



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 2nd January 2019 in the Council Chamber, Town Hall.

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

PR48/18/19 Minutes

The Minutes of the last meeting held on Wednesday 28th November 2018 were **AGREED** and signed as a true and correct record.

PR49/18/19 Matters Arising

PR44/18/19

18/02180/FUL – Land at Queen’s Court, Newark

Application to vary condition 4 to amend the approved plans and discharge conditions 3 and 9 attached to planning permission 18/01362/FUL. Relocation of play area and development of x6 1 bed flats and x3 2 bed flats.

No Objection was raised to this application subject to the Town Clerk confirming the changes are only of a minor nature.

The Town Clerk informed Members that the change was minor, basically to change a drainage plan that was previously agreed and everything else remains as previously approved.

PR50/18/19 Declarations of Interest

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

PR51/18/19 Outstanding Planning Applications

18/00743/FUL 80 Harcourt Street, Newark

Change of use from residential property to a House of Multiple Occupation (7 beds).

The Chairman raised concerns regarding lack of parking provision and there not being a Resident Parking Scheme in place and also he would not want this application to set a precedent for the area.

Cllr Goff also raised the issue of parking and the fact that Harcourt Street can get quite congested with cars parking on both streets making the street narrow for cars to pass. He also raised the issue of school children using the area to walk to and from local schools.

Cllr Mrs Dawn was concerned that the Applicant’s name was not available, just the Agent.

It was agreed to raise an **Objection** to this application on the following grounds:

- (i) The development is over intensive,
- (ii) There is no parking provision which will have a significant detrimental traffic impact on a street that already suffers from traffic congestion.

- 18/02130/FUL The Atrium Bar, 69 Castle Gate, Newark**
- Installation of a balcony on the first floor and creation of an external smoking area on the ground floor.
- The Chairman felt that the plan was not clear in showing where the proposed smoking area would be. Members liked the idea of the smoking area being elsewhere other than the public highway. Concern was expressed by Members regarding the proposed 1st floor balcony overlooking the road. They would like to know how this would be policed.
- It was decided to grant delegated authority to the Town Clerk in consultation with the Chairman of this Committee to find out more information regarding this application and, subject to the significance of the proposals, to either submit comments under the Town Council's Scheme of Delegation or to refer the application back to the Committee.
- 18/02135/RMAM Land South of Newark, Bowbridge Lane, Balderton, Newark**
- Variation of Condition 1 attached to planning permission 16/02120/RMAM to enable amendments to the site layout and substitution of house types.
- No Objection was raised to this application.**
- 18/02176/FUL 14 Castle Gate, Newark**
&
18/02177/LBC
- Change of use from a restaurant with living accommodation above, to a dwelling with an interior design studio and showroom within the ground floor with minor alterations.
- Cllr Goff was pleased to see that this application was also for living accommodation.
- No Objection was raised to this application.**
- 18/02202/FUL Balderton Business Park, Hawton Lane, Newark**
- Retrospective application for office attached to existing approved industrial units.
- No Objection was raised to this application.**
- 18/02279/OUTM Yorke Drive & Lincoln Road Playing Fields, Lincoln Road, Newark**
- Selective demolition and redevelopment of parts of the existing Yorke Drive Estate and the erection of new

mixed tenure housing, community and recreational facilities on the adjoining Lincoln Road Playing Field site, resulting in the development of up to 330 homes.

Cllr Duncan joined the meeting at this point.

Cllr Mrs Dawn gave some background to this application. NSDC employed Consultants to work with the residents of Yorke Drive regarding the proposed changes. Workshops were arranged for the public to attend and plans were available for viewing, unfortunately not as many people attending as they would have liked. Residents were reasonably happy with the proposals but at the final meeting, it appeared that more houses were to be demolished than they had previously been told about. There is concern that the proposed regeneration is only for half of the estate, what is the remainder of the estate getting out of the regeneration? The proposed regeneration is taking place in phases but they would like to see the whole estate redeveloped. Cllr Mrs Dawn expressed concern about the access/egress onto Lincoln Road, she would prefer to see an alternative to this, possibly onto the back of the industrial estate.

A query was raised regarding the proposed Community Centre and whether or not they would have the new and old Community Centres after the regeneration.

Cllr Mrs Dawn proposed to support this application and this was seconded by Cllr M Skinner.

It was agreed that **No Objection** would be made for this application.

18/02297/FUL

51 Valley Prospect, Newark

Householder application for proposed alterations and extensions.

No Objection was raised to this application.

18/02179/LBC

1-3 The Coach House, 36A Castle Gate, Newark

Erection of 3 signs to the exterior of the property and replacement of 2 external doors and 3 internal doors.

No Objection was raised to this application.

18/02282/FUL

Top Lock, Mill Gate, Newark

The proposed scheme would involve re-opening the channel through the Old Town Lock and installing within

the lock:

A 200mm debris screen

An automated inlet gate

An Archimedes Screw Turbine

A brush-type eelpass alongside the Screw

A sound-proofed control shed, enclosing the gearbox, generator and control panel

A sound-proofed enclosure over the Screw helix

A power cable to the switchboard of the CRT workshops on the north bank

No Objection was raised to this application.

18/02286/FUL

5 Jallands Row, Appleton Gate, Newark

&

Householder application for erection of single storey side extension to end terraced house.

18/02315/LBC

No Objection was raised to this application.

18/02304/FUL

Newlands, Balderton Hospital, Great North Road, Fernwood, Newark

Demolish existing building and replace with 9 modular eco-homes.

There was uncertainty as to why this application had been forwarded to this Committee with it being in Balderton.

Members decided to give delegated authority to the Town Clerk in consultation with the Chairman of this Committee to determine if the Town Council should be commenting on this application and if so, to comment under the Scheme of Delegation.

18/02330/FULM

Playing Field, Chestnut Avenue, Newark

New build scheme comprising 24 houses, 6 flats for supported housing and 2 shared houses for supported housing with associated staff office/overnight accommodation.

Cllr Mrs Dawn raised concerns over the lack of time that residents have been given to comment on this application. Residents only received their letters on New Year's Eve.

Cllr Mrs Dawn also expressed concern that this playing field is the last green space on the Bridge Ward. There

was also concern expressed regarding the access/ egress onto Chestnut Avenue and the impact this would have on local residents. It would impact on residents on Gainsborough Drive and Winthorpe Road also, especially during the construction works.

Cllr Goff would like to see members of the public invited to the meeting and to be able to give their views.

Cllr Duncan suggested that the application would be better put in front of the next planning meeting when hopefully, there would be a larger attendance by Members.

Members voted to **DEFER** this application to the next planning meeting due to take place on 30th January, 2019 in order for more time to be given to Members to look at the proposed plans.

18/02354/LBC Newark Northgate Station, Lincoln Street, Newark

These works bring existing staircase handrails and accessible WC's up to standards outlined in British Standard BS8300 and the Office of Road and Rail – Design for Accessible Stations.

No Objection was raised to this application.

PR52/18/19 Notice of NSDC Planning Decisions

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

PR53/18/19 Miscellaneous Applications

a. Amended Applications

18/01444/FUL – 34 Castle Gate, Newark

Installation of a 1.8m high fence surrounding the beer garden (retrospective).

Amendment to the description of the proposal only.

Members were unsure as to why this application was being considered due to the fact that the Water's Edge has now closed.

After discussion regarding the application, it was decided to retain their original **Objection** as follows:

Object to recent fenced extension, not on loss of parking but on aesthetics within the area.

18/02049/FUL – Land to the rear of Bridge Cottages, Barnby Road, Newark

Erection of dwelling.

Change to the application site area.

Members could see no reason to change their original **objection** as follows:

- **Biodiversity and the impact on the local toad population.**
- **The cumulative impact on the area**

16/01958/RMAM - Land off North Gate, Newark

Reserved Matters application for the erection of retail development, bulky goods/open A1/open A1 convenience uses and provision of associated parking pursuant to outline permission 13/00997/OUTM.

Revised Site Plan and Elevations.

Cllr D Hyde didn't regard the change as substantial.

Cllr Mrs Dawn supported the application and would like to see this area redeveloped due to the unsightly nature of it now.

Cllr Mrs Dawn proposed to support this application and this was seconded by Cllr Williams.

No Objection was raised to this application.

b.

Nottinghamshire County Council Applications

Proposed removal of Highway Rights from land at Pelham Close, Newark

Section 116, Highways Act 1980

Nottinghamshire County Council are instructed in relation to the making of an application to the Magistrates' Court seeking authorisation for the 'stopping up' of a small piece of land (currently recorded as within the adopted highway extent) at Pelham Close, Newark.

No Objection was raised to this application.

Land at Winthorpe Road, Newark

Members **NOTED** that an Appeal relating to the above site has been made to the Secretary of State and the appeal is to be heard at a Hearing to be held at Castle House, Great North Road, Newark on 26th February

2019.

c. **Street Naming**

73 Beacon Hill Road, Newark

Demolition of existing single storey house and garage, build new access and erection of 4 no. two storey houses with integral garages.

Cllr Goff suggested the name **Chris Grant Close**. The reason being that Chris Grant was a former businessman in Newark, a past Town Councillor & Town Mayor and had previously lived within the vicinity of Beacon Hill Road, on Sleaford Road.

The Town Clerk said that he would have to bring a report back to Committee regarding Street Naming as he thought christian names could not now be used.

The Town Clerk also stressed to Members that the suggestion put forward should not be publicised until approval was formally given.

Former Newark Working Men's Club, Beacon Hill Road, Newark

Members **NOTED** the street name to be used for the above location as **Hatton Grove**.

Land at Bus Depot, Pelham Street, Newark

Members **NOTED** the street name to be used for the above location as **Bainbridge Court**.

d. **Revised Application**

**NCC Children, Families & Cultural Services
Newark Orchard School and Day Service, London Road, Balderton, Newark**

The application site has been revised to include the access to the proposed Day Centre car park within the application site boundary. No other changes have been made to the application previously advertised.

No Objection was raised to this application.

Meeting Closed:	8.05pm	Next Meeting:	Wednesday 30th January 2019
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