



# NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680333 ~ Fax: 01636 680350

Email: [post@newark.gov.uk](mailto:post@newark.gov.uk) ~ Website: [www.newark.gov.uk](http://www.newark.gov.uk)

## PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 25<sup>th</sup> February, 2015 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>L Goff (Chairman)</b>
	Councillor	P Baggaley (A) Mrs I Brown K Clayton R Crowe D Lloyd B Richardson (Vice Chairman) A Roberts MBE S Wallace (Ap)
<b>In Attendance</b>	PA to the Town Clerk	Mrs H Crossland – taking Minutes
<b>Apologies</b>	Cllr S Wallace	
<b>Public:</b>	There were two members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

Prior to the start of the meeting, a one minute of silence was held, in respect of Mr Vincent Dobson, a former Town Councillor and Town Mayor.

### **PR58/14/15 Minutes**

The Minutes of the last meeting held on Wednesday 28<sup>th</sup> January, 2015 were **AGREED** and signed as a true and correct record.

### **PR59/14/15 Matters Arising**

There were no matters arising.

**PR60/14/15 Declarations of Interest**

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

**PR61/14/15 Outstanding Planning Applications**

**15/00061/FULM Land at Lilac Close, Newark**

6 no. one bedroom and 4 no. 2 bedroom flats, associated car parking and external works.

District Councillors present declared a personal interest in this application.

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

**15/00078/LBC 99 Mill Gate, Newark**

Removal of partition wall between living room and kitchen.

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

**15/00092/FUL 4 Middle Gate, Newark**

**&**

Change of use with minor alterations from Class A1 to Class A2.

**15/00093/LBC**

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

**15/00096/ADV 4 Middle Gate, Newark**

Proposed external applied signage to existing prepared fascia and applied signage to the existing glazed front window.

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

**15/00103/FUL 56 Hawton Road, Newark**

Householder application for proposed rear 1.5 storey extension, new double open garage, internal alterations and landscaping.

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

**15/00105/FUL 11 Dorner Avenue, Newark**

Demolition of existing bungalow. Residential development of 2 no. bungalows.

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

**15/00125/FUL 10 Normanton Road, Newark**

Householder application for proposed front porch and rear single storey extension.

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

**15/00136/FUL All Spice, 22-24 Castle Gate, Newark**

**&**

**15/00137/LBC**

Sub division of ground floor to form separate unit and change of use to a use within class A1 (shop), class A2 (financial and professional), class A3 (restaurant and café), class A4 (drinking

establishment) or class A5 (hot food takeaway); new glazed entrance within original carriage arch and erection of single storey extension to rear.

**No Objection was raised to this application;** however, the Committee wished to highlight concern with regard to a possible excess of litter in the area.

**15/00138/FUL Kings Marina, Mather Road, Newark**

Creation of vehicular access way through Marina car park to land beyond, including creating a gap in the existing perimeter bund (amended renewal of approved planning application 11/00412/FUL which has expired) including the creation of new replacement parking.

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

**15/00144/LBC 119 Mill Gate, Newark**

Retrospective permission for retention of roof light in the upper roof slope. Installation of conservation velux roof window in the lower roof slope.

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

**15/00155/FUL 11 The Maltsters, Newark**

Householder application to replace existing solid timber fence 1.85m high with new solid brickwork wall of identical height and layout. The new brickwork wall is to match existing garden walls to the property in appearance, construction and design. Height and plan layout of the new wall is to match that of the existing timber fence.

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

**15/00166/FUL Palace Theatre, 16 Appleton Gate, Newark**

**&**

**15/00167/LBC**

Integration of front of house areas of the Palace Theatre with the National Civil War Centre. Enhancing of the existing box office, foyer, function room, bar area and wc's. Improvement of catering facilities.

District Councillors present declared a personal interest in this application.

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

**15/00199/FUL 1A Nicholson Street, Newark**

Proposed new bungalow (revised design to approved application no. 14/00752/FUL).

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

**15/00202/FUL Flats 1 and 2, 2 Middle Gate, Newark**

The replacement of existing timber windows to the front and side elevations of flats 1 and 2 above Mark Jarvis Racing Services,

Middlegate, Newark

**No Objection was raised to this application**, provided the replacement windows were 'like for like'.

**15/00255/FUL 86 Riverside Road, Newark**

Householder application for proposed two storey extension to existing family dwelling.

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

**PR62/14/15 Notice of NSDC Planning Decisions**

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

**PR63/14/15 Urgent Decisions Taken Under The Scheme of Delegation**

The Committee **NOTED** the decision taken under the Scheme of Delegation as outlined in the Agenda Report.

**PR64/14/15 Miscellaneous Applications**

**a. Amended/Additional Applications**

**14/01964/FULM – Land at Highfields School, London Road, Balderton, Newark**

Residential development comprising 83 units and associated infrastructure, including the relocation of the existing school car park and sports pitches and the removal of 8 TPO trees.

Members **OBJECTED** to this application for the reasons previously given; these were:

- (i) It will result in the loss of a 'Green' space between Newark and Balderton,
- (ii) The traffic impact assessment is poor and the Town Council does not accept the conclusions drawn from it.
- (iii) The application will exacerbate traffic congestion on London Road in particular,
- (iv) The application takes no account of Network Rails' proposals to amend the road layout at the rear of the site to effectively remove the current level crossing over the East Coast mainline,
- (v) It was noted that the Environment Agency do not agree with the application. The Town Council also considers that there are very real concerns about flooding on the site,
- (vi) A total of 14 high value Oak and Yew trees will be lost to make way for a car park and they will not be replaced with appropriate replacements,

- (vii) The site has some archaeological importance,
- (viii) The proposed new footpath goes through Newark Town Council allotments; the loss of which is not acceptable. There is also no Section 106 funding being proposed for open space and play areas,
- (ix) There is insufficient Social Housing,
- (x) The development is over intensive and will result in the houses being too dense for the site,
- (xi) Concern that the development will have a further adverse impact on the local Toad population around the Barnby Road area.

**b. Network Rail**

Cllr T Roberts MBE joined the meeting at this point.

Members **CONSIDERED** the proposals by Network Rail for **Whitehouse Lane (Public Highway, Hatchet's Lane) Newark** and **Barnby Road, Newark** and **No Objections** were raised.

Cllr D Lloyd joined the meeting at this point.

**c. Licensing Applications**

**Asda, Lombard Street, Newark**

Cllr Mrs I Brown declared a prejudicial interest in this application and left the meeting.

**No Objection** was raised to the minor variation to the Premise Licence for Asda, Newark.

Cllr Mrs I Brown returned to the meeting.

**d. Appeals**

**13/00889/FULM – Field Reference 8884, Cotham Road, Hawton, Newark**

Members **NOTED** that an Appeal had been made to the Secretary of State for this application.

<b>Meeting Closed:</b>	<b>7.40pm</b>	<b>Next Meeting:</b>	<b>Wednesday 1<sup>st</sup> April, 2015</b>
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