



# NEWARK TOWN COUNCIL

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## PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 28<sup>th</sup> January, 2015 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>L Goff (Chairman)</b>
	Councillor	P Baggaley Mrs I Brown K Clayton (Ap) R Crowe D Lloyd B Richardson (Vice Chairman) A Roberts MBE S Wallace
<b>In Attendance</b>	Cllr	Mrs R Crowe
	Town Clerk	Alan Mellor
<b>Apologies</b>	Cllr K Clayton	
<b>Taking Minutes:</b>	PA to the Town Clerk	Mrs H Crossland
<b>Public:</b>	There were 3 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

### **PR52/14/15 Minutes**

The Minutes of the last meeting held on Wednesday 30<sup>th</sup> December, 2014 were **AGREED** and signed as a true and correct record.

### **PR53/14/15 Matters Arising**

#### **PR48/15/16 - Outstanding Planning Applications**

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

This Committee had **Objected** to this application at the last meeting; Cllr D Lloyd

informed Members that since then, he had attended the Parish Council briefing in connection with the proposed Barnby Crossing alterations and that one of the objections:

*'the proposed new footpath goes through Newark Town Council allotments.....'*  
was no longer applicable.

Cllr L Goff expressed his concern that there had been no local meeting for the people of Barnbygate.

**14/02184/FUL – Homebase Ltd, Northgate Retail Park, Trent Lane, Newark**

Cllr D Lloyd informed Members that the catalogue showroom retailer relevant to this application would not be re-locating from the Town Centre. They would have an additional presence at Homebase Ltd if the application is permitted.

**PR51/14/15 – Land South of Newark**

The Town Clerk informed Members that a Special Planning Committee meeting had been held at the District Council; the comments from this Committee were sent into the District Council, and were largely supported.

Cllr S Wallace joined the meeting at this point.

**PR54/14/15 Declarations of Interest**

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

**PR55/14/15 Outstanding Planning Applications**

**14/02080/LBC Rear of Toni & Guy, 12 -13 Market Place, Newark**

Change of use of red telephone box to defibrillator mounting point.

Cllr L Goff declared a personal interest in this application.

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

Cllr P Baggaley joined the meeting at this point.

**14/02173/FUL Falcon Motors, 2 Northern Road, Newark**

Erection of new fencing and gates and creation of new vehicular access.

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

**14/02239/ADV Falcon Motors, 2 Northern Road, Newark**

Three illuminated wall signs.

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

**15/00068/FUL Falcon Motors, 2 Northern Road, Newark**

Proposed change of use of part of site for siting of 5 no. shipping containers for self storage use.

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

- 14/02212/FUL Grosvenor Court, Brunel Drive, Newark**  
Reconfiguration of building from to units to four units incorporating 2 new internal walls, 4 new roller shutter doors, 3 new fire doors, 3 new internal toilet blocks, removal of trees and foliage and forming level concrete surface around building. Change of use from B8 to B2 for unit 1 and B8 to B1 for units 3 and 4.  
**No Objection was raised to this application, however, it was suggested that the applicant could be encouraged to integrate some of the trees and foliage around the building.**
- 14/02254/FUL 4 Salisbury Road, Newark**  
Conversion of family dwelling into house of multiple occupancy. Insertion of window in place of garage door on front elevation. Retrospective permission for insertion of 2 no. velux roof windows to rear.
- Amendment to Reduce the number of bedrooms from 8 to 7**  
**14/02254/FUL**  
**Objection** was raised to this application and amendment for the following reasons:
- It would result in an over utilisation of the site
  - It is an inappropriate location for a House of Multiple Occupation and would be out of character with neighbouring properties in the area
  - The application is overbearing, and inappropriate for the area
  - There is insufficient parking being provided for a dwelling housing seven and possibly more people
  - Internal rooms would be exceptionally small
- 14/02260/FUL Stephenson House, Mather Road, Newark**  
Erection of satellite dish for communal use to existing antenna.  
**No Objection was raised to this application.**
- 14/02280/FUL 22 Harewood Avenue, Newark**  
Householder application for demolition of garage and existing single storey rear outrigger and erection of two storey side extension and single storey rear extension.  
Cllrs Mrs I Brown, R Crowe, D Lloyd, T Roberts MBE and S Wallace declared a personal interest in this application.  
**No Objection was raised to this application.**

- 15/00005/FUL Gateway (Textiles) Ltd, Northern Road, Newark**  
Reconfiguring and refurbishment of existing industrial units and associated external works.  
**No Objection was raised to this application.**
- 15/00010/LBC 1 Stephenson House, Mather Road, Newark**  
Erection of satellite dish for communal use to existing antenna.  
**No Objection was raised to this application.**
- 15/00026/LBC Nat West, 1 Market Place, Newark**  
The proposal is for the change of use and conversion to residential accommodation to provide 2 no. one bedroom flats and 2 no. two bedroom flats. The proposal is grade II\* listed and there are no proposals to extend or alter the external elevations or impact upon the historic fabric of the building. However, in order to comply with building regulations, an openable vent will need to be integrated at the principal staircase leading to the flats at 3<sup>rd</sup> floor. This could be achieved by updating a window at the 3<sup>rd</sup> floor staircase to an automated window located at the rear. If this cannot be done, an openable vent will need to be integrated in the roof above the staircase. The proposal details the use of the existing floor plan arrangement to provide residential accommodation with some minor alterations to provide a kitchen/living/dining area, a bathroom and bedroom(s).  
**No Objection was raised to this application.**
- 15/00029/FUL 18 Dunholme Avenue, Newark**  
Householder application for erection of single storey kitchen extension to replace existing single storey extension.  
**No Objection was raised to this application.**
- 15/00041/FUL 22 Slaughterhouse Lane, Newark**  
Remove existing non-compliant aluminium shopfront and replace with new painted softwood one to detail.  
**No Objection was raised to this application.**
- 15/00063/ADV Lincoln Co-Operative, Albert Street, Newark**  
The retention of a non-illuminated advertisement.  
Cllrs L Goff, D Lloyd and B Richardson declared a personal interest in this application.  
**No Objection was raised to this application.**
- 15/00067/ADV 36 Lombard Street, Newark**  
Erection of aluminium fascia panel with projecting letters to the front and side elevation and also a projecting blade sign from the front elevation.

This application was subject to a lengthy debate. The original planning application had, in fact, been objected to by this Committee. It was thought that because of this, the application would be put before the District Council Planning Committee for consideration. This was not the case, and a decision was made under the Scheme of Delegation, by Officers, and the application was permitted, hence this application for Advertising, and another for a premise licence.

The Town Clerk then explained to Members what he had ascertained from the District Council appertaining to this.

Mention was made of DCLG codes which the Town Clerk was previously unaware of. He was currently awaiting a response from the District Council with regard to how this Committee could identify which applications come under these codes.

Members were appalled that they had no prior knowledge of this system and felt it was unacceptable that no training or advice had been offered in this regard.

It was further **AGREED** that the Town Clerk should continue to discuss the issue with the Planning Officers and to invite an Officer to attend the next meeting to discuss this further.

It was **AGREED to Object** to the application for the following reasons:

- The proposed material for the sign is inappropriate for this location within a Conservation Area
- Litter – no provision has been made to address the additional litter that will arise from such an outlet
- Access – there is no access for deliveries
- Parking – there are no parking facilities to ‘pick up’ food, the shop has double yellow lines directly outside it
- Highway safety – the pedestrian crossing near to the shop is already considered to be dangerous and this would exacerbate that problem
- The shop is adjacent to a bus stop which, if there was to be illegal parking outside, would lead to major safety concerns
- There is already a surfeit of these types of premises in the Town

**14/02149/FUL**

**Brownhills Service Centre, Brunel Drive, Newark**

Application to seek permission for up to 40 motorhomes to be parked on overnight camping area 365 days a year.

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

**15/00070/FUL**

**91 Grange Road, Newark**

Householder application for the erection of a single storey

side/rear extension to existing dwelling, new roof to existing single storey area and all associated external works.

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

**15/00082/FUL Land South of Newark, Bowbridge Lane, Balderton, Newark**  
Proposed bridge over structure for cyclists, pedestrian and equestrian traffic using the Sustrans route crossing the proposed Southern Link Road at land south of Newark.

Cllr L Goff declared a personal interest in this application.

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

**15/00086/FUL Newark Hospital, Boundary Road, Newark**  
Front extension and internal alterations to emergency department.

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

**15/00106/FUL 30 Market Place, HSBC, Newark**  
Disabled access, relocating existing external ATM to be situated through glazing. Infill the existing ATM's aperture with stone, like for like. Re-installation of rails in front of existing external ATM. Installation of a door to create alternate/disabled access.

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

**15/00107/ADV 30 Market Place, HSBC, Newark**  
HSBC Global design standards. ATM signage and door signage.

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

**15/00115/LBC 30 Market Place, HSBC, Newark**  
Disabled access. Relocating existing external ATM, to be situated through glazing. Infill the existing ATM's aperture with stone, like for like. Re-installation of rails in front of existing external ATM. Installation of a door to create alternate/disabled access. Lowering an area of internal floor to gain access. Install 2 no. ramps for disabled users. Expanding the width of 1 no. door to accommodate disabled ramp.

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

**15/00116/FUL 39 Beacon Hill Road, Newark**  
Householder application for proposed garage.

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

#### **PR56/14/15 Notice of NSDC Planning Decisions**

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

**PR57/14/15 Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

William Gladstone C of E Primary School – 20mph School Speed Limit

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

**The Wharf and Barnby Gate, Newark**

New Parking bays on Barnby Gate and additional 'No Waiting at Any Time' restrictions (double yellow lines) on the Wharf.

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

**b. Licensing Applications**

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

**Hawtonville Local Ltd, 65 Beech Avenue, Newark**

An application had been received for a new premise licence for the above.

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

**36 Lombard Street, Newark**

An application had been received for a new premise licence for the above. It was **AGREED** to **Object** to this application on the following grounds:

- Litter – no provision has been made to address the additional litter that will arise from such an outlet
- Access – there is no access for deliveries
- Parking – there are no parking facilities to 'pick up' food, the shop has double yellow lines directly outside it
- Highway safety – the pedestrian crossing near to the shop is already considered to be dangerous and this would exacerbate that problem
- The shop is adjacent to a bus stop which, if there was to be illegal parking outside, would lead to major safety concerns
- There is already a surfeit of these types of premises in the Town

<b>Meeting Closed:</b>	<b>8.10pm</b>	<b>Next Meeting:</b>	<b>Wednesday 25<sup>th</sup> February, 2015</b>
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