additions should be designed to respect this pattern of development’. ‘On corner plots [...] a side addition should be designed so that it would not form an overly dominant feature or appear as out of character with the street scene’.

8.6 First Floor Additions: should ‘not seek to introduce a dominant feature, by virtue of its design, proportions and/or detailing, which would be harmful to the appearance of the host dwelling or the character of the surrounding area’ and ‘reflect the over-riding need for the proposal to be successfully integrated with the host dwelling, with due consideration given to the replicating of any external details which contribute to the character of the existing dwelling and/or surrounding area.

18/01561/FUL 1 Maltings View, George Street, Newark

Form 1 no. self-contained 1-bedrooned flat.

Councillor M Cleasby declared a personal interest in this application.

No Objection was raised to this application.

18/01583/RMA 73 Beacon Hill Road, Newark

Application for reserved matters to erect 4 dwellings (Approval sought for the Landscaping).

Members **AGREED** to pass ‘No Comment’ on this application, and leave it to N&SDC, with their experience.

18/01591/FUL 56 Winthorpe Road, Newark

Householder application for proposed 2 storey side & rear extension.

No Objection was raised to this application.

18/01597/FUL Christ Church, Boundary Road, Newark

Installation of a CCTV system around the perimeter of the church building (retrospective).

No Objection was raised to this application.

PR24/18/19 Notice of NSDC Planning Decisions

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

PR25/18/19 Draft Nottinghamshire Minerals Local Plan Consultation

Members **AGREED** to defer this item until the next meeting of this Committee.

PR26/18/19

Miscellaneous Applications

a. Nottinghamshire County Council Applications

Lincoln Road, Newark – Newark Strategic Cycle Network

Proposed Double Yellow Lines (No Waiting At Any Time) – TRO 3281

There were no comments raised on this application.

NCC (Newark Footpath no.11) Rail Crossing Extinguishment and Definitive Map/Statement Modification Order 2018

NCC (Newark Footpath No. 66) Creation Order 2018

Members **NOTED** the Footpath Orders above.

Interactive Speed Sign, Winthorpe Road, Newark

Members **NOTED** the Interactive Speed Sign on Winthorpe Road.

Woods Court, Walker Close, Newark

Proposal of use of an Elderly Persons Home to an Adult Day Centre (Use Class C2 to D1) including erection of secure 2m timber fencing, 2.4m high secure Herras fencing and erection of building entrance canopy and poly-tunnel

No Objection was raised to this application.

b. Newark & Sherwood District Council

Statement of Licensing Policy Consultation 2019 - 2024

Members considered this new Policy and **AGREED** that the following comments be submitted to the District Council:

Paragraph 4. - Strategic Links

This section introduces Public Health as a new criteria which should be considered when considering Alcohol Licence applications, whilst the impact of alcohol consumption on health is appreciated and understood; the new narrative in paragraphs 4.3 – 4.7 seem to be just a description of the issues and an analysis of communities that are particularly affected.

The policy requires applications to give consideration to the health impacts of alcohol but doesn't set out how this is to be undertaken or what criteria are to be used in assessing an application. It appears to be just a general discursive statement about the alcohol impacts on Public Health with no understanding on specific actions as to how or what licensed premises should be doing in this regard.

Para. 4.3 states that there are four 'statutory licensing objectives' but then only mentions two. What are the others?

Paragraph 7.2 – Litter Impacts

This section deals with anti-social behaviour associated with licensed premises. It

is felt that the implications for litter should be a specific criteria for consideration in this Policy. This can include, for example, a requirement for premises to provide appropriate litter bins close to or in the vicinity of their premise to mitigate the problems which can arise.

Paragraph 7.6 – Noise

It is felt that this section should also have regard to the history of specific premises and the surrounding built environment. In particular if a dwelling is next to or nearby a pub that was already there, then any assessment of noise should pay due regard to the timeline of what came first.

Paragraph 7.12 - Happy Hours

The list of measures includes reference to ‘Happy Hours’; the Town Council believes that these are now illegal and, if so, should be removed from the policy.

Paragraph 7.20 – Outside Areas

There are an increasing number of premises that provide outside areas for eating and drinking. This is particularly so in Newark town centre. Whilst the Town Council is largely supportive of this ‘Café Culture’ it can bring with it implications around anti-social behaviour, violence and litter.

It is suggested that this section deals specifically with such premises and introduces a list of criteria and conditions for them. This should include the requirement for only plastic drinking receptacles to be used outside and clear requirements for policing and security of such areas.

Paragraph 7.24 – Encouraging Diversity

This new section appears to be strange addition to the policy. Whilst aiming to deal with ‘Diversity’ it only mentions adults and families, what about any other groups of the population in this regard?

The Town Council feels strongly that ‘Vertical Drinking’ should be supported; not discouraged as the section currently states. It feels that this policy is not an appropriate mechanism to deal with any perceived diversity issues.

Paragraph 7.28.1 – Reviews

This section removes ‘businesses’ from the list of people/organisations that can ask for a review. The Town Council strongly opposes this change. Businesses can be significantly affected by adjacent Licensed Premises and would, under this new policy, be unable to request a review. By way of example a Café with outside seating for meals etc. whose customers are harangued from an adjacent pub with an outside drinking area whose customers are drunk, noisy and generally unpleasant.

c. Newark & Sherwood District Council

Review of Statement of Principles for the Gambling Act 2005

Members **AGREED** that they should continue to support the ‘No Casino Policy’ already in place.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 26th September, 2018
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