

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 Tuesday, 30th December, 2014 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Goff (Chairman)
	Councillor	P Baggaley Mrs I Brown K Clayton R Crowe (A) D Lloyd B Richardson (Vice Chairman) A Roberts MBE S Wallace
In Attendance	Town Clerk	Alan Mellor
	Councillor	Mrs G Dawn
Apologies	Cllr R Crowe	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were two members of the public present.	
Venue:	Council Chamber, Town Hall	

PR45/14/15 Minutes

The Minutes of the last meeting held on Wednesday 26th November, 2014 were **AGREED** and signed as a true and correct record.

PR46/14/15 Matters Arising

PR44/14/15 – Miscellaneous Applications

b. Nottinghamshire County Council Applications

Barnby Road Academy Primary & Nursery School – 20mph speed limit

An email from the Landscape and Reclamation Team at Nottinghamshire County Council that had been received responding to this Committee's comments on this application, was circulated to all present.

PR47/14/15 Declarations of Interest

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

PR48/14/15 Outstanding Planning Applications

14/00721/FULM Deincourt Hotel, London Road, Newark

Demolition of an existing single storey extension attached to the western side elevation of the hotel and replace it with a new two-storey extension. Demolition of a detached building that fronts onto London Road and a part two-storey, part three-storey extension with underground car parking would be erected to the eastern side of the existing hotel.

During the debate Members raised the following issues of concern that they wished to bring to the District Council's attention:

- (i) The building has been in the ownership of the current owners for over ten years and they are therefore responsible for its poor current state of repair. In addition it is regretted that the District Council appears to have taken no action in this regard,
- (ii) Members are concerned that there is no up to date Conservation Area Character Appraisal in place for the site,
- (iii) Concerns were also identified about any increase in traffic flows arising from the development at an already very busy junction. This was particularly related to ingress and egress into the premises.

Subject to the above concerns being notified to the District Council, No Objection was raised to this application.

14/01640/FUL Plots 1-10 Green Park, Tolney Lane, Newark

Remove/vary conditions 5 and 6 attached to the planning permission granted on appeal at Plots 1-10 Green Park, Tolney Lane.

It was AGREED to Object to this application on the

following grounds:

- (i) The appeal decision gave three months for the boundary wall to be removed. This time has now elapsed and the wall remains in place.
- (ii) As the Planning Inspectors decisions have not been acted upon within the prescribed time frame Members expected that the Planning permission would be revoked.
- (iii) These issues are being considered by the Environment Agency, but no representation has been made yet.

14/01919/FUL Christ Church C of E School, Victoria Street, Newark

Security fencing to low areas of existing perimeter wall.

Cllr T Roberts MBE declared a personal interest in this application.

No Objection was raised to this application.

14/01964/FULM Land at Highfields School, London Road, Newark

Residential development comprising 83 units and associated infrastructure, including the relocation of the existing school car park and sports pitches and the removal of 8 TPO trees.

It was Agreed to Object to this application on the following grounds:

- (i) It will result in the loss of a 'Green' space between Newark and Balderton,
- (ii) The traffic impact assessment is poor and the Town Council does not accept the conclusions drawn from it.
- (iii) The application will exacerbate traffic congestion on London Road in particular,
- (iv) The application takes no account of Network Rails' proposals to amend the road layout at the rear of the site to effectively remove the current level crossing over the East Coast mainline,
- (v) It was noted that the Environment Agency do not agree with the application. The Town Council also considers that there are very real concerns about flooding on the site,
- (vi) A total of 14 high value Oak and Yew trees will be lost to make way for a car park and they will not be replaced with appropriate replacements,
- (vii) The site has some archaeological importance,
- (viii) The proposed new footpath goes through Newark Town Council allotments; the loss of which is not

acceptable. There is also no Section 106 funding being proposed for open space and play areas,

- (ix) There is insufficient Social Housing,
- (x) The development is over intensive and will result in the houses being too dense for the site,
- (xi) Concern that the development will have a further adverse impact on the local Toad population around the Barnby Road area.

14/02103/FUL 13 Parliament Street, Newark

Householder application for a proposed single storey rear extension to replace existing single storey lean-to extension.

No Objection was raised to this application.

14/02104/LBC 13 Parliament Street, Newark

Proposed single storey rear extension to replace existing single storey lean-to extension.

No Objection was raised to this application.

14/02111/FUL 24 Saucemere Drive, Newark

Householder application to remove existing boundary hedge and provide new garden wall/fence.

No Objection was raised to this application.

14/02133/FUL Land North West of Manor Farm, Ollerton Road, Little Carlton, Newark

Construction and operation of a single wind turbine and associated infrastructure including turbine foundations, a crane hard-standing/laydown area, access track, transformer kiosk, substation kiosk and associated cabling.

No Objection was raised to this application.

14/02155/ADV Brownhills Service Centre, Brunel Drive, Newark

Erection of one Totem sign within our site overlooking the A1 stating our company name and our services (e.g. Brownhills Motorhomes; Sales, Servicing & Parts

It was AGREED to Object to this application on the following grounds:

- (i) The sign is too large and ugly in its character,
- (ii) It will be distracting to passing motorists on a busy main arterial road and represents a danger for highway users,
- (iii) It will spoil the view of the town and St Marys church.

- 14/02159/FUL 1 Hine Avenue, Newark**
Householder application for erection of first floor side extension over existing ground floor accommodation.
No Objection was raised to this application.
- 14/02184/FUL Homebase Ltd, Northgate Retail Park, Trent Lane, Newark**
Variation of condition 9 of planning permission 02/02798/FULM to allow the sale of non-food goods by catalogue showroom retailer from up to 185m2 of the existing sales area.
No Objection was raised to this application.
- 14/02201/FUL 51 Lincoln Road, Newark**
Householder application for a proposed first floor side extension.
No Objection was raised to this application.
- 14/02134/FUL 14 Albert Street, Newark**
Conversion of a three storey dwelling with basement into three separate apartments.
No Objection was raised to this application.
- 14/02216/OUT 82 Eton Avenue, Newark**
Outline application with some matters reserved for erection of one (no) two storey dwelling.
No Comment was made on this application.

PR49/14/15 Notice of NSDC Planning Decisions

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

PR50/14/15 Miscellaneous Applications

- a. Amended/Additional Planning Applications**
14/01691/FUL – 1 Taylors Paddock, Tolney Lane, Newark
Erection of Amenity Block – Amended Plan received.
It was AGREED to Object to this application. The amendment did not change the original reasons for the objection which should stand.
- b. Nottinghamshire County Council Applications**
Bishop Alexander Primary School
Keep Clear Entrance Markings – No Stopping Monday to Friday 8am to 4.30pm and No Waiting Monday to Friday 8am to 4.30pm
No Objection was raised to this application.

William Street & New Street, Newark

Proposed Residents Parking Scheme, Monday to Saturday 8am – 6pm

No Objection was raised to this application, but Members urged N&SDC to have regard for sustainable and integrated communities.

Magnus C of E Academy, Earp Avenue, Newark

20mph School Speed Limit

Cllrs B Richardson and S Wallace declared a personal interest in this application.

No Objection was raised to this application.

Bowbridge Primary School, Bowbridge Road, Newark

Members **NOTED** that the above application has now been formally **GRANTED**.

Trent Skip Hire Limited, Quarry Farm Transfer Station, Bowbridge Lane, New Balderton, Newark

Erection of a steel framed building for the use as a materials recycling facility (MRF).

It was AGREED to Object to this application on the following grounds:

- (i) This development will result in an estimated 80 HGV vehicles per day entering and leaving the site; this volume of traffic cannot be accommodated on surrounding minor road network,
- (ii) The Town council also believes that the proximity of the site to Newark town centre will exacerbate the congestion already experienced in the town,
- (iii) The site is a poor location for dealing with waste from across Nottinghamshire located as it is on the edge of Lincolnshire. There are better locations for such sites which are closer to the source of the waste materials which it will deal with.

The Wharf and Barnby Gate, Newark

Initial consultation – new parking bays on Barnby Gate and additional No Waiting at any Time Restrictions (double yellow lines) on The Wharf.

No Objection was raised to this application.

c. Licensing Applications

Prior to discussion of this item Cllr Mrs I Brown declared a prejudicial interest and left the meeting.

The Ram Hotel, 19 Castlegate, Newark

No Objection was raised to the application for a new premise licence for the above on the basis that it will be subject to the same security and litter requirements for similar establishments operating nearby.

Lincolnshire Co-Op, Bowbridge Road, Newark

Cllrs D Lloyd and L Goff declared a personal interest in this application.

No Objection was raised to the application for a new premise licence for the above.

Cllr Mrs I Brown returned to the meeting following discussion of this item.

PR51/14/15 Land South of Newark

The Town Clerk talked Members through the following issues with regard to this Planning Application, and which have been sent through to the District Council since the last meeting of this Committee.

1. Allotment provision – Planners are now seeking to put them back in.
2. Open Spaces – Negotiations are around the value of the S106 agreements for the ongoing maintenance of it.
3. Community Centres – This is a matter of debate and discussion between the planners and the developers.
4. Landscaping Buffer Zones – The planners have taken this on board – there are still negotiations between the two parties.

The Town Clerk informed Members that he was still awaiting a formal response from the Planners.

The additional item on the Addendum is part of the ongoing debate.

There is a possibility that on the 14th January 2015 there is to be a Special Meeting at N&SDC to discuss this application.

It was AGREED that the Town Clerk be given Delegated Authority in line with the original responses, with the two Leaders (Cllr Mrs G Dawn and Cllr D Lloyd), if required by 14th January.

If there is no Special Meeting on that date, this can be brought back to the next meeting of this Committee on Wednesday 28th January 2015.

Meeting Closed:	8.20pm	Next Meeting:	Wednesday 28th January, 2015
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