



# NEWARK TOWN COUNCIL

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## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 31<sup>st</sup> January 2018 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>T Roberts MBE (Chairman)</b>
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell Mrs G Dawn (A) Ms H Gent (Ap) L Goff S Haynes D Hyde (Ap) D Lloyd R Williams
<b>In Attendance</b>	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe & K Girling
<b>Apologies</b>	Cllrs Ms H Gent & D Hyde	
<b>Taking Minutes:</b>	Planning Administrator	Mrs J Hempsall
<b>Public:</b>	There were 0 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

### **PR55/17/18 Minutes**

The Minutes of the last meeting held on Wednesday 3<sup>rd</sup> January 2018 were **AGREED** and signed as a true and correct record.

**PR51/17/18 – Outstanding Planning Applications**

**17/02249/FUL – Land to the rear of 20 Hill Vue Gardens, Newark.**

Comments for this application were as follows:

‘No Objection was raised to this application provided that on-looking neighbours on both sides of the development do not raise objections’.

The Chairman notified Members that objections had been received by the District Council from neighbouring properties, therefore this would, in effect, alter the previous No Objection to an Objection.

This change was **AGREED**.

**PR56/17/18 Matters Arising**

There were no matters arising.

**PR57/17/18 Declarations of Interest**

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

**PR58/17/18 Outstanding Planning Applications**

**17/01994/LBC Queen’s Head, 8 Market Place, Newark**

Retrospective painting of internal doors and floors, remove plaster from walls to expose bricks, tiling toilet floors and bar floors, installing internal wall panelling and proposed varnishing of brick work.

**No Objection was raised to this application provided that the Conservation Officer was satisfied with the works completed.**

**17/02036/ADV Turnbull Builders Merchants, Northern Road, Newark**

Display 7 no. Turnbolls signs.

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

**17/02339/FUL 6-8 Portland Street, Newark**

**&** Conversion of former Chinese Takeaway and first floor flat to form 2 residential apartments.

**17/02340/LBC**

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

**18/00028/FUL Europe Foods, 3-5 Bar Gate, Newark**

The retrospective application for the installation of an ATM through a composite security panel to the right hand side of the shop entrance.

The Chairman expressed concern that the company who installed the ATM should have made sure that Planning Permission had been granted before the installation took place.

**Objection was raised to this application on the grounds that it was contrary to the Shopfronts SPD, it is in the Conservation Area and is not in keeping with the surrounding area.**

**18/00029/ADV Europe Foods, 3-5 Bar Gate, Newark**

Integral illumination and screen to the ATM fascia. Internally illuminated Free Cash Withdrawals sign above the ATM and blue LED halo illumination to the ATM surround.

**Objection was raised to this application on the grounds that it was contrary to the Shopfronts SPD, it is in the Conservation Area and is not in keeping with the surrounding area.**

**18/00031/FUL Bede House Garage, Bede House Lane, Newark**

Change of use of existing commercial garage to form 2 dwellings within the existing building structure. This includes demolition of the existing attached lean-to cottage to form an enclosed garden to the front dwelling. (Re-submission).

The Chairman informed Members that the re-submission of this application was due to the fact that NCC Highways had objected to the previous application on the grounds that due to the width of Bede House Lane, a vehicle would have to drive over the adjacent land of no. 6 to be able to adequately manoeuvre into the proposed driveway, also the driveway is not the required width for a single dwelling.

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

**18/00040/FUL Gladstone House, Lord Hawke Way, Newark**

Provision of an additional 13 car parking spaces to existing premises.

Cllrs T Roberts MBE, D Lloyd, Mrs R Crowe, R A Crowe and K Girling all declared a non-pecuniary interest in this application.

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

- 18/00045/LBC**      **8 Parliament Street, Newark**  
Replacement of single glazed window with a slim-line double glazed window, Georgian bars, integral, not planted (rear elevation).  
**No Objection was raised to this application.**
- 18/00059/FUL**      **Newark Sensory Gardens, Mill Lane, Newark**  
Installation of painted and formed sheet steel sculpture.  
Cllr Mrs R Crowe told the Committee that the work done so far at the Sensory Gardens, in her view, was amazing and felt that any ideas/plans to enhance the area would be good.  
**No Objection was raised to this application.**
- 18/00074/FUL**      **59 Bancroft Road, Newark**  
Householder application for removal of existing detached garage and erection of single storey rear extension.  
**No Objection was raised to this application.**
- 18/00085/ADV**      **One Stop, 60-62 Sleaford Road, Newark**  
2 x fascia signs, 5 x ADM Direct Print Panels.  
Cllr S Haynes declared a prejudicial interest in this application and left the room.  
**No Objection was raised to this application.**  
Cllr Haynes returned to the meeting.
- 18/00103/FULM**      **Land off Cross Lane, Fernwood Business Park, Fernwood, Newark**  
Development of a 4FE Secondary School, 230 place sixth form, sports hall, external play facilities, access and car parking.  
**Cllr M Skinner suggested that this application should be DEFERRED to the next Planning meeting scheduled for 28<sup>th</sup> February, 2018, in order to allow Members to view the plans. This was AGREED by all Members.**
- 18/00123/FUL**      **Land at 26-30 Wright Street, Newark**  
Reconstruction of 3 no. terraced houses, damaged and demolished circa 2015.  
**No Objection was raised to this application.**

**18/00125/FULM Newark Working Men's Club, 13 Beacon Hill Road,  
& Newark**

**18/00126/LBC** Proposed conversion of Hatton House (formerly 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.

Cllr D Lloyd declared a Prejudicial Interest in this application and left the room.

Members were of the opinion that this application was over intensive use of the site and doubt was expressed as to whether the access/egress road to the site was wide enough for 2 cars to pass.

**Objection was raised on the grounds that the proposed development was over intensive and the access/egress onto Beacon Hill Road could cause further traffic congestion on an already busy road.**

**Members felt that this application could have a significant impact on the local community beyond the immediate neighbouring properties, particularly with respect to the traffic impact arising from such a large number of additional properties being proposed on such a small site. It was AGREED therefore, that the District Council be asked to undertake a wider direct consultation than would normally be the case to include, but not exclusively, the Ropewalk and properties on Beacon Hill Road that are close to the site.**

**PR59/17/18 Notice of NSDC Planning Decisions**

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

**PR60/17/18 Miscellaneous Applications**

**a. Amended Applications**

**17/01476/LBC – 36 Middle Gate, Newark**

External appearance to remain unaltered. The shop frontage will be painted and signage above shop. Minimal internal works required (retrospective) to alter the shop.

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

**17/01931/ADV – 36 Middle Gate, Newark**

Retrospective advertisement consent for fascia signage with vinyl background and painted foamex letters.

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

**In addition Members AGREED to ask the Town Clerk to raise concerns that the adherence to the Shopfronts SPD was not being enforced consistently. It was felt that there are many more shops that have shopfront, signs etc. that do not comply with this policy and an exercise should be undertaken to assess which other shops are contravening the policy.**

**b. Nottinghamshire County Council Applications**

**Footpath Stopping Up Order – Newark Bridleway No. 49**

All Councillors present declared a non-pecuniary interest in this application.

**No Objection** was made to the proposed Order made by NSDC to stop up the bridleway to which this Order relates, in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 namely: Use of former Tarmac land and part of existing sports ground for construction of a closed road cycle circuit. Erection of lighting columns, fencing, extension of existing car park and associated works including construction of a temporary haul road.

**c. Notification of Appeals**

**16/01978/FUL – Land at Green Lane, Newark**

Change of use from overgrown unused allotment to construction of new dwelling.

Members NOTED that an Appeal for the above application has been made to the Secretary of State.

**d. Notification of a Hearing**

**16/01884/FUL – Shannon Falls, Tolney Lane, Newark**

Members NOTED that a Hearing was to be held at Castle House, Great North Road, Newark on 28<sup>th</sup> February 2018 at 10am.

**Department for Transport**

**Town & Country Planning Act 1990 – Section 247**

**Proposed Stopping Up of Highway at Meldrum  
Crescent, Newark**

Cllrs T Roberts MBE, D Lloyd, Mrs R Crowe, R A Crowe  
& K Girling declared a non-pecuniary interest in this  
application.

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

<b>Meeting Closed:</b>	<b>7.40pm</b>	<b>Next Meeting:</b>	<b>Wednesday 28<sup>th</sup> February 2018</b>
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