



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 30th January, 2019 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell M Cleasby (Ap) Mrs G Dawn Ms H Gent L Goff D Hyde (Ap) D Lloyd T Roberts MBE (Ap) R Williams
In Attendance	Deputy Town Clerk Councillors	James Radley Mrs I Brown, Mrs R Crowe, R A Crowe, P Duncan & K Girling
Apologies	Cllrs M Cleasby, D Hyde & T Roberts MBE	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There was 1 member of the public present.	
Venue:	Council Chamber, Town Hall	

PR54/18/19 Minutes

The Minutes of the last meeting held on Wednesday 2nd January 2019

were **AGREED** and signed as a true and correct record.

PR55/18/19 Matters Arising

The Chairman informed Members that he had attended the Planning meeting at NSDC on 15th January 2019 and the following decisions had been made:

18/00973/FULM – The Bearings, Bowbridge Road, Newark – Approved

18/02080/FUL – 40 Winthorpe Road, Newark – Refused

Cllr Mrs Dawn thanked the Chairman for attending.

The Chairman also notified Members about the following two applications presented to the Town Council Planning meeting on 2nd January 2019:

PR51/18/19 – Outstanding Planning Applications

18/02130/FUL – The Atrium, Lombard Street, Newark

Installation of a balcony on 1st floor and creation of an external smoking area on the ground floor.

This application has been withdrawn.

18/02304/FUL – Newlands, Balderton Hospital, Great North Road, Fernwood, Newark

Demolish existing building and replace with 9 modular eco homes.

This application was not for consideration by Newark Town Council.

PR56/18/19 Declarations of Interest

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

PR57/18/19 Outstanding Planning Applications

18/02330/FULM Playing Field, Chestnut Avenue, Newark

& Amended 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 D Lloyd declared a non-prejudicial interest in this application.

The Chairman updated Members on this application saying that they were waiting for a copy of the Financial Sustainability Report and on that basis, he would suggest deferring the application until the next meeting due to be held on 27th February 2019. This was **AGREED**. It was **AGREED** also to **DEFER** the amendment for this application.

18/02358/FUL

South Lincs Clothing, 48 Kirk Gate, Newark

&

18/02359/LBC

Convert existing 1st floor accommodation to provide 2 no. apartments, an extension to existing hidden roof to form 3rd apartment. Change of use of existing shop area to form A1 (shops and retail) to A2 (professional services) use.

No Objection was raised to this application provided that the Town Council could be assured that bin storage space would be provided. Cllr Lloyd spoke about the problem of bin collections within the Town for living accommodation above shops. Although he was pleased to see the units being occupied, bin collections proved to be a problem, often due to the tenant being out all day and bins being left on the street.

18/02362/FULM

Land Opposite 44 to 26 Fosse Road, Farndon, Newark

Erection of a mixed use development comprising petrol filling station and associated retail unit, 2 no. drive through, 2 no. offices and 103 bed hotel with associated ancillary facilities, landscaping, flood attenuation lagoon, associated engineering operations (including flood compensation measures) and sustainable drainage system (SuDS) along with associated vehicular and cycle parking and access from Fosse Way and all ancillary works.

Cllr Mrs Barker-Powell informed Members that as a resident of Farndon, she was in opposition to this application.

Cllr Mrs Dawn said that she had not seen the plans and therefore was not qualified to give a meaningful answer.

Cllr Goff was not against the development.

Cllr Lloyd said the application had merits, it was an attractive development in a landmark location but with issues. NSDC had carried out an assessment on Newark and overnight capacity and found that people who stayed overnight rather than just for the day, were likely to spend 8 times as much. It was reported that the Showground had lost block bookings over the years due to the lack of hotels/bedroom space available.

Permission exists for the Deincourt Hotel to extend into the former Nurses home adjacent to the existing hotel. The possibility of the old Robin Hood being converted into a Travel Lodge, the former NCC Highways site

suggested as a location for a hotel and the expansion of the Premier Inn. It was felt that if this application was to go ahead, existing hotels in the town would diminish.

Regarding the proposed Office accommodation, Cllr Lloyd felt that existing offices within the town would possibly relocate to these new, modern office blocks leaving empty units within the town, therefore the town would suffer the loss of daytime/lunchtime spend from these staff.

Cllr Lloyd felt the application was contentious to some extent regarding the 'open break' between Farndon and Newark. The Local Development Framework recognises the visible green space divide and this development would obliterate views of Newark and lose the break between the two. Cllr Lloyd used Southwell as an example and the Visual Impact Assessment to protect views of the Minster. He felt the same should be made available for Newark and protect views of St Mary Magdalene Church Spire and the Castle.

Cllr Mrs Gent joined the meeting at this point.

Cllr Goff felt it would be a good idea to build a hotel nearer to the Showground.

Cllr Lloyd responded saying that twice, this had been applied for and failed due to residential backlash from Winthorpe and Langford residents.

Cllr Lloyd **proposed an Objection** on the grounds of concerns of impact on the Town Centre Economy and the visibility of the town from that gateway. The application ought not to be considered until such time as a full assessment of the economic impact on office and overnight accommodation in Newark Town were evidentially understood.

Cllr Skinner **seconded the proposed objection**, he liked the application but felt it was in the wrong place.

Therefore, it was **AGREED to OBJECT** to this application.

19/00007/FUL Turnbull Builders Merchant, Northern Road, Newark
Form new access road and gateway.

No Objection was raised to this application.

19/00014/FUL 6 Whomsley Close, Newark
Householder application for removal of existing attached

flat roofed garage and passageway. Construction of new two storey side extension and single storey rear extension.

No Objection was raised to this application.

19/00045/FUL Lincolnshire Co-Operative Travel, 24 Middle Gate, Newark

Opening up blocked off window to the rear of the premises at first floor level and inserting timber louvered frame.

No Objection was raised to this application.

19/00052/FUL 68 Wolsey Road, Newark

Change of use of the first floor from residential to children's nursery and retention of ground floor as a nursery.

No Objection was raised to this application.

18/02366/ADV Newark Northgate Station Car Park, Appleton Gate, Newark

Erection of two directional signs (retrospective).

No Objection was raised to this application.

19/00106/FUL 1 Elm Close, Newark

Change of Use from Use Class C3 (Dwelling House) to Use Class C2 (Children's Home).

Cllr Lloyd asked if Members could be made aware of who the applicant was for all applications on the Addendum in order for Members to be able to declare an interest if needed.

Car parking was discussed but it was felt this was adequate due to the rotation of staff working at any one time.

Cllr Haynes suggested deferring this application to the next meeting in order for Members to look at the plans in more detail.

Cllr Mrs Crowe informed the meeting that she had been contacted by nearby residents who were concerned at the implications of this application.

Cllr Mrs Gent spoke about discrimination against children in care and said she felt there was no reason for neighbours to be concerned. She said children in care are no different to a birth child, they are not troubled

children and should be treated equally.

No Objection was raised to this application but Members would like to see conditions attached for i.e noise control, traffic impact from members of staff/visitors etc.

PR58/18/19 Notice of NSDC Planning Decisions

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

PR59/18/19 Miscellaneous Applications

a. Street Naming

Members **NOTED** that Newark & Sherwood District Council have confirmed the street name for the development at 73 Beacon Hill Road, Newark as '**Grant Close**'.

Meeting Closed:	7.40pm	Next Meeting:	Wednesday 27th February 2019
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