



# 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, 17<sup>th</sup> February, 2016, in the Council Chamber, Town Hall.

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

<b>PR62/15/16</b>	<b><u>Minutes</u></b>
	The Minutes of the last meeting held on Wednesday 27 <sup>th</sup> January, 2016 were <b>AGREED</b> and signed as a true and correct record.

<b>PR63/15/16</b>	<b><u>Matters Arising</u></b>	
	There were no matters arising.	
<b>PR64/15/16</b>	<b><u>Declarations of Interest</u></b>	
	It was <b>AGREED</b> to accept Members declarations as and when they arose during the meeting.	
<b>PR65/15/16</b>	<b>Outstanding Planning Applications</b>	
	<b>16/00124/FULM</b>	<p><b>Land adjacent to Newark Marina, Mill Gate, Newark</b></p> <p>Erection of retirement living apartments for the elderly (category II type accommodation), comprising 34 self-contained apartments with communal facilities, landscaping and car parking.</p> <p>The Chairman invited Councillors P Duncan &amp; K Girling to speak on this application. Both had met with local residents about the proposal. They advised the Committee that there had been no objections raised by the local community and were supportive of the application.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>16/00127/FUL</b>	<p><b>17 Maun Green, Newark</b></p> <p>Householder application for single storey extension to north, south and west elevations. Demolition of garage.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>16/00149/ADV</b>	<p><b>Beacon Heights Supermarket, 22 Blatherwick Road, Newark</b></p> <p>Display of new signage consisting of 2 no. illuminated fascia signs, 3 no. window graphics, 1 no. ACM direct print panels, 1 no. PETG frame and 4 no. poster frames.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>16/00179/FUL</b>	<p><b>9 Vernon Avenue, Newark</b></p> <p>Householder application for proposed two storey side extension to existing dwelling.</p> <p><b>No Objection was raised to this application.</b></p>

	<b>16/00175/FUL</b>	<b>4 Sandhills Close, Newark</b> Householder application for demolition and reconstruction of existing rear conservatory on new foundation. <b>No Objection was raised to this application.</b>
	<b>16/00190/ADV</b>	<b>Active4Today Ltd, Newark Sports and Fitness Centre, Bowbridge Road, Newark</b> Erection of a hoarding sign. Councillor T Roberts MBE declared a non-pecuniary interest in this application in his position as a District Councillor. <b>No Objection was raised to this application.</b>
	<b>16/00229/FUL</b>	<b>29 Valley Prospect, Newark</b> Householder application for proposed two storey front extension and single storey rear extension to house. <b>No Objection was raised to this application.</b>
	<b>16/00232/FUL</b>	<b>5 Windsor Avenue, Newark</b> Householder application for proposed two storey side extension to form 'annexe'. <b>No Objection was raised to this application.</b>
	<b>16/00243/FUL</b>	<b>145 Hawton Road, Newark</b> Householder application for conversion of existing garage, single storey link, new pitched roof and porch. New white render to existing house. <b>No Objection was raised to this application.</b>
<b>PR66/15/16</b>	<b>Notice of NSDC Planning Decisions</b>	
	The Committee <b>NOTED</b> the District Council Planning Decisions received since the last meeting.	
<b>PR67/15/16</b>	<b>Miscellaneous Applications</b>	
	<b>a.</b>	<b>Amended Applications</b> <b>15/00440/RMA – Land South of Newark</b> Revised plans including amendments to residential access for 252, 254 and 256 Bowbridge Road, Newark. Councillor P Duncan advised the Committee that he

		<p>had met with the local residents affected by the proposed road layout along with Councillors M Cope &amp; R A Crowe and representatives of the developer. He said that a solution had now been found that was acceptable to the local residents.</p> <p><b>No Objection was raised to this application.</b></p>
		<p><b>15/02205/FUL – Land at rear of 65 North Gate, Newark</b></p> <p>Amended Proposal.</p> <p><b>No Objection was raised to this application.</b></p>
		<p><b>16/00023/FUL – 20 Friary Road, Newark</b></p> <p>Amended Street Elevation</p> <p><b>No Objection was raised to this application.</b></p>
	b.	<p><b>15/01598/FULM – Land at the junction of Kelham Road and Great North Road, Newark (Sainsburys)</b></p> <p>The Town Clerk tabled a report that had only just been received giving an Appraisal of the Retail Planning Issues associated with this application. He also advised Members that it was to be considered at a special meeting of the District Council's Planning Committee scheduled for 29<sup>th</sup> March 2016. Any comments from the Town Council would need to be submitted in advance of that date.</p> <p>Given the importance of the application and significant impact that this development could have on Newark and the town centre in particular, the Chairman proposed that consideration of the application be deferred to a Special Meeting of the Planning Committee on a date to be confirmed with the Town Clerk.</p> <p>This proposal was <b>AGREED</b> by all Members present.</p>
	c.	<p><b>Nottinghamshire Minerals Local Plan – Submission of Draft Formal Consultation Period Monday 15 February – Tuesday 29 March 2016.</b></p> <p>The Chairman advised the Committee that the County Council was required by law to have a Minerals Local Plan, whilst the proposed document was however based on out of date information it was unlikely to now change significantly.</p> <p>The Town Clerk advised Members that when the draft Plan was considered by this Committee June 2014; it</p>

		<p>had been agreed to object to the Plan on the basis of traffic impact that would arise from the additional lorry movements that would be accompanied with the extraction of gravel from the two new sites near to Newark at Langford &amp; Averham.</p> <p>Both of these sites remain in the Minerals Plan. The Averham site is planned to commence operations in 2016 with the Langford site not scheduled to start until 2020 at the earliest.</p> <p>Members considered that these two sites would add to the existing traffic congestion around Newark and this factor had not been properly taken into account within the Plan.</p> <p>It was <b>AGREED</b> therefore to <b>Object</b> to the Minerals Local Plan on the following grounds:</p> <ul style="list-style-type: none"> <li>(i) The proposed new sites near Newark at Averham &amp; Langford will result in a significant increase in traffic volumes in and around Newark, with the majority being Heavy Goods Vehicles, this would further exacerbate the problems with traffic congestion in the Newark area.</li> <li>(ii) The use of the sites will also create noise and air pollution in the surrounding villages as well as in the town of Newark itself.</li> </ul>
--	--	--

<b>Meeting Closed:</b>	<b>7.45pm</b>	<b>Next Meeting:</b>	<b>Wednesday 30<sup>th</sup> March, 2016</b>
------------------------	---------------	----------------------	--