



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 30th August 2017 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	M Skinner (Vice-Chairman) (Ap) Mrs C Barker-Powell Mrs G Dawn (Ap) Ms H Gent L Goff S Haynes D Hyde D Lloyd (Ap) R Williams
In Attendance	Town Clerk Councillors	Alan Mellor K Girling, P Duncan
Apologies	Cllrs Mrs G Dawn, M Skinner & D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There was 1 member of the public present.	
Venue:	Council Chamber, Town Hall	

PR21/17/18 Minutes

The Minutes of the last meeting held on Wednesday 2nd August 2017 were **AGREED** and signed as a true and correct record.

PR22/17/18 Matters Arising

There were no matters arising.

PR23/17/18 Declarations of Interest

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

PR24/17/18 Outstanding Planning Applications

17/01251/FUL 13 Lawrence Street, Newark

Householder application for bathroom/kitchen extension.

No Objection was raised to this application.

17/01342/FUL 1 Queens Head Court, Newark

Extension, conversion and alterations of Quaker Meeting House.

No Objection was raised to this application.

17/01343/FUL Friary Mews, Appleton Gate, Newark

Conversion of existing common and utility rooms to form residential unit.

Cllr T Roberts MBE declared a non-pecuniary interest in this application.

No Objection was raised to this application.

17/01385/FUL Nat West, 1 Market Place, Newark

Removal of existing BQD and ATM units. Relocation of back-fitting units. Demolition of part of existing automation wall and construction of a new part height partition to accommodate new SDM coin car and ADU machines. Relocate existing CDM and ATM units.

No Objection was raised to this application.

17/01387/FUL Former Park View Nursing Home, 160 Beacon Hill Road, Newark

Application to vary Condition 3 attached to planning permission 16/01899/FUL to allow amendments to plot 2.

No Objection was raised to this application.

- 17/01396/FUL** **40 Winthorpe Road, Newark**
Erection of 5 new dwellings.
No Objection was raised to this application.
- 17/01406/FUL** **Newark Northgate Station, Lincoln Street, Newark**
Installation of a new bi-directional lane's barrier.
Relocate current entry sign at the new entrance.
No Objection was raised to this application.
- 17/01431/FUL** **The Sawmill, Beacon Hill Road, Newark**
Demolition of existing Public House and erection of 2 new units comprising of a Use Class A1 convenience retail unit and a Use Class A1 (non-food) retail with parking, landscaping and associated works.
Cllr S Haynes declared a pecuniary interest in this application and left the room during its consideration.
Concern was raised regarding the traffic impact on local residents and also the impact on local smaller stores on Beacon Hill Road and Sleaford Road. Members were generally pleased to see that the site was going to be put to good use and not left to fall into disrepair. The prospect of jobs being created was also praised.
Cllr T Roberts MBE would welcome a more accurate Retail Impact Assessment on the area.
No Objection was raised to this application.
- 17/01446/FUL** **2 Bar Gate, Newark**
Change of use from Solicitors (Use Class A2) to a Hot Food Takeaway (Use Class A5) together with minor external alterations comprising an air intake grille and WC extract on the side building elevation, installation of a condenser unit and external extract flue on the rear elevation.
A discussion took place regarding the parking issues which could occur if this Change of Use was to be permitted. Cllr Girling commented on the fact that this building used to be a food outlet previous to its current use.
No Objection would be raised to this application.
- 17/01458/ADV** **Kitchen 52, Unit 4, Martindale Lane, Newark**
Application for 2 no. proposed signs including one above

shop door and one next to door.

No Objection was raised to this application.

17/01462/FUL Plot 15, Telford Drive, Newark

Addition of hard standing to provide car parking in secure, fenced compound with gates and fencing.

No Objection was raised to this application.

17/01477/FUL Dixons Carphone Plc, Dixons Retail Plc, Distribution Centre, Long Hollow Way, Winthorpe, Newark

Siting of a single storey porta-cabin solus building to be used as an office for a temporary period. Planning permission will be required for a temporary period of 2 years.

No Objection was raised to this application.

17/01482/ADV Costa, 30-31 Stodman Street, Newark

3 x fascia signs.

No Objection was raised to this application on the understanding that it is in accordance with the relevant Local Planning Policy for town centre shop signs and that the correct materials are used.

Concern was expressed generally that some businesses have been allowed to use materials not compliant with the Planning Policy. The Town Clerk was asked to write to NSDC expressing the Town Council's concerns regarding the inconsistent use of material used for signage in the town and that they would like to see consistent use of the correct materials used.

17/01485/LBC Costa, 30-31 Stodman Street, Newark

Application for retrospective Listed Building Consent for internal alterations and signage.

No Objection was raised to this application on the understanding that it is in accordance with the relevant Local Planning Policy for town centre shop signs and that the correct materials are used.

17/01490/FUL 110A Hawton Road, Newark

Householder application to demolish the existing conservatory and construct a single storey extension across the full width of the rear of the existing house.

No Objection was raised to this application.

17/01509/FUL 187 Bowbridge Road, Newark

Householder application for the demolition of existing conservatory and erection of a proposed single storey rear extension.

No Objection was raised to this application.

17/01430/FULM Bakkavor Desserts, Jessop Way, Newark

Proposed factory extension and ancillary units.

No Objection was raised to this application.

17/01433/FUL 99 Beacon Hill Road, Newark

Householder application for proposed single storey rear extension and internal alterations.

No Objection was raised to this application.

17/01440/FUL 22 Southend Avenue, Newark

Householder application for erection of 1.78 metre boundary fence with trellis over panels adjacent driveway access (retrospective).

No Objection was raised to this application.

PR25/17/18 Notice of NSDC Planning Decisions

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

PR26/17/18 Urgent Decision Taken Under The Scheme of Delegation

Members **NOTED** the decision taken under the Scheme of Delegation **not to object** to the Licensing Application received for a minor variation to the existing License in relation to The Roman Way, Newark.

PR27/17/18 Miscellaneous Applications

a. Licensing Applications

Asda Stores Ltd, Potterdyke, Lombard Street, Newark

Cllr S Haynes declared a pecuniary interest and left the room for the discussion.

No Objection was raised to this application in relation to a minor variation to the existing License.

Cllr S Haynes returned to the meeting.

b. Notification of Appeals

Sherwood House, 12 The Avenue, Newark

Householder application for proposed single storey side extension.

Members **NOTED** that an appeal had been made to the Secretary of State regarding an **Appeal against decision** for the proposed development.

17/00544/FUL – Land to the rear of 21 Strawberry Hall Lane, Newark

Proposed change of use of land to rear of 21 Strawberry Hall Lane to provide staff car parking area (revised application of 16/01288/FUL).

Members **NOTED** that an appeal had been made to the Secretary of State regarding an **Appeal against decision** for the proposed development.

c. Proposed Upgrade of an Existing Telecommunications Installation at BT Telephone Exchange, Lombard Street, Newark

No Objection was raised to this application to upgrade the existing telecommunications installation.

d. Amended Application

17/01248/FUL – The Cardinals Hat Public House, Jersey Street, Newark

Change of use of public house (A4) to three mixed use (A1/A2) units incorporating ground floor front extension, rear external staircase, retention of first floor flat and associated conversion works.

No Objection was raised to this application.

e. Street Naming

17/00079/NEWDEV – Former Park View Nursing Home, 160 Beacon Hill Road, Newark

Proposed erection of 3 no (self-build) dwellings and garages.

Members wish to put forward **Mulberry Close** as their preferred name for the above site.

Meeting Closed:	7.55pm	Next Meeting:	Wednesday 27th September 2017
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