



# NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680333 ~ Fax: 01636 680350

Email: [post@newark.gov.uk](mailto:post@newark.gov.uk) ~ Website: [www.newark.gov.uk](http://www.newark.gov.uk)

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 1<sup>st</sup> August 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 (A) Ms H Gent D Hyde D Lloyd T Roberts MBE (Ap) R Williams
<b>In Attendance</b>	Deputy Town Clerk Councillors	James Radley  P Duncan & L Goff
<b>Apologies</b>	Cllr T Roberts MBE	
<b>Taking Minutes:</b>	Planning Administrator	Mrs J Hempsall
<b>Public:</b>	There was 1 member of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

### PR13/18/19 Minutes

The Minutes of the last meeting held on Wednesday 27<sup>th</sup> June 2018 were **AGREED** and signed as a true and correct record.

**PR14/18/19 Matters Arising**

**PR10/17/18 – Outstanding Applications. 18/01122/FUL – Compound 2, James Watt Road, Newark – Change of use of land from vacant undeveloped land to motor vehicle storage and incorporating new fencing and gates, new surfacing and dropped kerb.**

Members considered this application at the meeting on 27<sup>th</sup> June, 2018 and the following comments were sent to NSDC ‘No Objection was raised to this application provided that the area would not be used for the storage of scrap vehicles’.

The Deputy Town Clerk informed Members that the Town Clerk had been in contact with the Planning Officer for this application and it is their understanding that the Compound is not intended to be used for the storage of scrap vehicles.

It was **AGREED** to send further comments to NSDC suggesting that should Permission be granted, a Planning Condition be applied to ensure that such a use is not allowed.

**Agenda Item 6 – Notice of Newark & Sherwood District Council Planning Decisions**

Cllr H Gent raised the issue of extended seating outside the Green Olive and the Bean & Vine, also Market Stalls outside the NatWest on Stodman Street and the Charity Stall, again outside the NatWest but on the path in the Market Square. Cllr Lloyd said that it was Nottinghamshire County Council who would deal with the issue of seating areas on pavements and Markets to deal with the issue regarding the NatWest.

**PR15/18/19 Declarations of Interest**

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

**PR16/18/19 Outstanding Planning Applications**

**18/01047/FUL 83-85 Appleton Gate, Newark**

Retrospective application for change of use from retail car park to public pay and display car park and the erection of a parking meter.

Members decided to **OBJECT** to this application on highway grounds. There was concern that if this retail car park were to be used as a pay and display car park, what parking provision would be made should the building be used as retail in the future.

- 18/00901/ADV**      **The Painted Elephant, 16 Castle Gate, Newark**  
**&**                      Erection of a painted 'Ghost Sign'.
- 18/00902/LBC**      **Objection** was raised to this application as the building is in the Conservation Area and the proposal is not in keeping with the local street scene.
- 18/01137/OUTM**    **Land off North Gate, Newark**  
Variation of Condition 25 attached to planning permission 13/00097/OUTM for Proposed Erection of Retail Development Bulky Goods/Open A1/Open A1 Convenience uses and provision of car parking to serve same. Proposal submitted to allow the use of Unit B as A1 (non-food).  
**Objection** was raised to this application as Members felt they were unable to assess the application properly without an updated Retail Capacity Study for the Town.
- 18/01164/FUL**      **Muskham View, Mather Road, Newark**  
**&**                      Householder application for existing windows and existing doors to be replaced with new windows and new doors.  
**Amended**
- No Objection was raised to this application.**
- 18/01184/FUL**      **Unit 3 Malt Park, Maltkiln Lane, Newark**  
Proposed single storey extension to storage building.  
**No Objection was raised to this application.**
- 18/01192/FUL**      **11 Barnby Gate, Newark**  
**&**                      A change of use for the shop section of the building known as 11 Barnby Gate into a two bedroom residential dwelling. The addition of a bedroom to Flat C. General scheme of cosmetic improvement.  
**18/01193/LBC**
- No Objection was raised to this application.**
- 18/01210/LBC**      **10 King Street, Newark**  
The removal of a redundant chimney breast and part wall at first floor level to form a bathroom. The replacement of a failing timber casement window and a UPVC door and window with timber alternatives.  
**No Objection was raised to this application.**

- 18/01222/LBC**      **27 Mill Gate, Newark**  
To restore and paint all original external windows, doors and double gates in a different colour.  
**No Objection was raised to this application.**
- 18/01261/FUL**      **Aldi Stores Ltd, North Gate, Newark**  
Re-surfacing, re-landscaping and re-design of layout to car park. Full re-roof in materials to match existing and change to shopfronts and external fascias and soffits as shown.  
Cllr S Haynes declared a prejudicial interest in this application and left the room for the discussion.  
**No Objection was raised to this application.**  
Cllr S Haynes returned to the meeting.
- 18/01305/FUL**      **2 Mulberry Close, Newark**  
Application for the variation/removal of Condition 03 attached to planning permission 16/01899/FUL – Proposed erection of 3 no. (self-build) dwellings and garages.  
**No Objection** was raised to the smaller footprint and dwelling overall but **Objection** was raised to the removal of Condition 3. It was **AGREED** that Condition 3 should be varied to reflect the new site layout and elevations.
- 18/01306/ADV**      **TK Maxx, Unit 1A Northgate Retail Park, Newark**  
Display of replacement signage consisting of 6 x illuminated fascia signs, 2 x illuminated Hong Kong type signs and 1 double sided Totem sign.  
**No Objection was raised to this application.**
- 18/01352/FUL**      **6-8 Portland Street, Newark**  
**&**  
**18/01353/LBC**      Conversion of former Chinese Takeaway and first floor flat to form 2 residential apartments.  
**No Objection was raised to this application.**
- 18/01362/FUL**      **Land at Queen's Court, Newark**  
Relocation of play area and development of 6 x 1 bed flats and a 3 x 2 bed flat.  
Cllr D Lloyd declared a prejudicial interest in this application and left the room for the discussion.  
**No Objection was raised to this application.**

Cllr D Lloyd returned to the meeting.

**18/01411/FUL**

**22-23 Market Place, Newark**

**&**

**18/01412/LBC**

Change of use from office accommodation (second floor) to one apartment.

**No Objection** was raised to this application but it was felt that a Condition should be attached to any Permission given by NSDC regarding the storage of bins at the rear of the premises.

**18/01328/FUL**

**1B Nicholson Street, Newark**

Householder application to add Velux window to existing bungalow.

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

**18/01401/FUL**

**Normanville, Stanley Terrace, Newark**

Amendment of position of previously approved bungalow (approved application ref: 16/00542/FUL).

All Members declared a Prejudicial Interest in this application.

The Committee chose to pass **No Comment** on this application due to it being an Enforcement Issue.

Cllr R Crowe & Cllr M Cope joined the meeting at this point.

**18/01402/FUL**

**9 The Paddocks, Newark**

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

Members **AGREED** to defer this application until the next Planning Meeting due to take place on 29<sup>th</sup> August, 2018, in order to give the Committee and local residents more time to view the associated plans.

## **PR17/18/19 Notice of NSDC Planning Decisions**

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

The Chairman pointed out to Members that 18/00817/FUL – 40 Winthorpe Road, Newark – Re-submission of 5 new dwellings on existing site, had been Refused by NSDC and 18/00897/FUL – Sit John Arderne Public House, 10 Market Place, Newark – Extend an existing external seating area on public footpath, comprising in total 6 tables and 24 chairs, had also been Refused.

**PR18/18/19 Urgent Decisions Taken Under The Scheme of Delegation**

Members **NOTED** the decisions taken under the Scheme of Delegation not to object to the following applications:

**18/01020/FULM & 18/01021/LBC** – Site of the Robin Hood Hotel, 1-3 Lombard Street, Newark (Amended) – Partial demolition of the former Robin Hood Hotel with retention of the façade, eastern gable and parts of the roof and internal fabric and integration with a new 66 no. bedroom Travelodge Hotel (Class C1) along with 3 no. units for flexible retail (Class A1), financial and professional services (Class A2), café/restaurant (Class A3) and leisure (Class D2) uses.

**Aldi, North Gate, Newark** – Minor Variation Application – No changes to the licensable activities but a slight change in the internal layout of the store.

**PR19/18/19 Miscellaneous Applications**

**a. Amended Applications**

**18/00973/FULM – Site of the Bearings, Bowbridge Road, Newark**

Erection of 62 residential dwellings including new vehicular access road and removal of eight TPO trees (TPO N313).

Revised Plans showing layout, highways and parking amendments.

Members felt that none of the issues raised in their previous comments from 27<sup>th</sup> June, 2018 had been addressed and therefore wish to raise Objection to this application on the same grounds as before:

It was decided to **OBJECT** to this application on the potential traffic and parking impact on Bowbridge Road, the concern of 3 egresses within close proximity of one another onto an already very busy road, the removal of trees on the site boundary with no plans to replace them and the need for better boundary landscaping.

**b. Tree Works**

**57 London Road, Newark – Copper Beach Tree Removal**

Members **NOTED** the removal of this tree.

**c.**

**List of Assets of Community Value**

**The Sawmill Public House, Beacon Hill Road,  
Newark**

Members NOTED that this property has now been removed from the List of Assets of Community Value.

<b>Meeting Closed:</b>	<b>8.04pm</b>	<b>Next Meeting:</b>	<b>Wednesday 29<sup>th</sup> August, 2018</b>
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