



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 3rd January 2018 in the Council Chamber, Town Hall.

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| Membership Present: | Councillor | T Roberts MBE (Chairman) |
| | Councillor | M Skinner (Vice-Chairman) Mrs C Barker-Powell Mrs G Dawn (A) Ms H Gent (A) L Goff S Haynes D Hyde D Lloyd (Ap) R Williams |
| In Attendance | Town Clerk Councillors | Alan Mellor Mrs R Crowe, R A Crowe & P Duncan |
| Apologies | Cllr D Lloyd | |
| Taking Minutes: | Planning Administrator | Mrs J Hempsall |
| Public: | There were 2 members of the public present. | |
| Venue: | Council Chamber, Town Hall | |

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| PR48/17/18 | <u>Minutes</u> |
| | The Minutes of the last meeting held on Wednesday 29 th November 2017 were AGREED and signed as a true and correct record. |

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| PR49/17/18 | <u>Matters Arising</u> | |
| | There were no matters arising. | |
| PR50/17/18 | <u>Declarations of Interest</u> | |
| | It was AGREED to accept Members declarations as and when they arose during the meeting. | |
| PR51/17/18 | <u>Outstanding Planning Applications</u> | |
| | 17/00954/FUL | <p>Land off Sandhills Sconce, Tolney Lane, Newark</p> <p>Removal of Conditions attached to Planning Permission 12/00562/FUL to allow the site to be permanent.</p> <p>The Chairman explained to Members that this development had previously been granted and this application was to remove the Condition attached to allow the site to become permanent.</p> <p>The Chairman expressed his concern at the fact that the land in question is flood land and by making the development permanent, concrete/hard standing would undoubtedly be put down, therefore, preventing suitable drainage of flood water.</p> <p>The Chairman recommended REFUSAL of this application, seconded by Cllr M Skinner; as there was no supporting information provided to justify removing the conditions.</p> <p>It was also AGREED that the Town Clerk write to NSDC asking that alternative sites for Travellers are found which are not located on flood land.</p> <p>Therefore, OBJECTION was raised to this application.</p> |
| | 17/01476/LBC | <p>Little Rascals, 36 Middle Gate, Newark</p> <p>External appearance to remain unaltered. The shop frontage will be painted and signage above shop. Minimal internal works required (retrospective) to alter the shop.</p> <p>No Objection was raised to this application.</p> |
| | 17/01636/LBC | <p>Newark Northgate Station, Lincoln Street, Newark</p> <p>The installation of an interactive 'Railpoint' customer information screen within the main concourse at Newark Northgate Station.</p> <p>No Objection was raised to this application.</p> |

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| | 17/01993/FUL | <p>33 Bancroft Road, Newark</p> <p>Householder application for erection of a single storey extension to the side and rear of property.</p> <p>No Objection was raised to this application provided that neighbours raised no objections.</p> |
| | 17/02116/LBC | <p>Sir John Arderne Public House, 10 Market Place, Newark</p> <p>Infilling of two ground floor apertures, attachment of lead flashing to property and removal and re-fixing of television aerial.</p> <p>The Chairman welcomed Mr Andrew James to the meeting, who is the Architect for the Quaker Meeting House.</p> <p>Cllr Williams asked Mr James about a drain within the site to which Mr James explained that a double sealed man hole would be put in place.</p> <p>No Objection was raised to this application and Mr James left the meeting.</p> |
| | 17/02138/FUL | <p>The Poplars, Barnby Road, Newark</p> <p>Proposed 1.5 storey side extension to form annexe to main dwelling including new double vehicular access and front boundary wall with electric sliding gates.</p> <p>No Objection was raised to this application.</p> |
| | 17/02140/FUL | <p>Flats 1 to 12 Trent Side, Mather Road, Newark</p> <p>Existing windows to be replaced with white residence 9 timber effect UPVC double glazed windows.</p> <p>Cllr Duncan raised concerns regarding these properties being in the north eastern part of the Conservation Area and that this could be an issue regarding this application.</p> <p>It was decided that a map of the Newark Conservation Area should be made available at future Planning Meetings in order for Members to determine exactly where the Conservation Area covers.</p> <p>No Objection was raised to this application.</p> |
| | 17/02162/FUL | <p>16 The Weavers, Newark</p> <p>Householder application to create new bedroom/en-suite over garage, extend hall into existing porch.</p> |

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| | | No Objection was raised to this application. |
| | 17/02174/FUL | 43 Elm Avenue, Newark Demolition of existing single storey side and rear extensions to facilitate new two-store side extension and single storey rear extension. No Objection was raised to this application. |
| | 17/02193/FUL | 2 Northern Road, Newark Proposed extension to provide two further service areas (full height ground and first floor). No Objection was raised to this application. |
| | 17/02196/FUL | Oscars Inn, 105 Balderton Gate, Newark Two single storey rear extensions to facilitate extra dining space and kitchen area. Conversion of existing first floor residential accommodation into two residential units. Addition of external fencing, lighting and signage to existing southwest boundary wall. Cllrs T Roberts MBE advised that all Members declare a non-pecuniary interest in this application. No Objection was raised to this application. |
| | 17/02214/FUL | 12 Winterdale Close, Newark Householder application for dining room extension. No Objection was raised to this application provided neighbours raised no objections. |
| | 17/02216/LBC | 19 Carter Gate, Newark Conversion of the 2 upper floors to form a single apartment on each floor. Members were pleased to see that empty space above shops was being utilised. No Objection was raised to this application. |
| | 17/02237/FUL | AbaChem Engineering Ltd, Jessop Way, Newark Proposed extension to existing industrial unit. No Objection was raised to this application. |
| | 17/02249/FUL | Land to the rear of 20 Hill Vue Gardens, Newark Demolition of existing garages/outbuildings and erection of four, 3 bedroomed residential dwellings. |

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| | | <p>Members thought this application would be a 'neat solution' to the area and that it was not over intensive.</p> <p>No Objection was raised to this application provided that on-looking neighbours on both sides of the development do not raise objections.</p> |
| | <p>17/01600/FULM & 17/01601/LBC</p> | <p>Thorpe's Warehouse, Navigation Yard, Mill Gate, Newark</p> <p>Change of use of Thorpe's Warehouse to an Apart-Hotel with alterations to internal layouts and minor amendment to the south east elevation plus 15 rentable apartments, 1 Manager's flat and associated facilities including gym, reception, laundry and office.</p> <p>A non-pecuniary interest was declared for this application by Cllrs T Roberts MBE, Mrs R Crowe & R A Crowe.</p> <p>No Objection was raised to this application.</p> |
| | <p>17/02183/FUL</p> | <p>70 Barnby Gate, Newark</p> <p>Change of use from residential accommodation (C4) to 7 room house of multiple occupation (sui Generis)</p> <p>No Objection was raised to this application.</p> |
| | <p>17/02266/FUL</p> | <p>28 Trent Way, Newark</p> <p>Householder application for single storey front extension and creation of pitch to dormer windows.</p> <p>No Objection was raised to this application.</p> |
| | <p>17/02269/FUL</p> | <p>Amenity Land, Meldrum Crescent, Newark</p> <p>Development of 4 x 1 bed flats, regulation 3 application.</p> <p>A Non-Pecuniary Interest was declared by Cllrs T Roberts MBE, Mrs R Crowe, R A Crowe and P Duncan.</p> <p>No Objection was raised to this application.</p> |
| | <p>17/02287/FUL & 17/02288/LBC</p> | <p>31 Castle Gate, Newark</p> <p>Proposed conversion of office building to residential HMO.</p> <p>Cllr Duncan raised concerns about this proposal and the possible detrimental affect it could have on the appearance of the building.</p> <p>No Objection was raised to this application provided that the developers would retain the original façade</p> |

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| | | of the building. |
| | 17/02305/FUL | Land to the east of Top Row, Beacon Hill Road, Newark Proposed development comprising of 8 no. dwellings. No Objection was raised to this application. |
| PR52/17/18 | Notice of NSDC Planning Decisions | |
| | The Committee NOTED the District Council Planning Decisions received since the last meeting. | |
| PR53/17/18 | Miscellaneous Applications | |
| | a. | No applications received. |
| | b. | No applications received. |
| | c. | No applications received. |
| PR54/17/18 | Nottinghamshire Minerals Local Plan Issues and Options Consultation | |
| | <p>The Town Clerk circulated a response to an email received from Nottinghamshire County Council (NCC). He explained that the previous Minerals Plan had been withdrawn and any previous comments that this Committee had put forward were no longer valid.</p> <p>Members discussed the issue of extracting minerals in and around Newark and concern was raised regarding the affect it would have on the area in general but mainly the impact of increased traffic flows and the additional congestion that would result.</p> <p>It was AGREED that the Town clerk write to NCC asking that any site options put forward in the new Minerals Plan should pay particular regard to the consequential traffic impact, particularly if they are near to Newark. As such a full Traffic Impact Assessment should be carried out for each individual site together with any cumulative impact if there is more than one site in the same area.</p> | |

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| Meeting Closed: | 7.50pm | Next Meeting: | Wednesday 31st January 2018 |
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