



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday, 27th April, 2016, in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) Mrs C Barker-Powell Mrs I Brown M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams (Ap)
In Attendance	Town Councillors	Mrs G Dawn
In Attendance	Town Clerk	Alan Mellor
Apologies	Cllr R Williams	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR76/15/16	<u>Minutes</u>
	Cllr Roberts pointed out that he did not declare a personal interest in Amarillo's, 2 London Road, Newark in Minute No. PR75/15/16, this amendment has been made. The Minutes of the meeting held on

	Wednesday 30 th March, 2016 were AGREED and signed as a true and correct record.	
PR77/15/16	<u>Matters Arising</u>	
	There were no matters arising.	
PR78/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR79/15/16	<u>Outstanding Planning Applications</u>	
	16/00391/FUL	25 The Ivies, Newark Householder application for proposed single storey side extension. No Objection was raised to this application.
	16/00393/FUL	Minster Veterinary Centre, Maltkiln Lane, Newark Application to remove condition 8 of planning permission 15/01996/FUL. Condition 8 relates to the construction of a footway adjacent to the west side of Maltkiln Lane. Objection was raised to the removal of Condition 8 as Members felt this footpath would be well used by visitors to the Veterinary centre who didn't have a car and also would be a safe pedestrian access to the site. It was noted that Nottinghamshire County Council had already put forward an objection to this application and Members AGREED to object on the same grounds.
	16/00500/FUL	Belvoir Interiors, Cook House, Brunel Drive, Newark Erection of light industrial unit. No Objection was raised to this application.
	16/00508/LBC	16 to 18 Boar Lane, Newark Take down partition walls and form new partition walls. Replace window frame to south west elevation. No Objection was raised to this application.
	16/00521/FUL	Former Park View Nursing Home, 160 Beacon Hill Road, Newark Erection of 5 houses and temporary accommodation. Cllr Mrs Whicher declared a Personal Interest which was prejudicial and left the meeting.

		<p>The Town Clerk informed Members that the applicant is Mr David Miller and not McConnells Electrical Co. Ltd; this was just a care of address for correspondence for the applicant.</p> <p>Members raised No Objection to this application provided that the temporary accommodation was removed when the building of the 5 properties was complete.</p>
	16/00528/FUL	<p>7 Valley Prospect, Newark</p> <p>Householder application for proposed single storey rear extension and new roof over existing dormer.</p> <p>No Objection was raised to this application.</p>
	16/00532/FUL	<p>7 Spire Gardens, Newark</p> <p>Two storey house with access drive and garage.</p> <p>No Objection was raised to this application provided that no objections were received from residents of neighbouring properties.</p>
	16/00542/FUL	<p>Normanville, Stanley Terrace, Newark</p> <p>Erection of second bungalow.</p> <p>The Town Clerk advised that, along with the District Council, discussions had been held with the applicant to ascertain whether or not any of the Town Council's land was required to enable vehicular access to the proposed development. The application as submitted, contained no information on the issue of access. He advised that the application should be deferred until discussions on the vehicular access had been completed.</p> <p>Members decided to DEFER this application until the issue of access onto the site had been resolved.</p>
	16/00556/FUL	<p>Newark Health Centre, 21 Lombard Street, Newark</p> <p>Change of use to A2 (financial and professional offices).</p> <p>No Objection was raised to this application.</p>
	16/00575/FUL	<p>19A Friary Road, Newark</p> <p>Householder application to convert attached garage to bedroom 3 and build extension above garage to form bedroom 4.</p> <p>No Objection was raised to this application provided that no objections were received from residents of</p>

		neighbouring properties. Cllrs Mrs I Brown, T Roberts and Mrs J Whicher declared a Personal Interest.
	16/00592/FUL	52 Boundary Road, Newark Householder application for erection of a ground floor extension to the rear. No Objection was raised to this application provided that no objections were received from residents of neighbouring properties.
	16/00600/FUL	Plot 15C, Telford Drive, Newark Change of use of warehouse and office building to B1 business (B1a Office and B1c Light Industrial). No Objection was raised to this application.
	16/00578/FUL	Kingdom Hall of Jehovah's Witnesses, Parliament Street, Newark Small extension to the main auditorium at the rear, remedial works to the structure, including 2 new window positions and fire door opening. No Objection was raised to this application.
	16/00635/FUL	115 Winthorpe Road, Newark Householder application for the development of and extension to the side and rear of the property to enlarge the kitchen/dining area and create a wet room. No Objection was raised to this application.
PR80/15/16	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	
PR81/15/16	Miscellaneous Applications	
	a.	Nottinghamshire County Council Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Regulation 13 Consultation on Scoping Request Location: Eurotech Environmental Ltd, Northern Road, Newark Proposed Development: Request for Scoping Opinion for forthcoming S73 application to vary various conditions of the extant planning permission for a Waste Transfer Facility (including changes to types, quantities and

		<p>treatment methods of wastes (by physico-chemical means) and installation of additional plant/equipment. The proposal has been screened as Schedule 1 EIA development.</p> <p>Members made the following comments in connection with this proposed project as it relates to the site and the surrounding community:</p> <ul style="list-style-type: none"> i) Members felt that the document was of such a technical complexity that it was very difficult for the 'layman' to fully appreciate what was being proposed and therefore what observations and input could be made into the process. In the future, it would be appreciated that any such requests be accompanied by a document which was written in 'layman's terms' which would enable more sensible comments to be submitted. ii) Members would like the project to give clarity as to what materials will be processed on the site and the nature of the processes that will be applied to those materials. iii) The part of Newark in which the site is located suffers from a very high level of air pollution, this should be taken into account in the project to ascertain what, if any impact, the future process will have on air quality and hopefully ensure that it will not add to the current levels of air pollution. iv) The site is situated in a Flood Risk Zone 2 area, the project should consider the implications for any possible future flooding which would affect the site either directly or indirectly and ensure that the processes undertaken and the materials being stored on site, can be kept in a safe manner in the event of a flood and will not cause pollution to the adjacent and wider community.
	<p>b.</p>	<p>Network Rail Newark Castle Level Crossing Order 2016</p> <p>Members were concerned that residents of Kelham Road and other residents of Newark had not been consulted about the proposals. If the works were to take place, there would be significant disruption to traffic and pedestrians and Members felt that local residents should be properly informed of the proposals.</p> <p>It was AGREED that these concerns be submitted to Network rail.</p>

	c.	<p>Newark & Sherwood Community Infrastructure Levy (CIL)</p> <p>Consultation on Proposed Changes to List of Infrastructure Projects to be Funded by CIL.</p> <p>Members raised No Objection to the proposed changes.</p>
	d.	<p>Amended Application</p> <p>16/00314/FUL – Newark Boys Club, George Street, Newark</p> <p>Change of use of Boys Club to form 7 (no) apartments.</p> <p>Members felt that the amendment made no difference to their original objections and therefore, wished to raise the same objections to this amended application:</p> <p>Cllrs Mrs J Whicher and M Cleasby declared a personal interest in this application.</p> <p>The development is over intensive for the site,</p> <ul style="list-style-type: none"> (i) The development would result in additional traffic in the surrounding roads many of which are very narrow streets and already suffer from traffic congestion, (ii) The development is close to Lovers lane School and the additional traffic will be dangerous to children attending the school, <p>There is no car parking provision for the development which will add to the problem that already exists with regard to on street parking in the area.</p>
	e.	<p>Licensing Applications</p> <p>Odeon Cinema, London Road, Newark</p> <p>Cllr Mrs I Brown declared a prejudicial interest in this application and left the meeting.</p> <p>Members raised No Objection to this application for a minor variation for the above premises.</p>

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 1st June, 2016
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