



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
 Tel: 01636 680333 ~ Fax: 01636 680350
 Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 2nd September, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) Mrs C Barker-Powell Mrs I Brown M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams
In Attendance	Town Clerk Councillors	Alan Mellor P Duncan D Hyde
Apologies	None	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR22/15/16	<u>Minutes</u>
	The Minutes of the last meeting held on Wednesday 29 th July, 2015 were AGREED and signed as a true and correct record.

PR23/15/16	<u>Matters Arising</u>	
	There were no matters arising.	
PR24/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR25/15/16	<u>Outstanding Planning Applications</u>	
	15/01207/FUL 15/01239/LBC & 15/01317/ADV	Victoria Fish Bar, 62 Victoria Street, Newark Removal of existing sign and replacement with a shorter sign and reduced lux lighting, adaption to extract flue to side. Screening of flue with GRP cladding, re-position satellite dish. Repair and re-point rear boundary wall. No Objection was raised to this application.
	15/01224/FUL	138 Hawton Road, Newark Householder application to demolish existing front porch and build replacement front porch and erect single storey extension to rear. No Objection was raised to this application.
	15/01228/FULM	Newark Sugar Factory, Great North Road, Newark Installation of 1 wind turbine with a maximum height to tip of 100m, access track, hardstanding, substation and associated infrastructure. Following discussion, No Objection was raised to this application.
	15/01242/FUL	Discount Glass Centre Ltd, 30-32 North Gate, Newark Remove existing shop front and door and replace with new timber door and three timber sash windows. No Objection was raised to this application.
	15/01243/FUL	Unit 3, Robin Hood Walk, Newark Change of use from A1 (retail) to a Gym falling within class D2 (assembly and leisure).

		<p>Following a vote, Objection was raised to this application, for the following reasons:</p> <ol style="list-style-type: none"> a. The Retail Capacity Study that was carried out showed that Newark does not have enough large retail units. b. One of the reasons for the original permission given was the fact that these are large retail units, the Committee is opposed to the application as it would result in a loss of a much needed large shopping unit.
	15/01245/FUL	<p>Unit 15, Jessop Way, Newark</p> <p>Change of use to D2 to allow for a fitness area and personal training centre to be set up.</p> <p>Following a vote, Objection was raised to this application for the following reasons:</p> <ol style="list-style-type: none"> a. The unit is on an industrial estate, not a retail park. b. The change of use is inappropriate for an industrial estate. c. The area should be kept for industrial use and job creation and not used for recreational activities.
	15/01260/FULM	<p>Former Piano School, Mount Lane, Newark</p> <p>Conversion into 10 units of residential accommodation.</p> <p>No Objection was raised to this application, however, the Committee expressed some concern with regard to the possible over-intensification of the site and potential for noise disturbance given the number of units being proposed.</p>
	15/01307/FULM	<p>17 North Gate, Newark</p> <p>Housing Development to consist of 12 no. social housing units.</p> <p>Cllrs Mrs I Brown, T Roberts and D Lloyd declared a non-prejudicial interest in this application.</p> <p>No Objection was raised to this application.</p>

	15/01322/FUL	<p>17 Sandhills Park, Newark</p> <p>Householder application for first floor bedroom extension.</p> <p>No Objection was raised to this application.</p>
	15/01358/FUL	<p>Unit 2 Barnby House, 14 Barnby Gate, Newark</p> <p>Change of use from retail (A2) to tanning salon (sui Generis).</p> <p>No Objection was raised to this application.</p>
	15/01391/ADV	<p>5 Market Place, Newark</p> <p>Cllr P Duncan left the meeting prior to this item being considered.</p> <p>Signage to shop frontage windows, door, existing fascia, canopy, external post and banners around seating area.</p> <p>Cllr Ms H Gent joined the meeting at this point.</p> <p>Objection was raised to this application, for the following reason:</p> <p style="padding-left: 40px;">a. The outside seating area would block the thoroughfare in a busy part of the town centre and the proposed banners around the seating area were inappropriate in the Market Place.</p> <p>Following discussion of this application, the Town Clerk was asked to find out which cafes actually have permission to put seating areas outside.</p>
	15/01389/FUL & 15/01390/LBC	<p>5 Market Place, Newark</p> <p>Change of use from an A1 retail unit to an A3 café/bistro. To install a kitchen area separated by a stud wall partition and swing door at the rear of the property. Upgrade the facilities and services and install an additional extractor fan, pipework to vent alongside an existing extractor. Install another WC opposite the existing WC and move the existing door to the cellar area. Proposed opening hours Mon – Thurs 8am – 5.30pm, Fri & Sat 8am – 10.30pm and Sun 9.30am to 5.30pm.</p> <p>No Objection was raised to these applications.</p>
	15/01428/FUL	<p>90 Riverside Road, Newark</p> <p>Householder application for demolition of existing garden</p>

		<p>room, garage and WC and erection of new extension comprising garage, living room and shower WC.</p> <p>No Objection was raised to this application.</p>
	15/01435/LBC	<p>55 London Road, Newark</p> <p>Reinstate window; in 1955 the original cellar window and its light well were sealed with bricks, debris, cement and a concrete cap. The proposal is to remove the concrete cap and excavate the rubble, bricks and cement in order to reinstate the original window well. The intention is to install a bespoke copy of the nine pane per frame, Yorkshire sliding sash window as the original.</p> <p>No Objection was raised to this application.</p>
	15/01456/FUL	<p>1 Stanley Terrace, Newark</p> <p>Sub-division of end terrace house to form two self-contained units.</p> <p>No Objection was raised to this application.</p>
	15/01469/FULM	<p>Land adjacent to the Cattle Market, Great North Road, Newark</p> <p>Proposed new council office and civic accommodation on existing public car park.</p> <p>Cllrs Mrs I Brown, T Roberts and D Lloyd declared a non-prejudicial interest in this application.</p> <p>No Objection was raised to this application, but the following points were raised:</p> <ol style="list-style-type: none"> a. There will be a reduction in public parking spaces. b. Concern that there is a reduction in the number of lorry parking spaces. c. Where will the cycle racks be situated? <p>The Town Clerk pointed out that traffic is an issue on this site; he had spoken to Highways and a Traffic Impact Assessment has been carried out, on the assumption that there will be additional traffic movement.</p>

	15/01495/LBC	<p>Sir John Arderne Public House, 10 Market Place, Newark</p> <p>Internal alterations to form staff toilet and changing facilities and staff room.</p> <p>No Objection was raised to this application.</p>
	15/01515/FUL	<p>1 The Avenue, Newark</p> <p>Householder application to erect a part two storey and part single storey extension to the rear elevation (including demolition of the existing outstands and conservatory) and to extend the existing detached garage (including raising of the ridge) with altered vehicular access.</p> <p>Cllr D Lloyd declared a personal interest in this application.</p> <p>No Objection was raised to this application.</p>
	15/01091/FUL	<p>11 Dorner Avenue, Newark</p> <p>Demolition of existing bungalow – residential development – revised design for 1 no. bungalow (re-submission of 15/00105/FUL).</p> <p>No Objection was raised to this application.</p>
	15/01252/FUL	<p>Brownhills Service Centre, Brunel Drive, Newark</p> <p>Remove wooden shed, construct new brick security building with toilet and wash facilities. Add new Elsan point to rear of site.</p> <p>Cllr M Skinner declared a pecuniary interest in this application and left the meeting.</p> <p>No Objection was raised to this application.</p> <p>Cllr M Skinner returned to the meeting.</p>
	15/01535/FUL	<p>36 Hardwick Avenue, Newark</p> <p>Householder application for proposed extension and alterations to existing dwelling.</p> <p>No Objection was raised to this application.</p>

	15/01554/FUL	<p>8 Whomsley Close, Newark</p> <p>Householder application for proposed two storey side extension.</p> <p>No Objection was raised to this application.</p>
PR26/15/16	Notice of NSDC Planning Decisions	
	<p>Cllr Ms H Gent declared a personal interest in 15/01024/FUL – Holden’s Furniture Store.</p> <p>The Committee NOTED the District Council Planning Decisions received since the last meeting.</p>	
PR27/15/16	Urgent Decision Taken Under the Scheme of Delegation	
	<p>Members NOTED the decision taken under the Scheme of Delegation regarding a proposed extension to the car park at Per Aarsleff (UK) Ltd, Hawton Lane, Balderton, Newark.</p>	
PR28/15/16	Miscellaneous Applications	
	a.	<p>Amended Applications</p> <p>14/01598/FULM – Land at the junction of Kelham Road and Great North Road, Newark</p> <p>The Town Clerk reported that his understanding of this amended application was that it was going to be the subject of a further round of public consultation; in particular the impact on the Market Place.</p> <p>The Chairman proposed that this application be deferred, and that delegated authority be given to the Town Clerk, in conjunction with himself, to look at the impact on the town, and the Market Place, of another supermarket and that such information be submitted to the District Council for consideration as part of the Retail Impact discussions.</p> <p>Following a vote, this was AGREED</p> <p>15/00082/FUL – Land south of Newark, Bowbridge Lane, Balderton, Newark, Notts</p> <p>No Objection was raised to this application.</p>

		<p>15/00440/RMAM – Land south of Newark, Bowbridge Lane, Balderton, Newark, Notts</p> <p>No Objection was raised to this application.</p>
	b.	<p>Licensing Applications</p> <p>The Old Malt Shovel, Newark</p> <p>Cllr Mrs I Brown declared a prejudicial interest and left the meeting.</p> <p>Members raised No Objection to the application for a variation to the Premise Licence for the above premises.</p> <p>Morrisons Supermarket, Kings Road, Newark</p> <p>Members raised No Objection to the application for a minor variation to the Premise Licence for the above premises.</p> <p>Cllr Mrs I Brown returned to the meeting.</p>
	c.	<p>Determination of the Nomination for an Asset of Community Value</p> <p>Oscar’s Inn, 105 Balderton Gate, Newark</p> <p>Members NOTED this decision.</p>
		<p>Nottinghamshire County Council</p> <p>Proposed 20mph Speed Limit near Holy Trinity Primary & Nursery School, Newark</p> <p>Members raised No Objection to this application.</p>

Meeting Closed:	8.20pm	Next Meeting:	Wednesday 30th September, 2015
------------------------	---------------	----------------------	--