



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
 Tel: 01636 680333 ~ Fax: 01636 680350
 Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 30th March, 2016, in the Council Chamber, Town Hall.

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

PR70/15/16	<u>Minutes</u>
	The Minutes of the meeting held on Wednesday 17 th February, 2016 were AGREED and signed as a true and correct record. The Minutes of the Special Meeting of the Planning & Regeneration

	Committee meeting held on 2 nd March, 2016 were AGREED and signed as a true and correct record.	
PR71/15/16	<u>Matters Arising</u>	
	There were no matters arising.	
PR72/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR73/15/16	Outstanding Planning Applications	
	13/01036/LDC	<p>34 Vernon Street, Newark</p> <p>Lawful Development Certificate for an existing conversion of loft to bedroom and en-suite.</p> <p>No Objection was raised to this application.</p>
	15/01770/FUL	<p>Shannon Falls, Tolney Lane, Newark</p> <p>Change of use of land to a private gypsy and traveller caravan site, consisting of one mobile home, two touring caravans and one amenity building.</p> <p>The Chairman advised Members that he understood that this particular site had, some time ago, been the subject of an illegal disposal of waste that had raised the height of the site. He also understood that enforcement action had been taken against the perpetrators of the disposal but no remedial action had been undertaken. In addition the District Council have also not taken any action to remove the waste from the site.</p> <p>Members decided to OBJECT to this application on the following grounds:</p> <ul style="list-style-type: none"> (i) The site is located in a flood plain and will exacerbate the potential impact of flooding in the surrounding area, (ii) It is inappropriate to permit the development on land whose height has unlawfully been raised. This would result in a profit being achieved through an illegal act. <p>The Town Clerk was also asked to raise with the District Council, concerns that no action has been taken to rectify the situation of illegal dumping on the site and ask what action the District Council intends taking to deal with this issue.</p>

	15/02277/FUL	<p>30 Albert Street, Newark</p> <p>Demolition of two storey and single storey rear extensions to retail unit and first floor flat. Change of use of retail unit to form Apartment 1. Erection of two storey and single storey rear extensions to enlarge Apartment 1 and 2 and form new Apartment 3.</p> <p>No Objection was raised to this application.</p>
	16/00136/FUL & 16/00137/ADV	<p>Bakkavor Desserts, Jessop Way, Newark</p> <p>Erection of 8m high flagpole with flag featuring the Bakkavor logo.</p> <p>No Objection was raised to this application.</p>
	16/00166/FULM	<p>Land at Stephenson Way, Newark</p> <p>Erection of Hatchery with ancillary building and associated external works.</p> <p>No Objection was raised to this application and Members were pleased to see that 59 full time jobs would be created.</p>
	16/00221/FUL	<p>Riverside Violins, 57-59 Castle Gate, Newark</p> <p>Change of use of first floor open premises from A1 to residential C3.</p> <p>No Objection was raised to this application.</p>
	16/00303/FUL	<p>37a Beacon Hill Road, Newark</p> <p>Change of use of the land to residential garden and retention of garden shed and wood store.</p> <p>No Objection was raised to this application.</p>
	16/00314/FUL	<p>Newark Boys Club, George Street, Newark</p> <p>Change of use of Boys Club to form 7 (no.) apartments. Cllr Mrs Whicher and Cllr Cleasby declared a personal interest in this application.</p> <p>Members decided to OBJECT to this application on the following grounds:</p> <ul style="list-style-type: none"> (i) The development is over intensive for the site, (ii) The development would result in additional traffic in the surrounding roads many of which are very narrow streets and already suffer from traffic congestion,

		<p>(iii) The development is close to Lovers lane School and the additional traffic will be dangerous to children attending the school,</p> <p>(iv) 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>
	<p>16/00339/LBC & 16/00349/ADV</p>	<p>21 Kirk Gate, Newark</p> <p>Remove an old shop sign which is a vinyl sign on a fascia above the shop window and replace this sign with a new shop sign.</p> <p>No Objection was raised to this application.</p>
	<p>16/00340/FUL</p>	<p>115 Grange Road, Newark</p> <p>Householder application for proposed single storey rear extension.</p> <p>No Objection was raised to this application provided no objections were raised by residents of neighbouring properties.</p>
	<p>16/00389/ADV</p>	<p>32 Stodman Street, Newark</p> <p>New sign for Marks and Spencer including 3 no. new fascia illuminated sign and 1 no. new illuminated bus stop sign.</p> <p>No Objection was raised to this application.</p>
	<p>16/00394/FUL</p>	<p>156a Beacon Hill Road, Newark</p> <p>Householder application for proposed single storey swimming pool extension.</p> <p>No Objection was raised to this application.</p>
	<p>16/00401/LBC</p>	<p>8 Beacon Hill Road, Newark</p> <p>Retrospective permission to demolish the glasshouse including removal of the tiled floor.</p> <p>No Objection was raised to this application.</p>
	<p>16/00457/FUL</p>	<p>9 Cambridge Meadows, Newark</p> <p>Householder application for proposed single storey rear extension.</p> <p>No Objection was raised to this application provided no objections were raised by residents of neighbouring properties.</p>

	16/00447/FUL	<p>Wesley House, Guildhall Street, Newark</p> <p>Installation of three retractable posts in the access to parking area.</p> <p>No Objection was raised to this application.</p>
	16/00467/FUL	<p>44 Newton Street, Newark</p> <p>Householder application for single storey extension to the rear of the property and two storey extension to the side of the property.</p> <p>No Objection was raised to this application provided no objections were raised by residents of neighbouring properties.</p>
	16/00477/FUL	<p>7 Hutchinson Road, Newark</p> <p>Householder application to form new living accommodation above the garage and re-design of the porch.</p> <p>No Objection was raised to this application provided no objections were raised by residents of neighbouring properties.</p>
PR74/15/16	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	
PR75/15/16	Miscellaneous Applications	
	a.	<p>Amended Applications</p> <p>16/00106/FUL – 22 The Weavers, Newark</p> <p>Householder application for demolition of existing single storey side extension and rear conservatory and construction of two storey extension to side and single storey extensions to front, rear and side. New French doors to rear elevation first floor level.</p> <p>Cllr Roberts declared a personal interest in this application.</p> <p>Members decided to OBJECT to this application on the following grounds:</p> <ul style="list-style-type: none"> (i) The development is over intensive for the site, (ii) It will have an overbearing impact on the neighbours.

	<p>b.</p>	<p>Licensing Applications</p> <p>Harbour Master Tea Room, The Wharf, Newark Application for a new premise licence. Cllr Mrs Brown declared a prejudicial interest in these applications and left the room for the discussions on Licensing. Cllr Roberts declared a personal interest in this application. No Objection was raised to this application.</p> <p>Amarillo's, 2 London Road, Newark Application for a new premise licence. No Objection was raised to this application.</p> <p>Newark Visitor Information Centre, Appletongate, Newark Application for a new premise licence. Cllr Roberts declared a personal interest in this application. No Objection was raised to this application. Cllr Mrs Brown returned to the meeting.</p>
	<p>c.</p>	<p>Notification of Appeals</p> <p>15/01573/FUL – 29 Coopers Yard, Newark Householder application for replacement windows.</p> <p>15/02047/ADV – Bon Marche, 46 Market Place, Newark Remove existing shopfront fascia and projecting sign and replace with 1 no. new non illuminated fascia and 1 no. non illuminated projecting sign.</p> <p>Land off North Gate, Newark Application to vary condition 25 of planning permission 13/00997/OUTM for proposed erection of retail development bulky goods/open A1/open A1 convenience uses and provision of car parking to serve</p>

		<p>same. Proposal submitted to allow the use of Unit B as A1 (non-food).</p> <p>Cllr Mrs Brown was concerned over the amount of litter on this site.</p> <p>Members NOTED that the above three appeals have been made to the Secretary of State.</p>
	d.	<p>Appeal Decision</p> <p>14/01964/FULM – Highfields School, London Road, Newark</p> <p>Members NOTED that the appeal for these premises had been DISMISSED by the Planning Inspector and that the application for costs made by Ben Bailey Homes against Newark & Sherwood District Council was REFUSED.</p>
	e.	<p>Street Naming</p> <p>New Development at 111 Sleaford Road, Newark</p> <p>Members NOTED the street name put forward for the above development as 'Varney Place'.</p>
	f.	<p>Nottinghamshire County Council Applications</p> <p>Lovers Lane Primary & Nursery School, Warburton Street, Newark</p> <p>Additional parking bays and no waiting at any time restrictions (double yellow lines) across car park entrance to the school, across the existing driveway to No. 1 and across the proposed new vehicular entrance to the side of 73 Appleton Gate, Newark.</p> <p>No Objection was raised to this application.</p>

Meeting Closed:	8pm	Next Meeting:	Wednesday 27th April, 2016
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