



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 2nd May, 2018 in the Council Chamber, Town Hall.

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

PR76/17/18 Minutes

The Minutes of the last meeting held on Wednesday 28th March 2018 were **AGREED** and signed as a true and correct record.

PR77/17/18 Matters Arising

There were no matters arising.

PR78/17/18 Declarations of Interest

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

PR79/17/18 Outstanding Planning Applications

18/00526/RMAM Land North and East of Existing Fernwood, Newark

Proposed residential development for up to 1050 dwellings and associated facilities (education and recreation), infrastructure and utilities. Application for outline permission (including access).

No Objection was raised to this application.

18/00591/FUL 7 Bowbridge Road, Newark

Conversion of residential property Use Class (C3 dwelling houses) to an 8 x bed HMO Use Class Sui Generis (houses in multiple occupation) and 3 storey side extension and ground floor rear extension.

It was decided to **OBJECT** to this application on the grounds that the development would be over intensive for the site and also the potential traffic impact with the property being in close proximity to the traffic lights. This could cause issues with the increased number of cars having to access/egress the property and also cause an issue with parking. Although some cars could be parked within the boundary of the property, there's the potential that other cars would have to be parked on Bowbridge Road which is already a very congested highway.

18/00592/FUL 11 Parliament Street, Newark

Householder application for proposed single storey rear extension and internal alterations.

No Objection was raised to this application.

18/00627/FUL Daloon, Brunel Drive, Newark

Raise height of two bays of an existing roof forming part of an existing industrial lean-to building.

No Objection was raised to this application.

18/00648/OUTM Land off North Gate, Newark

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**Amended
Description**

Application for the removal of condition 25 attached to application 15/01858/OUTM. Application to vary condition 25 of planning permission 13/00997/OUTM for proposed erection of retail development bulky goods/open A1/open A1 convenience uses and provision of car parking to serve same. Proposal submitted to allow the use of Unit B as A1 (non-food).

Councillors Skinner & Haynes declared a prejudicial interest in this application and left the room for the discussion.

The Chairman explained that the Town Council Planning Committee had Objected to the original application 15/01858/OUTM, back in 2015 and one of the reasons for this objection was highway concerns. The original application was given permission by NSDC for a retail development for bulky goods/open A1/open A1 convenience uses. The removal of condition 25 would allow the sale of A1 Goods, cloths, food etc. Marks & Spencer have expressed an interest in moving to this retail park leaving a large retail unit available in the Town Centre. The Planning & Retail Statement estimates that the resulting trade impact of this proposal would result in a drop of approximately 6% in town centre retail activity if M & S were to move out of town.

Cllr D Hyde said that he was a strong advocate for keeping businesses in the centre of town and feels the town needs developing more. M & S have previously talked about developing the 1st floor of their current unit but now seemed to be in favour of moving.

Cllr R Williams said that he was concerned about vehicle access issues and thought that it would need a slip road to access the new retail park.

Cllr Ms H Gent said that she is in favour of the development. The bigger the shop units, the more the town progresses. Cllr Gent didn't think that Newark would be adversely affected by units being out of town. Newark town centre is growing as a boutique shopping centre, the market square is growing in strength with more small unique retailers moving in. Cllr Gent felt that M & S wanted to move to help them to continue trading. The food area in the current store is too small and needs expanding.

Cllr Mrs G Dawn felt that M & S would leave the town

should they be unsuccessful with this application. Their current unit is too small and with careful traffic management, this retail park could be successful. Cllr Mrs Dawn felt that if M & S were to move into this retail park, it would encourage other big retailers to come to Newark.

Cllr L Goff said people would be able to use public transport to visit the park. M & S are closing in other towns and it would be good to keep them here.

Cllr K Girling said that the current M & S site could be extended, this has been confirmed by St Marks Property Co. Therefore, it could be made a very significant store in the town. Boutique stores within the town rely on the 'anchor' stores such as M & S to bring people into the town. Their current store is in a prime location and is the highest grossing store of that size in the Country. M & S have not indicated that they will leave Newark if they are unsuccessful with this application.

Cllr Mrs I Brown said that she had spoken with Planning Officers at NSDC and they have agreed that the retail park can accommodate a shop of this size within the development. Cllr Mrs Brown felt that people don't come into Newark because of expensive parking. She felt that there is more to Newark than just the Town Centre and would therefore be supporting the application.

Cllr P Duncan said that when the application came through originally, there was a mention that Dunelm and Lidl would possibly be interested. The loss of M & S would be devastating for the town. Grantham has had the same experience and their town centre retail economy has suffered significantly since M&S moved out of the town centre.

It was decided **NOT TO OBJECT** to this application.

16/01958/RMAM Land off North Gate, Newark

Amended

Reserved Matters Application for the erection of retail development, bulky goods/open A1/open A1 convenience uses and provision of associated parking (and discharge of conditions attached to Outline Approval Reference 15/01858/OUTM relating to Phasing (2), Landscaping (3 & 17), Archaeology (5), Land Contamination (6), Drainage (8 & 9), Highway Requirements (10,13,14,27 & 28) Pedestrian Link (11),

Appearance of Buildings (16), Waste (19), Service Management Plan (22), Security Measures (24).

No Objection was raised to this application – As Above

Cllrs Skinner & Haynes returned to the meeting.

18/00660/FUL

14 Valley Prospect, Newark

Householder application for proposed demolition of existing flat roof extension / link. Proposed single storey side and rear extension including internal alterations and new access drive/parking/turning space off existing access.

No Objection was raised to this application.

18/00675/ADV

Savers, 22 Middle Gate, Newark

Display of replacement illuminated fascia and projecting sign.

Objection was raised to this application as internal illumination goes against the Shopfront and Advertisement Planning Policy.

18/00708/FUL

Compound 1, James Watt Road, Newark

Change of use from vacant undeveloped land to fenced compound for use for containerised self-storage.

No Objection was raised to this application.

18/00710/FUL

Land to the East of Top Row, Beacon Hill Road, Newark

Variation of condition 4 of planning permission 17/02305/FUL to allow for a phased development:

Phase 1 – site preparation works are carried out and completed, including material removal, installation of retaining structure and temporary access road.

Phase 2A – Plots 6-7

Phase 2B – Plots 1-2

Phase 2C – Plots 3-4-5

No Objection was raised to this application.

18/00744/LBC

37-39 Kirk Gate, Newark

Addition of internal entrance lobby to ground floor flat.
Addition of internal entrance lobby to first floor flat.

No Objection was raised to this application.

- 18/00746/FUL 1 Cherry Holt, Newark**
Householder application for proposed single storey side extension and detached garage, including new access drive.
No Objection was raised to this application.
- 18/00757/FUL 68 Harcourt Street, Newark**
Householder planning application for installation of patio door system and a 1st floor balcony along with internal alterations.
No Objection was raised to this application.
- 18/00763/FUL 1 Randall Close, Newark**
Householder application for erection of a single storey rear extension.
No Objection was raised to this application.
- 18/00636/FUL Newark Lorry Park, Great North Road, Newark**
Provision of free standing Classroom, Tool Store, Portaloo and installation of removable training test track.
No Objection was raised to this application.
- 18/00794/FUL 156A Beacon Hill Road, Newark**
Householder application for proposed single storey extensions to existing dwelling.
No Objection was raised to this application.
- 18/00795/FUL 11 Markwick Close, Newark**
Householder application for two storey side extension, single storey extensions to the front and rear and including all associated external works.
No Objection was raised to this application.
- 18/00831/FUL 1B Nicholson Street, Newark**
Householder application for proposed single storey rear extension.
No Objection was raised to this application.

PR80/17/18 Notice of NSDC Planning Decisions

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

PR81/17/18 Miscellaneous Applications

a. Amended Applications

No Applications were received

b. Nottinghamshire County Council Applications

The NCC (Bowbridge Road and Earp Avenue, Newark) (Prohibition of Waiting, Entrance Clearways and Residents' Controlled Zone) Traffic Regulation Order 2018 (3269)

Members NOTED that the above scheme is to be implemented as originally advertised with minor amendments. The amendment being as follows: 'Extend the 'residents only' parking bay within the controlled zone, on north-eastern side of Earp Avenue by 7m.

c. Notifications of Appeal

No notifications were received.

d. Street Naming

No applications were received.

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| Meeting Closed: | 8.05pm | Next Meeting: | Wednesday 30th May, 2018 |
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