



TOWN COUNCIL MEETING

WEDNESDAY 12TH DECEMBER 2018

Thursday 6th December 2018

Dear Councillors

You are summonsed to attend a meeting of the Town Council at 7.30pm on Wednesday 12th December 2018 to be held in the Council Chamber at the Town Hall.

Yours sincerely

Mr Alan Mellor
Town Clerk



A G E N D A

1	Apologies for Absence		
2	To approve the Minutes of the Meeting of the Town Council held on Wednesday 19th September 2018	Minutes Attached	Page 5
4	To receive Declarations of Interest from Members and Officers	Verbal	
5	To receive the Minutes of the following Committees:		
5a	Planning Committee held on Wednesday 26th September 2018	Minutes Attached	Page 9
5b	Finance & General Purposes Committee held on Wednesday 3rd October 2018	Minutes Attached	Page 17
5c	Planning Committee held on Wednesday 31st October 2018	Minutes Attached	Page 21
5d	Finance & General Purposes Committee held on Wednesday 7th November 2018	Minutes Attached	Page 31
5e	Planning Committee held on Wednesday 28th November 2018	Minutes Attached	Page 35
5f	Finance & General Purposes Committee held on Wednesday 5th December 2018	MINUTES TO FOLLOW	Page 43
8	Town Mayor's Announcements	Verbal Report	
9	Town Council Leader's Announcements	Verbal Report	
10	Town Clerk's Announcements	Verbal Report	
11	Exempt Notice	Report Attached	Page 45
12	Minutes of the Extraordinary Town Council Meeting held on Wednesday 28th November 2018	Minutes Attached	Page 47

Pre-Group Meetings:

1	7.00pm Conservative Group	Committee Room
2	7.00pm Independents	Pickin Room
3	7.00pm Labour Group	Old Robing Room



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
 Tel: 01636 680 333 ~ Fax: 01636 680 350
 Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 2

Committee Date: Wednesday 12th December 2018

Minutes of the Meeting of the Town Council held on Wednesday 19th September 2018 in the Council Chamber of the Town Hall.

Membership Present:	Town Mayor	Cllr T Roberts MBE (in the Chair)
	Councillors	Mrs C Barker-Powell Mrs I Brown (A) M Cleasby M G Cope Mrs R Crowe R A Crowe Mrs G Dawn (A) P Duncan (Ap) Ms H Gent K Girling L Goff S Haynes D Hyde D Jones D Lloyd M Skinner R Williams
Apologies received from:	Councillor	P Duncan
Town Council Staff:	Town Clerk	Alan Mellor
	PA to the Town Clerk	H Crossland
	Mayor's Officer	P Tomlinson
Mayor's Chaplain		Rev D Pickersgill
Public:	There were 2 members of the public present.	
Venue:	Council Chamber	Town Hall

TC14/18/19 Minutes of the Town Council Meeting held on Wednesday 20th June 2018

The Minutes of the Town Council Meeting held on Wednesday 20th June 2018 were **AGREED** as a true and accurate record, and signed by the Mayor.

TC15/18/19 Declarations of Interest

It was **AGREED** to accept any Members Declarations, if any arose, during the meeting; all Declarations of Interest should already be contained within the Agenda reports.

TC16/18/19 Minutes of the Planning Committee, Wednesday 27th June 2018

The Chairman, Cllr M Skinner, presented the Minutes of the Meeting of the Planning Committee held on Wednesday 27th June 2018.

TC17/18/19 Minutes of the Finance & General Purposes Committee, Wednesday 11th July 2018

The Chairman, Cllr D Lloyd, presented the Minutes of the Finance & General Purposes Committee held on Wednesday 11th July 2018.

TC18/18/19 Minutes of the Planning Committee, Wednesday 1st August 2018

The Chairman, Cllr M Skinner, presented the Minutes of the Meeting of the Planning Committee held on Wednesday 1st August 2018.

TC19/18/19 Minutes of the Planning Committee, Wednesday 29th August 2018

The Vice-Chairman, Cllr S Haynes, presented the Minutes of the Meeting of the Planning Committee held on Wednesday 29th August 2018.

PR23/18/19 – Outstanding Planning Applications

18/01521/FUL – Variation of Condition 2 attached to planning permission 09/00419/FULM to allow sales of convenience goods (food and drink) from Unit C.

Cllr D Lloyd asked that the Minute for this application be made clearer to better reflect the decision taken; it was **AGREED** that the Planning Committee be requested to amend the minute as follows:

*‘Following discussion it was **AGREED** that **No Objection be raised to application 18/01521/FUL on the basis that there is a specific associated Condition, as offered by the Applicant, which requires** that, within the former Big W unit, no sales of food is permissible beyond the current levels that are taking place, thus ensuring that the overall food permissions remain broadly as originally agreed on the whole site of Northgate Retail Park.’*

PR25/18/19 Miscellaneous Applications

b. Newark & Sherwood District Council

Statement of Licensing Policy Consultation 2019 – 2024

Paragraph 7.20 – Outside Areas

Cllr D Jones spoke on this item; he informed Members that a certain establishment in Newark town centre, that makes use of an outside area, has banned members of the public from using the area if they have a dog with them.

He felt that this was a discrimination issue and that it should be investigated; Cllr K Girling agreed.

The Town Mayor advised Members that the establishment in question had a Street Pavement Licence, granted by the County Council, in place for their outside seating area.

There was discussion regarding what their license actually was for; the Town Clerk was asked to check on the nature of the license to see if the licensee can transfer the 'rules' for inside the premises to the outside.

TC20/18/19 Minutes of the Finance & General Purposes Committee, Wednesday 5th September 2017

The Chairman, Cllr D Lloyd, presented the Minutes of the Finance & General Purposes Committee held on Wednesday 5th September 2018.

TC21/18/19 Town Mayor's Announcements

The Town Mayor said he was delighted to announce that at an event earlier in the day, Newark had retained their certification of a Gold Award in the East Midlands In Bloom Competition. He also informed Members that Holy Trinity won an Award for their School Garden and 'It's Your Neighbourhood' Awards were given to Eton Avenue, Sconce and Devon Park and the Sensory Gardens.

The Mayor went on to thank everyone who attended his Charity Quiz Night; approximately £500 was raised on that occasion. The next event would be a 'Swing into Christmas' event on Saturday 24th November. A 1940's and Vintage Harmony Trio, the Bluebird Belles would provide the entertainment.

Tickets were available now, at a cost of £20 per person from the Mayor's office and the Mayor hoped that Members would support this event.

TC22/18/19 Town Council Leader's Announcements

The Town Council Leader, Cllr D Lloyd, had no Announcements.

TC23/18/19 Town Clerk's Announcements

The Town Clerk, Mr Alan Mellor, informed Members that the Town Council had acquired a large watercolour of Newark Bridge and Castle by Peter de Wint. It was purchased at auction and was in the Council Chamber for Members to see.

TC24/18/19 Political Balance

Members **CONSIDERED** the size of the Planning Committee now that Cllr L Goff was a member of the Labour Group, and not an Independent Town Councillor.

- (i) After discussion, Members **AGREED** to increase the total number of positions on the Planning committee to eleven, giving the following allocation of seats:

Conservative Group – 7 Members

Labour Group – 2 Members

Un-aligned Independent – 2 Members

- (ii) This resulted in there being a vacancy for a Labour Group Member. The Leader of the Labour Group, Cllr D Jones advised the Town Council that his nomination for this vacancy was Cllr L Goff, who was duly appointed to that position. All other Members of the Committee remain the same.

TC25/18/19 Voluntary Body Grant Applications

The Town Mayor declared a non-pecuniary interest in this Agenda Item.

Members **AGREED** to grant the following application for free use of the Town Hall:

- (i) St Mary Magdalene Parish Church for free use of the Council Chamber on Sunday 14th October 2018, to hold an evening reception to promote Evening Choral Prayer/Choral Evensong at a net cost of £87.50.

Meeting Closed:	7.55pm	Next Meeting:	Wednesday 12th December 2018
------------------------	---------------	----------------------	--



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680 333 ~ Fax: 01636 680 350

Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 5a

Committee Date: Wednesday 12th December 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 26th September 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell (Ap) M Cleasby (Ap) Mrs G Dawn (A) Ms H Gent L Goff D Hyde D Lloyd T Roberts MBE R Williams
In Attendance	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe & K Girling
Apologies	Cllrs Mrs C Barker-Powell, M Cleasby & T Roberts MBE	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR27/18/19 Minutes

The Town Clerk informed Members that the following minute had been challenged at the Full Town Council Meeting held on 19th September, 2018 Cllr D Lloyd thought it should read as follows:

PR23/18/19 – Outstanding Planning Applications

18/01521/FUL – Variation of Condition 2 attached to planning permission 09/00419/FULM to allow sales of convenience goods (food and drink) from Unit C.

‘Following discussion it was **AGREED** that **No Objection** be raised to application 18/01521/FUL on the basis that a specific associated Condition, as offered by the Applicant, which requires that, within the former Big W unit, no sales of food is permissible beyond the current levels that are taking place, thus ensuring that the overall food permissions remain broadly as originally agreed on the whole site of Northgate Retail Park’.

Members **AGREED** to this amendment.

The Minutes will be amended and presented to Members at the next Planning meeting due to take place on 31st October, 2018.

PR28/18/19 Matters Arising

There were no matters arising.

PR29/18/19 Declarations of Interest

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

PR30/18/19 Outstanding Planning Applications

18/01444/FUL 34 Castle Gate, Newark

Change of use from car parking to beer garden incorporating seating area and events bar (retrospective).

Cllr Mrs R Crowe had a prejudicial interest with regard to the Licensing issues that were raised and left the meeting for this item.

The Town Clerk informed Members this was a retrospective application and that an email objecting to the application had been received from a local resident.

Members were concerned that events were taking place at these premises and lasting until the early hours of the morning. It was felt that any noise should be expected before 11pm but not after this time.

It was decided to:

- **Accept** the change of use of the undercroft (pre-existing) as a beer garden incorporating the seating area and events bar.
- **Object** to recent fenced extension, not on loss of parking but on aesthetics within the area
- Request that separate licensing arrangements are resolved for the undercroft and riverside, distinct from the internal licence, to minimise and mitigate noise pollution (both ambient and music), with a limit to the number of TENs permissible per year.
- Seek clarity regarding the Public Right of Way which

now seems to have been gated off.

The Town Clerk advised Members that given the overall implication of the above comments, it would result in the Town Council making an **Objection** to the application.

Cllr Mrs R Crowe returned to the meeting.

18/01471/FUL 66 Hawton Road, Newark

New purpose built, self-contained annex to be built (independent living quarter detached from property). Site at rear of garden. The purpose of the build is to provide long term care for parents and in-laws who have lived here for many years.

No Objection was raised to this application provided that the new build does not become a stand-alone property with access for a vehicle to the rear of the original property. This should be a specific condition placed on any approval.

The Town Clerk was asked to raise Members concerns about the detailed descriptions for some applications such as this, with the District Council. In particular, the use of emotive descriptions which it was felt were inappropriate.

18/01606/FUL Premier Inn, Lincoln Road, Newark

Application for the removal/variation of condition 2 attached to planning permission 17/01837/FUL. Erection of detached extension block to the existing hotel to provide additional bedrooms, car parking and landscaping. Variation to condition 2 to replace proposed site plan – P1750 DWG AP02 Rev A with proposed site plan AL5 Rev C.

No Objection was raised to this application.

18/01609/FUL Land at Barnby Road, Newark

Proposed development consisting of 3 no. detached dwellings together with associated out buildings and landscaping.

Objection was raised to this application on the following grounds:

- (i) that this is a toad migration area and the development could have significant adverse implications for the toad population in the area,
- (ii) The site has already been included as part of the proposals to improve/alter the current level crossing; the original proposals included the construction of a bridge which would go straight across all 3 proposed properties.

18/01615/FUL Barnby Road Primary & Nursery School, Newark

New School Sports Hall.

No Objection was raised to this application.

- 18/01619/FUL 150 Beacon Hill Road, Newark**
 Application for removal/variation of condition 02 of application 15/02256/FUL – Construction of three new detached dwellings.
 It was decided to **DEFER** this application until the next Planning meeting due to be held on 31st October, 2018 in order to get clarification from NSDC on the proposed colour of the roof.
- 18/01665/FUL 19 Lamb Close, Newark**
 Householder application for erection of new garden shed replacing existing shed.
No Objection was raised to this application.
- 18/01692/FUL Whites Wine Merchant, 35 Appleton Gate, Newark**
 Conversion of existing commercial premises to residential apartments (5 no).
No Objection was raised to this application, however Members also felt that the plans would be improved with the removal of the entirety of the Commercial Unit.
- 18/01702/ADV The Co-Operative Group Food Ltd, Unit 1 Side Row, Newark**
 1 x set of non-illuminated 'Welcome to' acrylic text. 2 x internally illuminated Co-Op logos. 4 x non illuminated wall mounted flat aluminium panels. 5 x non illuminated post mounted flat aluminium panels. 1 x internally illuminated 3.5m totem.
No Objection was raised to this application.
- 18/01704/FUL 125 Hawton Road, Newark**
 Retrospective application for the removal/variation of condition 3 attached to 18/00441/FUL – Householder application for erection of a boundary fence (part retrospective).
No Objection was raised to this application.
- 18/01714/FUL 8 Cedar Avenue, Newark**
 Householder application for proposed single storey front extension.
No Objection was raised to this application.
- 18/01746/LBC 12-14 Bridge Street, Newark**
 Flat cut aluminium letters/logo and non-illuminated projecting sign.
No Objection was raised to this application provided that guidelines were followed regarding the Shopfronts SPD.
- 18/01605/ADV 12-14 Bridge Street, Newark**
 2 x flat cut aluminium letters/logos. 2 x non-illuminated projecting sign.

No Objection was raised to this application provided that guidelines were followed regarding the Shopfronts SPD.

18/01796/FUL 29 Albert Street, Newark

Householder application for single storey extension to rear of existing property and alteration to the front window.

No Objection was raised to this application.

PR31/18/19 Notice of NSDC Planning Decisions

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

PR32/18/19 Draft Nottinghamshire Minerals Local Plan Consultation

The new Plan was welcomed by Members who were pleased to see that the proposed number of sites identified in and around Newark has reduced significantly from the previous Draft Plan, upon which comments were submitted in 2016. The proposals for sites that will impact on Newark have now been restricted to two main locations, which already have permissions attached to them. The Town Council's previous concerns about the traffic impact arising from new sites becoming operational, have therefore been eliminated.

There are a number of potential sites around Newark that are not being recommended as part of this Plan; Members felt it would be disappointing if any of these sites were subsequently included following this round of consultation.

PR33/18/19 Miscellaneous Applications

a. Amended Applications

17/01090/FULM – Newark Lorry Park, B6326 Great North Road, Newark

Amended Plans and Assessment Received.

Cllr D Lloyd declared a prejudicial interest and left the meeting for this discussion.

No Objection was raised to this application.

Cllr D Lloyd returned to the meeting.

18/00568/FULM – Land at Bus Depot, Pelham Street, Newark

Amended Description.

No Objection was raised to this application.

18/01137/OUTM – Land off North Gate, Newark

Additional email and supporting letter regarding Additional Retail Impact.

Members **AGREED** that the original objections from this Committee should be sustained:

Objection was raised to this application as Members felt they

were unable to assess the application properly without an updated Retail Capacity Study for the Town.

18/01402/FUL – 9 The Paddocks, Newark

Amended Plans and Amended Description.

Members **AGREED** that the original objections from this Committee should be sustained with any amendments necessary to reflect the revised design which removes the internal connecting door. Thus the latest application is for a self-contained independent new property.

It was therefore decided to **OBJECT** to this application again on the following grounds:

Terms of Application

Given the revised application and design it would now seem appropriate to apply policies pertinent to new properties.

Grounds for Objection

These are principally with regard to design and the impact on the street scene and local character. The application chooses to refer to local properties as 'chalet bungalows' which are used as the description in the following narrative.

The proposal is contrary to Policy:

It is incongruous with the chalet bungalow form of all properties facing no. 9 and does nothing to enhance the street scene and distinctive local character. Given its corner location, the design and massing, entirely detract from the area and does not demonstrate 'good design' considerations. The design statement supplied with the application seeks to reason this away by referring to the different design of properties 1 through to 7 – this cannot be justification for the views of all other properties in The Paddocks which, by their layout and clear visibility splays, are contiguous and relatively uniform throughout. The scale of the development is overbearing given its corner location, one which I would suggest is a 'gateway' location to the road. The addition of dormer windows and the large central columnar feature entirely move away from any suggestion of a 'chalet bungalow' design. The scale, layout and design are not in keeping with the uniformity of appearance and spacing found in the current elevations. In support of these objections the following policies are submitted for the Committee to consider:

National Planning Policy Framework

Section 7: Design

58. Developments will 'establish a strong sense of place, using streetscapes' 'respond to local character [...] and the identity of local surroundings'.

60. 'It is however, proper to seek to promote or reinforce local distinctiveness'.

64. 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.

Allocations & Development Management Development Plan Document

Policy DM6 – Householder Development

2. 'There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and [sic] *overbearing impact*'.

6. 'The proposal respects the character of the surrounding area including its local distinctiveness'.

Householder Development Supplementary Planning Document

7.2 'Poorly designed and unsympathetic additions or alterations that will detrimentally affect the appearance of a property and potentially the wider street scene within which it is located, are likely to be out of character with and so harmful to local distinctiveness of an area and give rise to adverse impacts on neighbour amenity'.

7.4 'The overall objective for any proposed addition to a residential dwelling should be based around its successful integration with the host dwelling and its surrounding area [...] a balanced visual relationship with the host dwelling and of the surrounding area respected through the design, proportions and detailing of the proposal'.

8.3 Side Additions: 'where the density and layout of existing development is generously spaced, or where there are uniform gaps between buildings, the side additions should be designed to respect this pattern of development'. 'On corner plots [...] a side addition should be designed so that it would not form an overly dominant feature or appear as out of character with the street scene'.

8.6 First Floor Additions: should 'not seek to introduce a dominant feature, by virtue of its design, proportions and/or detailing, which would be harmful to the appearance of the host dwelling or the character of the surrounding area' and 'reflect the over-riding need for the proposal to be successfully integrated with the host dwelling, with due consideration given to the replicating of any external details which contribute to the character of the existing dwelling and/or surrounding area.

18/01521/FULM – Unit C Northgate Retail Park, North Gate, Newark

Application amended to Major Development (no additional info to view).

Cllr S Haynes declared a prejudicial interest in this application and left the room for the discussion.

No Objection was raised to this application.

Cllr S Haynes returned to the meeting.

- b. Nottinghamshire County Council Applications**
Proposed Interactive Speed Sign – Farndon Road, Newark
No Objection was raised to this application.

- c. Notification of Appeals**

Members **NOTED** the following Appeals that have been made to the Secretary of State:

17/01864/FUL – 1 Stanley Terrace, Newark

18/00381/ADV – Aldi Stores Ltd, North Gate, Newark

18/00383/FUL – Aldi Stores Ltd, North Gate, Newark

- d. Street Naming**

No Applications have been received.

Meeting Closed:	8.10pm	Next Meeting:	Wednesday 31st October, 2018
------------------------	---------------	----------------------	--



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
 Tel: 01636 680 333 ~ Fax: 01636 680 350
 Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 5b

Committee Date: Wednesday 12th December 2018

FINANCE & GENERAL PURPOSES COMMITTEE MINUTES

Minutes of the Finance & General Purposes Committee held on Wednesday 3rd October 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	D Lloyd (in the Chair)
	Councillors	M G Cope (Vice-Chairman) Mrs C Barker-Powell (Ap) Mrs I Brown (Ap) M Cleasby Mrs R Crowe R A Crowe Mrs G Dawn (A) P Duncan (A) Ms H Gent K Girling L Goff S Haynes D Hyde (Ap) D Jones T Roberts MBE (Ap) M Skinner R Williams
Apologies for Absence:	Councillors	Mrs C Barker-Powell, Mrs I Brown, D Hyde, T Roberts MBE
Officers Present:	Town Clerk	Alan Mellor
Taking Notes:	PA to the Town Clerk	Helen Crossland
	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

FGP30/18/19 Minutes of the last meeting of the Finance & General Purposes Committee held on Wednesday 5th September 2018

The Minutes of the Finance & General Purposes Committee meeting held on Wednesday 5th September 2018 were **AGREED** as a true and accurate record and signed by the Chairman.

FGP31/18/19 Matters Arising

FGP27/18/19 – Cemetery Update

Cllr R A Crowe reminded the Town Clerk that it had been requested that a new flag pole for the Green Flag be expedited; the Town Clerk reported that the target date for planning permission for the pole was 19th November 2018.

Cllr Mrs R Crowe then asked when the visit to Bramcote was going to be, as agreed at the last meeting. The Town Clerk agreed to speed this up and let Members know.

FGP32/18/19 Declarations of Interest

It was **AGREED** to accept any Declarations of Interest as and when they arose during the meeting.

FGP33/18/19 Payment Schedule 5/19

Cllr L Goff queried Voucher No 581, Liz Hobbs Group, Brass Explosion £1,860.00. As the event had not taken place, he asked if the Town Council had any insurance cover for such an occurrence.

The Town Clerk responded that insurance would cover loss of income, not expenditure. The expenditure incurred was for the entertainment.

Cllr M Skinner queried Voucher No 598, Newark Town Bowls Club, Bowls Maintenance £3,500.00. He felt that this should be shown as a 'grant' not maintenance. The Town Clerk agreed, and said he would change it accordingly.

Members then **AGREED** that payment in accordance with Payment Schedule 5/19 in the sum of £159,824.54 (one hundred and fifty nine thousand, eight hundred and twenty four pounds and 54p) be **APPROVED**.

FGP34/18/19 Street Collection Licences

There were no Street Collection Licenses to consider.

FGP35/18/19 Voluntary Body Grant Applications

There were no Voluntary Body Grant Applications to consider.

FGP36/18/19 Financial Out Turn

The Town Clerk went through the Agenda Report.

Members then **RECEIVED** and **APPROVED** the financial out-turn report as at 31 August 2018.

FGP37/18/19 Final Accounts 2017/18 – External Audit

The Town Clerk explained to Members what had happened with regard to the external audit of the Town Council's financial accounts for 2017/18; despite the accounts being sent before the due date in June the external auditor has not completed his work and

has therefore issued an interim certificate.

This means that the Town Council has not been able to publicise the completion of the audit by the deadline of 30th September.

The external auditor has requested further information on the Town Council's external investments, this has now been supplied but no further response has been received.

It was **AGREED** to **NOTE** the Auditors Interim Certificate and request that a report be brought back to this Committee as soon as possible.

It was also **NOTED** that Newark Town Council had fulfilled its responsibilities in all regards.

Cllr D Jones said that this was a very disappointing position; particularly when the Town Council had complied with everything that had been asked of it; Cllr M Cope agreed and said that this should be fully documented in the minutes for historical purposes.

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 7th November 2018
------------------------	---------------	----------------------	---



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680 333 ~ Fax: 01636 680 350

Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 5c

Committee Date: Wednesday 12th December 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 31st October 2018 in the Council Chamber, Town Hall.

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

PR34/18/19 Minutes

The Minutes of the last meeting held on Wednesday 26th September 2018 were **AGREED** and signed as a true and correct record.

The Town Clerk advised Members that the Minutes of the previous Planning meeting held on 26th September, 2018, showed Cllr Roberts MBE as Absent when his apologies had been given. This will be corrected in the Minutes.

PR35/18/19 **Matters Arising**

There were no matters arising.

The Chairman notified Members that The Town Clerk had contacted Newark & Sherwood District Council regarding emotive descriptions for planning applications and how the Planning Committee were concerned about the use of such emotive language to describe an application and questioned whether such wording is appropriate for describing applications. NSDC had replied saying that in terms of formal legislation, they are not able, technically, to change a description of development submitted by an applicant unless they agree in writing to a change. This could be brought up in future training for Planning staff.

PR36/18/19 **Declarations of Interest**

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

PR37/18/19 **Outstanding Planning Applications**

18/01430/FUL **Park View Caravan Park, Tolney Lane, Newark**

Change of use of former abattoir site and paddock to gypsy and traveller caravan site.

The Town Clerk informed Members that applications for this site had been to Committee previously in 2015, 2016 and 2017 and that all previous applications had been Objected to.

The main issue regarding this application is the risk of flooding and danger to life.

Members decided to **OBJECT** to this application and could see no reason to change their original objection as follows:

- The site should be appropriately landscaped
- There could be a flood risk which could impact significantly on any touring caravans on the site in periods when flooding occurs
- This application should not be in conflict with the Allocations and Development Management Options Report for designating Traveller & Gypsy sites in Newark

If this application were to be Permitted by the District Council, Members of this Committee would like to see relevant boundary environmental screening put in place in order to make it less visible from the A46.

18/01443/FULM **Green Park, Tolney Lane, Newark**

Application for the variation of Condition 1 attached to application 14/01640/FULM; remove/vary conditions 5 and 6 attached to the planning permission granted on appeal at Plots 1-10 Green Park, Tolney Lane. NSDC Ref: 12/00562/FUL.

Cllr D Lloyd informed Members that a temporary 5 year permission had been given previously by the Inspector in the

hope that during that 5 year period, an alternative site would be found for the travellers.

Members decided to **OBJECT** to this application and could see no reason to change their original objection as follows:

- There could be a flood risk which could impact significantly on any touring caravans on the site in periods when flooding occurs
- This application should not be in conflict with the Allocations and Development Management Options Report for designating Traveller & Gypsy sites in Newark.

18/01619/FUL

150 Beacon Hill Road, Newark

Application for removal/variation of Condition 02 of application 15/02256/FUL: Construction of three new detached dwellings.

No Objection was raised to this application.

18/01667/LBC

19 Bridge Street, Newark

Installation of shop signage.

No Objection was raised to this application but Members would wish to see a condition attached which requires all items for sale being kept within the premises and not on the pavement.

18/01764/FUL

Land at rear of 244 Beacon Hill Road, Newark

Erection of 1 dwelling and 2 detached garages (one serving 244 Beacon Hill Road and the other serving the new dwelling).

No Objection was raised to this application.

18/01785/FUL

Newark Cemetery, London Road, Newark

Erection of an 8m flag pole at the entrance to the Cemetery.

All Members declared a prejudicial interest in this application.

No Objection was raised to this application.

18/01790/FUL

The Tom Mann Pavilion, Devon Park, Newark

Ground floor side extension to pavilion and siting of storage container within car park.

The Chairman was delighted to see this application as the park is being used more frequently now by youngsters playing sport.

Cllr D Lloyd requested a recorded vote for this item as he intended to Abstain, the voting was as follows:

7 Votes For and 1 Abstention.

No Objection was raised to this application.

- 18/01817/ADV Newark Odinist Temple, Bede House Court, Newark**
Erection of signage board/notice board outside the Newark Odinist Temple.
No Objection was raised to this application.
- 18/01822/FUL Coates Store, 65 Beech Avenue, Newark**
Change of use of retail unit to use as a Beauty Salon (Sui Generis).
No Objection was raised to this application.
- 18/01823/FUL Land adjacent to Newark Nether Weir, Quibells Lane, Newark**
Proposed new intake on the riverbank just upstream of Nether Lock Weir, adjacent to an existing British Sugar abstraction and protected by a 150mm bar, screen and floating boom. An 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, a powerhouse building, 5.25m x 5.6m in plan, enclosing the gearbox, generator and control panel, a brush-type eel-pass within a protective steel enclosure, fitted to the external wall of the Screw channel, a set of armoured power cables laid 900m from the hydro control shed back along the access track to the switchboard at King's Marina.
No Objection was raised to this application.
- 18/01830/FUL 12-14 Bridge Street, Newark**
& Proposed new shopfront and undertaking of internal fit-out works.
18/01831/LBC
No Objection was raised to this application.
- 18/01846/FUL 1B Nicholson Street, Newark**
Householder application for proposed single storey rear extension (revised application).
No Objection was raised to this application.
- 18/01900/FUL Papa John's Pizza, 2 Bar Gate, Newark**
Change of use of existing first floor office (A2 use class) into a single flatted dwelling.
No Objection was raised to this application providing a condition could be attached to ensure that adequate space was provided for 'wheelie bins' so that they are not stored on the public highway.
- 18/01917/FUL Former Newark Registrar Office, Newark Municipal Building, Balderton Gate, Newark**
Proposed additional parking to the rear of the former Municipal Offices including new tarmac surface, drainage, lighting and landscaping and provide additional parking

access accessible from London Road car park. The development will provide 36 additional parking bays and 2 additional disabled parking bays.

Cllr D Lloyd declared a prejudicial interest in this application and left the room for the discussion.

Cllrs T Roberts MBE, P Duncan, Mrs R Crowe & R A Crowe, all declared a non-prejudicial interest in this application.

The Chairman hoped that if this proposal was to go ahead, that lighting would be increased accordingly due to the current levels of anti-social behaviour in the area.

No Objection was raised to this application.

Cllr D Lloyd returned to the meeting.

18/01920/FUL 'Baith' Barnby Road, Newark

Householder application for formation of new access to serve existing dwelling.

No Objection was raised to this application.

18/01933/LBC Pilgrim Cottage, 7-9 Mill Gate, Newark

Retrospective works to repair damaged purlin.

No Objection was raised to this application.

PR38/18/19 Notice of NSDC Planning Decisions

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

PR/39/18/19 Urgent Decision Taken Under The Scheme of Delegation

18/01615/FUL – Barnby Road Primary & Nursery School, John Gold Avenue, Newark

New School Sports Hall for school use and community use outside of school hours (Amended Description)

and

Revised Plans

Cllr T Roberts MBE declared a prejudicial interest in this application and left the room.

Members **NOTED** the decision taken under the Scheme of Delegation and the further amended application was considered and **No Objection was raised.**

Cllr T Roberts MBE returned to the meeting.

PR40/18/19 Miscellaneous Applications

a. Notification of Appeals/Hearings

16/01134/FULM – Highfields School, London Road, Balderton, Newark

&

17/00357/FULM – Highfields School, London Road,

Balderton, Newark

Members **NOTED** that the appeals for the above two applications are to be heard at a Hearing at Castle House, Great North Road, Newark on 8th January 2019 commencing at 10am for 1 day.

The Appellants submitted two additional documents as part of the appeal process. The documents are as follows:

Valuation Report (received 30.10.2018)

Viability Analysis Update (received 30.10.2018)

16/01134/FULM

Members considered the above additional information and decided to retain their original objections below:

Residential development comprising 89 dwellings and associated infrastructure, including the relocation of the school access, car parking area and sports pitches, the provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees. (Re-submission of 14/01964/FULM).

- (i) It will result in the loss of green/open space between Newark and Balderton and a total loss of 8 high value trees within the TPO for the site, with lesser native replacements in gardens which offer no permanence of planting.
- (ii) The biodiversity statement is now outdated and needs revisiting and the ecological barriers within the site (width, height and location) are insufficient for ecology and inappropriate for privacy screening. The traffic impact assessment has not been updated or reviewed to take into account the southern urban extension including Fernwood and predictable traffic volume increases on London Road. The proposed Travel Plans and 5% traffic reduction target are not thought to be a meaningful or realistic means of addressing concerns. It is iterated that the original TIA was not thought appropriate for assessing impacts at peak time.
- (iii) Reassurance is sought that there will be a planning condition requiring a full archaeological management plan which, in turn, is endorsed by Nottinghamshire County Council.
- (iv) The development remains over-intensive with inappropriate boundary treatments to mitigate noise and the loss of privacy (both to existing premises and 'new' neighbours), especially for 27 London Road, Nos 31 & 33 Glebe Park and 11a The Woodwards, whereupon rear parking

(contested by NCC Highways) will increase noise levels adjacent to existing premises. As such, it is contested that the application mitigates the specific comments made by the Inspector in the Appeal hearing with regard to noise and privacy/overlooking to existing *and* new residents.

- (v) The proposed MUGA cannot be made available for meaningful community use due to the need to mitigate light pollution and noise and so is not considered to be of community value and does not mitigate for the loss of open space/play. Further, the acoustic barrier now proposed still causes noise pollution (open windows and trickle vents), as supported by Sport England and will negatively impact on visual and landscape amenity, not least due to the varying land levels and massing of the proposed boundary treatment to the MUGA.

Assurance is sought for planning conditions to maintain access for existing residents to boundary treatments (in particular 33 The Glebes) and for traffic routing during construction.

- (vi) There is concern that there is a lack of Primary school capacity to accommodate additional pupils arising from the development. There is also no provision for any Section 106 funding to mitigate the impact on local schools.

17/00357/FULM

Residential development comprising 95 no. dwellings and associated infrastructure, including the removal of 24 no. TPO trees.

- (i) It will result in the loss of green/open space between Newark and Balderton and a total loss of 24 high value trees within the TPO for the site, with lesser native replacements in gardens which offer no permanence of planting. This also increases the loss of privacy to existing residents.
- (ii) The biodiversity statement is now outdated and needs revisiting and the ecological barriers within the site (width, height and location) are insufficient for ecology and inappropriate for privacy screening.
- (iii) The traffic impact assessment has not been updated or reviewed to take into account the increase in units and revised entry road, nor for the southern urban extension (including Fernwood) and predictable traffic volume increases on London Road. The proposed Travel Plans and 5% traffic reduction target are not thought to be a meaningful or realistic means of

addressing concerns. It is iterated that the original TIA was not thought appropriate for assessing impacts at peak time.

- (iv) Reassurance is sought that there will be a planning condition requiring a full archaeological management plan which, in turn, is endorsed by Nottinghamshire County Council.
- (v) The development remains over-intensive with inappropriate boundary treatments to mitigate noise and the loss of privacy (both to existing premises and 'new' neighbours), especially for 27 London Road, Nos 31 & 33 Glebe Park and 11a The Woodwards, whereupon rear parking (contested by NCC Highways) will increase noise levels adjacent to existing premises. As such, it is contested that the application mitigates the specific comments made by the Inspector in the Appeal Hearing with regard to noise and privacy/overlooking to existing *and* new residents. Furthermore, with the increase in units and revised entry road proposal, the impact will be experienced by more residences within The Woodwards and by 29 London Road.
- (vi) There is no provision for any recreational or community facilities, e.g. children's play area, which for a housing development of this size is considered to be essential. Neither is there any re-provision for the open space that would be lost as a result of this development. To cite that the footpath to Barnby Road (ownership not clarified) gives access to play facilities adjacent to Barnby Academy via a road with poor pedestrian facilities, is not considered a meaningful response.
- (vii) There is concern that there is a lack of Primary school capacity to accommodate additional pupils arising from the development. There is also no provision for any Section 106 funding to mitigate the impact on local schools.
- (viii) There is no revised viability assessment available with the application. However, it is contested that the increased units and reduction in facilities (MUGA) require that any assessment is reviewed with specific regard to S106 for community/play facilities, public transport and school provision. Any viability assessment will reflect the costs of intensive drainage treatments, however, these are such due to the intensive development proposals and reduction in permeable open space and are, as such, not considered to be a justiciable cost assessment.

In addition under both applications, assurances are sought for planning conditions and clarity of ownership, to maintain access for existing residents to boundary treatments and for traffic routing during construction.

18/00036/ENF – Land at Winthorpe Road, Newark

Members **NOTED** that the appeal for the above application is to be heard at a Hearing to be held at Castle House, Great North Road, Newark on 26th February, 2019, commencing at 10am for 1 day.

Meeting Closed:	8pm	Next Meeting:	Wednesday 28th November, 2018
------------------------	------------	----------------------	---



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680 333 ~ Fax: 01636 680 350

Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 5d

Committee Date: Wednesday 12th December 2018

FINANCE & GENERAL PURPOSES COMMITTEE MINUTES

Minutes of the Finance & General Purposes Committee held on Wednesday 7th November 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	D Lloyd (in the Chair)
	Councillors	M G Cope (Vice-Chairman) Mrs C Barker-Powell Mrs I Brown M Cleasby Mrs R Crowe R A Crowe Mrs G Dawn (Ap) P Duncan (Ap) Ms H Gent (Ap) K Girling L Goff S Haynes (Ap) D Hyde (Ap) D Jones (A) T Roberts MBE (Ap) M Skinner R Williams
Apologies for Absence:	Councillors	Mrs G Dawn, P Duncan, Ms H Gent, S Haynes, D Hyde, T Roberts MBE.
Officers Present:	Town Clerk	Alan Mellor & Ian Harrison
	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

FGP38/18/19 Minutes of the last meeting of the Finance & General Purposes Committee held on Wednesday 3rd October 2018

The Minutes of the Finance & General Purposes Committee meeting held on Wednesday 3rd October 2018 were **AGREED** as a true and accurate record and signed by the Chairman.

FGP39/18/19 Matters Arising

There were no Matters Arising.

FGP40/18/19 Declarations of Interest

It was **AGREED** to accept any Declarations of Interest as and when they arose during the meeting.

FGP41/18/19 Payment Schedule 6/19

Members **AGREED** that payment in accordance with Payment Schedule 6/19 in the sum of £273,049.21 (two hundred and seventy three thousand and forty nine pounds and 21p) be **APPROVED**.

FGP42/18/19 Voluntary Body Grant Applications

Members **AGREED** to grant the following application for free use of the Town Hall:

- (1) Newark Emmaus Trust for free use of the Ballroom, Council Chamber and Kitchen on Saturday 2nd February 2019, to hold a 25th Anniversary reunion at a cost of £445.33 net.

FGP43/18/19 Street Collection Licences

- (i) Cllr Mrs R Crowe said that she could support the approval of a Licence for the RAFA, Royal British Legion, Newark & Sherwood District Round Table and the Salvation Army, on an ongoing basis and moved this proposal, this was seconded by Cllr K Girling.

The Town Clerk advised Members that approval would be given under the scheme of delegation for these organisations but that they would still need to submit an application to the District Council in the normal way each year.

Members **AGREED** to give the Town Clerk delegated authority, through the Scheme of Delegation, to approve the Street Collection Licence applications (should one be submitted) for the following organisations who collect on a regular annual basis:

RAFA

Royal British Legion

Newark & District Round Table

The Salvation Army

- (ii) Cllr K Girling raised concerns about Collectors who he had challenged outside W H Smith's; they had told him that they had been given permission by the shop to collect from that location.

Ian Harrison advised that any organisation collecting cash requires to have in place a Street Collection licence. The Markets Team do endeavour to police the

activity of both Street Collection Licences organisations and that of Direct Debit 'Chuggers'. If any Member has an issue then they should refer them to the market's Team and they will encourage them to undertake their operations in an appropriate manner.

The Town Clerk said that whilst the current arrangements are not ideal the procedures that are in place are the best that can be achieved without a change in legislation which controls more tightly the actions of Direct Debit collectors.

Members **NOTED** the arrangements and restrictions in place for Chuggers fundraising through the collection of direct debits.

FGP44/18/19 Final Accounts 2017/18 – External Audit

- (i) Members **NOTED** the approval of the Town Council's financial accounts for the 2017/18 financial year ended on 31st March 2018 by the external auditors.
- (ii) Members also **NOTED** the adjustments which will be required to reflect the current advice on the treatment of the CCLA Property Fund Investment which should be recorded as a Long Term Investment.

FGP45/18/19 Unitary Local Government in Nottinghamshire

Members **NOTED** and **ENDORSED** the comments submitted by the Town Clerk to the County Council, on the proposals for the introduction of a new Unitary Local Government structure in Nottinghamshire.

FGP46/18/19 Insurance Renewal

- (i) Members **AGREED** to accept the offer from Zurich Municipal Insurance of a new three year Long Term Agreement, subject to the premiums being no higher than the current year's figure.
- (ii) Members **AGREED** to **APPROVE** the exception to Standing Order 37 (2) as outlined in the Agenda Report.
- (iii) Members to **AGREED** grant delegated authority to the Town Clerk, in consultation with the Chairman of the Finance & General Purposes Committee, to approve the new Long Term Agreement subject to an appropriate renewal premium being submitted.

FGP47/18/19 Museum Update

Members requested that the document which has been prepared to make connections with St. Mary Magdalene Church be circulated to all Town Councillors.

Members thought it would be a good idea to get feedback from the coach tour parties to ascertain what can be done to attract more such visitors.

Members also felt that whilst there is a 'visitors Book' available in the Museum; the Museum Guides give a formal feedback form to visitors.

Members **NOTED** the on-going museum activities.

Meeting Closed:	8.05pm	Next Meeting:	Wednesday 5th December 2018
------------------------	---------------	----------------------	---



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680 333 ~ Fax: 01636 680 350

Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 5e

Committee Date: Wednesday 12th December 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 28th November 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell M Cleasby Mrs G Dawn Ms H Gent L Goff D Hyde D Lloyd T Roberts MBE R Williams
In Attendance	Town Clerk Councillors	Alan Mellor Mrs I Brown, Mrs R Crowe, R A Crowe & P Duncan
Apologies	There were no apologies for absence.	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR41/18/19 Minutes

The Minutes of the last meeting held on Wednesday 31st October 2018 were **AGREED** and signed as a true and correct record.

PR42/18/19 Matters Arising

There were no matters arising.

PR43/18/19 **Declarations of Interest**

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

PR44/18/19 **Outstanding Planning Applications**

The Chairman informed Members that planning applications 18/02034/FULM – 17 North Gate, Newark & 18/02035/FULM – 207 Hawton Road, Newark would be considered on the Addendum due to an Amended application on the Addendum for 18/02034/FULM.

18/01999/FULM **The Troc, 256 Beacon Hill Road, Newark**

Removal of 2 detached bungalows and extension to care home (essentially renewal of previous permissions 08/02073/FULM which expired on 13.01.12 and 12/00164/FULM which expired on 13.03.15, neither being implemented).

No Objection was raised to this application.

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

Erection of a dwelling.

The Chairman informed Members that Outline permission had been granted earlier this year and that this application was a follow up from that permission.

Cllr T Roberts MBE reminded Members that a similar application had been to Committee prior to this and local residents had concerns then, of this possibly being the start of infill on this back-land.

Cllr D Lloyd proposed an Objection to this application on the grounds of biodiversity and the impact on the local toad population and also the cumulative impact on the area.

This was seconded by Cllr T Roberts MBE. A vote was taken and it was unanimously decided to raise an **Objection** on the following grounds:

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

18/02034/FULM **17 North Gate, Newark**

New housing development to consist of 18 social housing units, to offset our client's social housing contribution from another site (re-submission).

&

18/02035/FULM **207 Hawton Road, Newark**

Erection of 20 no. new dwellings (re-submission of 15/00036/FULM) with social housing requirement to be relocated to 17 North Gate, Newark, in parallel application.

Cllr Mrs G Dawn was concerned for the safety of residents living in the new social housing units on North Gate, due to the amount of traffic in that area but was pleased to see that the proposed site was going to be put to good use after being an 'eyesore' for so long.

Members raised **No Objection** to these applications but would like to see the building of the social housing units first or at least in tandem with the private housing.

18/02050/FUL

Co-Op Pharmacy, 47 Sherwood Avenue, Newark

External shutter installation.

No Objection was raised to this application.

18/02052/FUL

British Telecom Telephone Exchange, Lombard Street, Newark

Remove glass from one window on the first floor south east elevation and from one window on the north west elevation of the exchange, install an aluminium louvre and fix to the window frames.

Cllr M Skinner declared a non-prejudicial interest in this application.

No Objection was raised to this application.

18/02054/ADV

Barker Maule & Co, 27 Castle Gate, Newark

&

1 no. non illuminated projection sign with decorative scroll work bracket.

18/02108/LBC

1 no. non illuminated projection sign, bracket to be fixed to the wall via mechanical fixings.

Cllr D Lloyd expressed concern at the proposed material for this signage. It was felt that metal signage was not congruous with the area. He reminded Members that other businesses on Castle Gate had had enforcement action taken against them due to incorrect usage of materials etc for signage.

Cllr D Lloyd proposed that the Committee Object to these applications for the reasons above but not to the hanging sign in general.

Cllr T Roberts MBE seconded this proposal. A vote was taken and it was unanimously decided to raise an **Objection** on the basis that the proposed materials were not in accordance with the Shopfronts & Advertisements SPD.

18/02060/FUL

22 Southend Avenue, Newark

Householder application for extension to a dwelling and minor alterations. Removal of existing kitchen ground floor rear projection.

No Objection was raised to this application.

- 18/02061/FUL** **Land at St Mary's Gardens, Newark**
 7 no. 2 bed dwellings.
 Cllrs Mrs G Dawn, D Lloyd, T Roberts MBE, Mrs R Crowe, R A Crowe, P Duncan & Mrs I Brown all declared a non-prejudicial interest in this application.
 Members were pleased to see this application for 2 bed dwellings, something they felt was much needed in the town.
No Objection was raised to this application.
- 18/02062/FULM** **Land at Lindsay Avenue, Newark**
 Demolition of existing garages and the development of 6 no. 1 bed flats and 4 no. 2 bed dwellings.
 Cllrs Mrs G Dawn, D Lloyd, T Roberts MBE, Mrs R Crowe, R A Crowe, P Duncan & Mrs I Brown all declared a non-prejudicial interest in this application.
 Cllr S Haynes informed Members that a local resident had raised concerns to him regarding the access road to this site. He felt the road was sufficiently wide for the anticipated traffic. Cllr Haynes also felt that if this application were to be granted, it would remove the anti-social behaviour which takes place in the area at the moment.
No Objection was raised to this application.
- 18/02072/LBC** **39 Castle Gate & 53 Stodman Street, Newark**
 Create an internal opening at ground floor level between 39 Castle Gate (Shop 1) and 53 Stodman Street (Shop 2) and construct partition walls to create a larger floor area to 53 Stodman Street.
No Objection was raised to this application.
- 18/02080/FUL** **40 Winthorpe Road, Newark**
&
Amended
 Demolition of existing dwelling to create 4 new semi-detached dwellings.
 Cllr Mrs G Dawn raised concerns regarding the lack of privacy for neighbouring properties and the building line being in front or neighbours on both sides.
 The Town Clerk confirmed that the building line would not be in in front of no. 38 or 42 Winthorpe Road.
 Cllr T Roberts MBE was pleased to see that the applicant had tried to address the Town Council's concerns from the previous application and felt this application was more acceptable.
 Cllr Mrs Gent supported the application and felt that the parking was acceptable, there was a nice driveway and felt it was in keeping with the street scene as there is a variety of house types on Winthorpe Road.

Cllr S Haynes felt that 4 properties on this site was over intensive.

Cllr L Goff was concerned regarding speeding vehicles in this area and the addition of another access/egress to the site.

The Town Clerk informed Members that Highways were not objecting to this application.

Cllr Mrs G Dawn proposed an Objection to this application and this was seconded by Cllr D Lloyd. A vote was taken with 9 members in favour of an Objection and 2 not in favour.

Therefore **Objection** was raised to this application as follows:

1. It is over intensive for the site,
2. It is not in keeping with the surrounding streetscape and the local character of houses nearby,
3. Members also felt that the proposed configuration for vehicle access and egress was dangerous given the traffic problems encountered on Winthorpe Road,
4. It was also feared that if this application was to be permitted, it would set a precedent for other similar applications in the same area.

18/02081/FUL

12 Fairway, Newark

Householder application for first floor side extension.

No Objection was raised to this application.

18/02104/FUL

Yorkshire Bank Plc, Unit 24, 15 St Mark's Lane, Newark

Change of use from A2 to a flexible A1/A2/A3 use.

No Objection was raised to this application provided that a condition could be attached to any permission granted, to prevent the unit from being used as a convenience store.

18/02131/FUL

10 Philip Road, Newark

Householder application for proposed rear conservatory.

No Objection was raised to this application.

18/02161/FUL

83 Riverside Road, Newark

Householder application for erection of a two storey and single storey rear extension.

No Objection was raised to this application.

18/02020/FULM

Land at Newark & Notts Showground, Fosse Road, Winthorpe, Notts

Change of use of land for use as a construction industry and agricultural plant training centre and the construction of industrial and agricultural plant and lifting operations (retrospective).

No Objection was raised to this application.

- 18/02167/FUL Shannon Falls, Tolney Lane, Newark**
 Change of use of scrubland for the siting of 8 touring caravans and associated amenity blocks for gypsy travellers.
 Cllr D Lloyd proposed No Objection to this application, given that the Council has an obligation to provide more sites and the proximity of this site to the car park. This was seconded by Cllr T Roberts MBE provided the amenity blocks were of a suitable size.
No Objection was raised to this application.
- 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 that the changes are only of a minor nature.
- 18/02184/FUL 53 Grange Road, Newark**
 Householder application to alter the internal layout, demolish conservatory and porch, erection of a single storey extension.
No Objection was raised to this application.

PR45/18/19 Notice of NSDC Planning Decisions

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

The Chairman was pleased to see that application no. 18/01402/FUL – 9 The Paddocks, Newark (part conversion of 9 The Paddocks to create an additional Chalet bungalow within the site (re-submission of withdrawn application reference no. 18/00683/FUL)), had been Refused by NSDC.

PR46/18/19 Urgent Decisions Taken Under The Scheme of Delegation

Members **NOTED** the decisions taken under the Scheme of Delegation for the following applications:

18/01591/FUL – 56 Winthorpe Road, Newark (Amended)

&

18/01702/ADV – The Co-Operative Group Food Ltd, Unit 1 Side Row, Newark (Amended)

PR47/18/19 Miscellaneous Applications

- a. Nottinghamshire County Council Applications**
Newark Orchard School and Day Service, London Road, Balderton, Newark
 Demolition of Day Centre building. Construction of Orchard School (two phase development) and replacement Day Service both with external lighting and CCTV, ancillary

outdoor facilities including drop-off, entrance and early years canopies, car parking (including 4m lighting columns), lit service areas, 2.4m high perimeter fencing and internal fencing not exceeding 2.4m. Demolition of an existing school building and former caretaker's house and subsequent provision of outdoor play spaces including new tarmac surface multi-use games area (enclosed by 3.0m fencing), timber shed, resurfacing of existing play surface for the new school, sprinkler tank with 3.7m timber fence enclosure and associated landscape works.

No Objection was raised to this application.

**Proposed Parking Restrictions (TRO 3288)
Farndon Road and The Osiers, Newark**

Cllr L Goff declared a Prejudicial Interest in this application and left the room for the discussion.

Members raised **No Objection** to the proposed introduction of 'No Waiting at any Time' restrictions (double yellow lines) in this area but were disappointed at the failure of prosecution of TMG (second hand vehicle sellers) for their inappropriate use of the area.

Cllr L Goff returned to the meeting.

b.

Street Naming

Land at Bus Depot, Pelham Street, Newark

Erection of 14 no. dwellings.

Members considered the street name put forward by Capla Developments Ltd of 'Pelham Court' but felt 'Pelham' had already been used too many times and there was the ability for confusion between them.

Cllr L Goff suggested a name that had some connection to commemorate the end of the 1st World War.

Cllr T Roberts MBE proposed, 'Foresters Court', after the Sherwood Foresters Regiment and this was seconded by Cllr Mrs G Dawn.

It was decided to put the name '**Foresters Court**' forward to the Developers.

Newark Working Men's Club, 13 Beacon Hill Road, Newark

Proposed conversion of Hatton House (former Newark Working Men's Club) to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.

Members considered the street name put forward by Oak Tree Homes Ltd of 'Hatton Grove' but this was opposed and 'Bainbridge Mews' was proposed. John Cotham Bainbridge being a former Draper, Mercer, Funeral Furnisher and Town

Mayor of Newark in 1867.

It was decided to put the name '**Bainbridge Mews**' forward to the Developers.

Amended Applications

18/01764/FUL – Land at rear of 244 Beacon Hill Road, Newark

Erection of 1 dwelling and two detached garages (one serving 244 Beacon Hill Road, the other serving new dwelling).

No Objection was raised to this application.

18/02034/FULM – 17 North Gate, Newark

New housing development to consist of 18 social housing units, to offset our client's social housing contribution from another site (re-submission).

Description amended to 12 social housing units and updated Design & Access Statement received.

Members were disappointed to see that the number of social housing units had been reduced to 12 but **No Objection** was raised to this application.

Applications at Appeal

16/01134/FULM – Residential development comprising 89 dwellings and associated infrastructure, including the relocation of the school access, car parking area and sports pitches, the provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees. (re-submission of 14/01964/FULM)

&

17/00357/FULM – Residential development comprising 95 no. dwellings and associated infrastructure including the removal of 26 no. TPO trees.

As part of the Appeal Process, additional information/evidence has been received from the appellants (applicants) relating to the viability of the proposals. The documents received are:

- Appellant's Viability Report Update Rev 2 prepared by Devvia, 31 October, 2018, (Appendix 10 of Council's Case dated 22 November 2018)
- Email from Appellant updating the Developer Contributions Offer (and Sales price analysis) dated 21 November 2018 (Appendix 11 of Council's Case dated 22 November 2018)

It was AGREED that no changes would be made to the existing Objections submitted for this application.

Meeting Closed:	8.40pm	Next Meeting:	Wednesday 2nd January 2019	42
------------------------	---------------	----------------------	--	----



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680 333 ~ Fax: 01636 680 350

Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 5f

Committee Date: Wednesday 12th December 2018

FINANCE & GENERAL PURPOSES COMMITTEE MINUTES

MINUTES TO FOLLOW

TOWN COUNCIL

SUBJECT:	EXEMPT NOTICE
REPORT BY:	TOWN CLERK

1. Recommendations

- 1.1 That under the Public Bodies (Admission to Meetings) Act 1960 (as extended by Section 100 of the Local Government Act 1972) the press and public be excluded from the remainder of the meeting on the grounds that the Committee's remaining business involves the likely disclosure of exempt information as defined in the Local Government (Access to Information) (Variation) Order 2006, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Background Papers:	None
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

