



# NEWARK TOWN COUNCIL

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## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 28<sup>th</sup> June 2017 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>T Roberts MBE (Chairman) (Ap)</b>
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell (Ap) Mrs G Dawn (A) Ms H Gent (A) L Goff S Haynes D Hyde D Lloyd R Williams
<b>In Attendance</b>	Town Clerk	Alan Mellor
<b>Apologies</b>	Cllrs Mrs C Barker-Powell and T Roberts MBE	
<b>Taking Minutes:</b>	PA to the Town Clerk	Ms H Crossland
<b>Public:</b>	There were no members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

### **PR7/17/18**    **Minutes**

The Minutes of the last meeting held on Wednesday 31<sup>st</sup> May 2017 were **AGREED** and signed as a true and correct record.

**PR8/17/18**    **Matters Arising**

There were no matters arising.

**PR9/17/18**    **Declarations of Interest**

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

**PR10/17/18**    **Outstanding Planning Applications**

**17/00777/RMA**    **Land South of Newark, Bowbridge Lane, Balderton, Newark**

Reserved Matters comprising access from Hawton Road/ Newark Road to the Southern Link Road.

**No Objection was raised to this application.**

**17/00846/FUL**    **Co-Op Car Park, Victoria Street, Newark**  
**&**  
**17/00847/ADV**

Change of use of part of the existing car park to carwash and the siting of a cabin, porta-loo and canopy associated with the car wash. Reduction of overhanging branches of trees within the Conservation Area, by maximum 1 metre and crown lift to maximum 4.3m to clear proposed canopy.

Signage associated with proposed car wash, including detailing opening hours and charges.

It was decided to **Object** to this application on the following grounds:

- (i) The change of use would create additional flows of traffic both in the site and on surrounding roads. The Traffic Impact of the application has not been appropriately assessed and it is considered to be detrimental to the surrounding road network.
- (ii) In addition no assessment has been undertaken for traffic ingress and egress to and from the site and the impact that this will have on surrounding roads.
- (iii) The application will result in a reduction of car parking spaces on the site which is detrimental to supporting the current retail units.
- (iv) The proposal is an over intensive development within the confines of the site.

- (v) The application would require the relocation or removal of the recycling bins which are in the proposed location, no consideration appears to have been given to this issue.

**17/00872/FUL Land adjacent Newark Nether Weir, Quibells Lane, Newark**

Proposed new intake on the riverbank upstream of Nether Lock Weir, adjacent to an existing British Sugar abstraction protected by a 150mm bar screen and floating book, 3.4m diameter Archimedes Screw turbine within a new concrete channel bypassing the weir, a short tailrace channel returning the flow to the toe of the weir, also modifying a highways drainage outfall powerhouse building 5.25m x 4.75m in plan, enclosing the gearbox, generator and control panel, brush-type eel pass within a protective steel enclosure, fitted to the external wall of the screw channel and a pair of armoured power cables, laid 900m from the hydro control shed back along the access track to the switchboard at King's Marina.

The Town Clerk spoke about this application; he had spoken to Newark & Sherwood District Council who had informed him that the Environment Agency were objecting to this at the moment.

Following discussion it was **AGREED** that if the plans turn out to be acceptable to the Environment Agency, this Committee would raise **No Objection**.

**17/00882/ADV McDonalds Restaurants Ltd, Lincoln Road, Newark**

Installation of 5 no. fascia signs.

**No Objection was raised to this application.**

**17/00968/FUL The Poplars, Barnby Road, Newark**

Householder application for proposed extension and alterations to existing dwelling and detached garage including new vehicular access.

**No Objection was raised to this application.**

**17/00970/LBC 1 The Arcade, Market Place, Newark**

**&** Change of vinyl signage to fascias.

**17/00974/ADV No Objection was raised to these applications.**

- 17/00977/FUL 73 Balderton Gate, Newark**  
Proposed single storey detached annexe.  
**No Objection was raised to this application.**
- 17/00980/FUL 7 Rivermead, Newark**  
Householder application for replacement porch to front elevation.  
**No Objection was raised to this application.**
- 17/00982/FUL British Sugar Corporation Ltd, Great North Road, Newark**  
Erection of new molasses tank to replace the existing.  
**No Objection was raised to this application.**
- 17/00986/FUL 7 Coopers Yard, Newark**  
Householder application for replacement of front entrance door and outside storeroom door.  
**No Objection was raised to this application.**
- 17/00995/LBC 78 Mill Gate, Newark**  
Installation of an en-suite facility within an existing bedroom.  
**No Objection was raised to this application.**
- 17/01007/FUL 81 Beacon Hill Road, Newark**  
Householder application for the demolition of outbuilding and erection of single storey rear extension to original dwelling.  
**No Objection was raised to this application.**
- 17/01027/FUL Land Opposite 25-27 Hutchinson Road, Newark**  
Proposed erection of 1 no. 2 bedroom dormer bungalow.  
**No Objection was raised to this application.**
- 17/01045/FUL Compton House, 117 Balderton Gate, Newark**  
Change of use from a bed and breakfast (C1) to a dwelling (C3).  
**No Objection was raised to this application.**

**17/01046/FUL 123 Beacon Hill Road, Newark**

Householder application for single storey extension to front and conversion of existing garage.

**No Objection was raised to this application.**

**17/01081/FUL Russell House, 21A London Road, Newark**

Proposed single storey extension to provide a glazed reception lobby and alterations to provide extra window to office.

**No Objection was raised to this application.**

**17/01095/FUL 19 Lincoln Road, Newark**

Householder application for first floor extension over existing single storey rear extension.

**No Objection was raised to this application.**

**17/01101/FUL 26 Mill Gate, Newark**

**&**

**17/01102/LBC**

Householder application for demolition of 18<sup>th</sup> Century lean to garden room. Demolition of internal walls to existing pantry, heritage roof-light opening over kitchen space. New gated opening in brick boundary wall, lean to glass and aluminium/steel veranda to rear with new timber clad storage shed and new timber clad bin store to side.

The Town Clerk informed Members that he had spoken to a Conservation Officer and the current, preliminary, view was that there is no justification to support the demolition of the 18<sup>th</sup> Century lean-to garden room.

Following discussion it was decided to **Object** to this application because it would cause unacceptable harm by way of loss of heritage – that being historic, aesthetic and communal.

**17/01124/FUL Vape HQ, 24 Castle Gate, Newark**

**&**

**17/01125/LBC**

Change of use of first floor from offices to residential, alterations to form new entrance door at rear and relocation of flue.

**No Objection was raised to this application.**

**PR11/17/18 Notice of NSDC Planning Decisions**

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

**PR12/17/18 Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

The Nottinghamshire County Council (Newark Footpath No. 48) Diversion and Definitive Map and Statement Modification Order 2017.

**Members NOTED that the above order was made on 25<sup>th</sup> May 2017.**

**b. Licensing Applications**

**Rutland Arms, 13-15 Barnby Gate, Newark**

Variation Application as follows:

To enable the premises to close at 02:00 daily

To amend the opening hours to 08:00 to enable the premises to open for activities which do not require a licence.

This application was discussed at length; Members then decided to **Object** to the premises being allowed to close at 02:00 daily for the following reasons:

- Exacerbation of the existing noise nuisance in the area at night;
- Impact on local residents;
- The risk of anti-social behaviour late at night;
- The area does not fit into the proposed night time economy area of the Town.

With regard to amending the opening hours to 08:00 to enable the premises to open for activities which do not require a licence, Members raised **No Objection**.

**PR13/17/18 Consultation on Planning Applications**

The Town Clerk asked Members if they wished to invite a Planning Officer from the District Council to come and talk to this Committee with some detail about what was in the letter contained within the report in the Agenda.

Following discussion it was **AGREED** that a Planning Officer be invited to attend the next meeting of this Committee, to go through this, before the meeting. The Town Clerk agreed to ask the Officer to attend at 6pm on Wednesday 2<sup>nd</sup> August 2017, before the meeting of this Committee.

<b>Meeting Closed:</b>	<b>7.45pm</b>	<b>Next Meeting:</b>	<b>Wednesday 2<sup>nd</sup> August 2017</b>
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