



NEWARK TOWN COUNCIL

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PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 30th September, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) Mrs C Barker-Powell Mrs I Brown M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams
In Attendance	Town Clerk Councillor	Alan Mellor Dean Hyde
Apologies	Cllr Ms H Gent	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR29/15/16	<u>Minutes</u>
	The Minutes of the last meeting held on Wednesday 2 nd September, 2015 were AGREED and signed as a true and correct record.

PR30/15/16	<u>Matters Arising</u>	
	There were no matters arising.	
PR31/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR32/15/16	<u>Outstanding Planning Applications</u>	
	15/01533/LBC	Potterdyke House, 31 Lombard Street, Newark Alterations to Potterdyke House including internal reconfiguration and external paintwork. No Objection was raised to this application.
	15/01538/FUL	Vacant Land, Northern Road, Newark Change of use and provision of car park and caravan storage and conversion of existing building to café. No Objection was raised to this application. However the Town Clerk was asked to register the Town Council's concerns about the potential traffic impact of this development.
	15/01555/LBC	35 North Gate, Newark Listed building consent for repair and maintenance works to elevation of listed building. No Objection was raised to this application.
	15/01573/FUL	29 Coopers Yard, Newark Householder application for replacement windows. No Objection was raised to this application.
	15/01666/FUL	6 Dorner Avenue, Newark Householder application for 12 solar panels to pitched garage roof. Cllr D Lloyd declared a personal interest in this application. No Objection was raised to this application.
	15/01701/FUL	73, 75A and 75B Mill Gate, Newark Replacement of doors and windows and removal of one window and one door. No Objection was raised to this application.

	15/01466/ADV	Unit 2, 14 Barnby Gate, Newark Signage to shopfront. No Objection was raised to this application.
	15/01702/FUL	The Sawmill Public House, Beacon Hill Road, Newark Demolition of existing public house and erection of 2 new units comprising of a class A1 convenience retail unit and a class A1 (non-food) retail, associated parking, landscaping and associated works. After discussion, it was AGREED to DEFER this application to the next Planning Meeting scheduled to take place on 28.10.15.
	15/01721/FUL	110 Middleton Road, Newark Householder application for proposed two storey rear extension. No Objection was raised to this application.
	15/01730/LBC	Navigation House, Mill Gate, Newark Minor alterations to support proposed use as events venue, the majority of which are required in order to comply with building regulations. No Objection was raised to this application.
PR33/15/16	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	
PR34/15/16	Miscellaneous Applications	
	a.	Amended Applications 15/01389/FUL - 5 Market Place, Newark Change of use from an A1 retail unit to an A3 café/bistro. To site tables and chairs to the front of the building. Install a kitchen area separated by a stud wall partition and swing door at the rear of the property. Upgrade the utilities and services and install an additional extractor fan pipework to vent alongside an existing extractor. Install another WC opposite the existing WC and move the existing door to the cellar area. Proposed opening hours: Monday to Thursday 08:00 – 17:00, Friday – Saturday 08:00 – 22:30 and Sunday 09:30 – 17:30. Amended Proposal Description

		<p>Objection was raised to this application. It was felt that the siting of tables and chairs outside the premises on the footpath was not acceptable and would cause problems for pedestrians so close to Chain Lane.</p> <p>It was AGREED that the Town Clerk should contact Nottinghamshire County Council to invite a Member of the Council to attend one of the Planning Meetings to discuss Pavement Licences and the siting of A Boards.</p>
		<p>15/00440/RMAM – Land South of Newark, Bowbridge Lane, Balderton, Newark</p> <p>Application for Reserved Matters (relating to planning application no. 14/01978/OUTM) approval for access comprising Bowbridge Lane north of the southern link road, including the junction with Bowbridge Road, Bowbridge Lane and Hawton Lane.</p> <p>Revised Plans</p> <p>No Objection was raised to this application.</p>
		<p>15/01091/FUL – 11 Dorner Avenue, Newark</p> <p>Demolition of existing bungalow. Residential development - revised design for 1 no. bungalow. (Re-submission of 15/00105/FUL and change of use of land to private car park in association with nearby joinery workshop.</p> <p>Revised Proposal Description and Revised Plans</p> <p>No Objection was raised to this application.</p>
	b.	<p>Nottinghamshire County Council Applications</p> <p>Newark Waste Transfer Station, Brunel Drive, Newark</p> <p>Proposed construction and use of a cabin for use as a welfare cabin at the existing waster transfer station site.</p> <p>Members NOTED that this application was formally GRANTED on 14 September, 2015.</p>
	c.	<p>Licensing Applications</p> <p>The Royal Oak, 17 Castle Gate, Newark</p> <p>New Premise Licence</p> <p>Cllr Mrs Brown left the meeting for this discussion.</p> <p>No Objection was raised to this application for a new premise licence.</p>

	d.	<p>Appeal Notification</p> <p>Land at Highfields School, London Road, Newark</p> <p>Residential development comprising 91 units and associated infrastructure, including the relocation of the existing school car park and sports pitches, the provision of a MUGA and the removal of 8 TPO trees.</p> <p>Cllr Mrs Brown returned to the Meeting.</p> <p>Members NOTED that an Appeal for the above application has been made to the Secretary of State.</p> <p>It was AGREED that Cllr D Lloyd should attend the Public Appeal to represent Newark Town Council.</p>
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Meeting Closed:	7.45pm	Next Meeting:	Wednesday 28th October, 2015
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