



NEWARK TOWN COUNCIL

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PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 27th January 2016, 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 Peter 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	

PR56/15/16	<u>Minutes</u>
	The Minutes of the last meeting held on Wednesday 30 th December, 2015 were AGREED and signed as a true and correct record.

PR57/15/16	<u>Matters Arising</u>	
	There were no matters arising.	
PR58/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR59/15/16	Outstanding Planning Applications	
	15/02205/FUL	<p>Land at rear of 65 North Gate, Newark</p> <p>Proposed change of use (Sui Generis) to a small portion of the existing internal service yard/car park to car wash facility (retrospective).</p> <p>No Objection was raised to this application.</p>
	15/02247/ADV	<p>Land at rear of 65 North Gate, Newark</p> <p>Proposed fascia and hoarding signs fixed to the boundary fence.</p> <p>No Objection was raised to this application provided that any illegal signage is removed and that Highways are in agreement.</p>
	15/02276/FUL & 15/02287/LBC	<p>Curtain Mill, 7 Carter Gate, Newark</p> <p>Proposed alterations to shop and change of use of first and second floors (currently A1 use) to residential (C3 use) (1 no. 2 bedroom flat).</p> <p>No Objection was raised to these applications.</p>
	15/02299/FULM	<p>Land at Bowbridge Road, Newark</p> <p>Proposed 'extra care' residential development for the elderly consisting of 60 single and two bed apartments and the associated communal spaces.</p> <p>Cllrs D Lloyd, T Roberts and Mrs I Brown declared a non-pecuniary interest in this application.</p> <p>It was suggested that this development be built in such a way that it does not overlook the adjacent site and that the access to the development is adequate.</p> <p>No Objection was raised to this application on the understanding that it will permit unfettered access to the vacant site overlooking this new development and will not, in any way, compromise the future</p>

		development of that site.
	15/02302/FUL & Amended	<p>13 Friary Road, Newark</p> <p>Proposed change of use from dwelling house (class 3) to large house in multiple occupation (class – Sui Generis).</p> <p>Members resolved to Object to this application on the following grounds:</p> <p>(i) The resulting development would be over intensive,</p> <p>(ii) there is no District Council policy (Planning or Housing) which can be used as a guide to deal with such applications.</p>
	16/00021/FUL	<p>3 Eastern Court, Newark</p> <p>Householder application for proposed extensions and alterations to the existing back door to create a window and extend an existing window into a door.</p> <p>No Objection was raised to this application.</p>
	16/00023/FUL	<p>20 Friary Road, Newark</p> <p>Householder application for proposed extension to the rear, erection of a small glazed porch to front on former garage, re-modelling of exterior to provide parking and turning space, replacement and minor alterations to existing windows and internal modifications.</p> <p>No Objection was raised to this application.</p>
	16/00106/FUL	<p>22 The Weavers, Newark</p> <p>Householder application for demolition of existing single storey side extension and rear conservatory and construction of two storey extension to side and single storey extensions to front and rear. New French doors to rear elevation, first floor level.</p> <p>Cllr D Lloyd declared a personal interest in this application. Members felt this application would be over intensive and have an overbearing impact on the neighbours, therefore an Objection was raised to this application.</p>

	16/00112/FUL	45 Stodman Street, Newark Change of use from A1 retail to A3 restaurant. No Objection was raised to this application.
PR60/15/16	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	
PR61/15/16	Miscellaneous Applications	
	a.	Amended Applications 15/01858/FULM – Land off North Gate, Newark Application to vary condition 25 of planning permission 13/00997/FULM for proposed erection of retail development bulky goods/open A1/open A1 convenience uses and provision of car parking to serve same. Proposed submitted to allow the use of Unit B as A1 (non-food). Retail Impact Assessment Received. No Objection was raised to this application.
		15/02037/FUL & 15/02038/LBC – Belams Bar & Bistro, 3 Carter Gate, Newark Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front. Photographic Building Survey Received. No Objection was raised to this application.
		15/02163/FUL – 65 London Road, Newark Change of use to professional services A2. Amended red outline on the site location plan and block plan. (red line on the western boundary has just moved slightly to allow for access into the parking area to the front of the building). No Objection was raised to this application.
	b.	Licensing Applications 7 Market Place, Newark Application for new premise licence for the above premises.

		<p>Cllr Mrs I Brown declared a prejudicial interest in this application and left the meeting for this discussion.</p> <p>No Objection was raised to this application.</p>
	c.	<p>Stopping Up of Highway (East Midlands) (No.) Order 201</p> <p>Members considered the notice of the proposal to make an Order under section 247 of the Town and Country Planning Act 1990, by the Secretary of State, to authorise the stopping up of an area of highway on land bounded Heaton Close, Appleby Close, Collis Close and Randall Close, Newark.</p> <p>Cllr Mrs I Brown returned to the meeting.</p> <p>No Objection was raised to this application.</p>
	d.	<p>Pre Application Consultation for a Proposed '4G' Base Station Upgrade at (118370) Vodafone Call Centre, Rooftop of Newton House, Brunel Drive, Newark.</p> <p>Cllr M Skinner declared a pecuniary interest in this application and took no part in the debate.</p> <p>No Objection was raised to this application.</p>

Meeting Closed:	7.35pm	Next Meeting:	Wednesday 17th February, 2016
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