



# 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 COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 29<sup>th</sup> November 2017 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>T Roberts MBE (Chairman)</b>
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell Mrs G Dawn (A) Ms H Gent (Ap) L Goff S Haynes D Hyde D Lloyd R Williams
<b>In Attendance</b>	Town Clerk	Alan Mellor
<b>Apologies</b>	Cllr Ms H Gent	
<b>Taking Minutes:</b>	Planning Administrator	Mrs J Hempsall
<b>Public:</b>	There were 0 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

<b>PR40/17/18</b>	<b><u>Minutes</u></b>
	The Minutes of the last meeting held on Wednesday 1 <sup>st</sup> November 2017 were <b>AGREED</b> and signed as a true and correct record.

<b>PR41/17/18</b>	<b><u>Matters Arising</u></b>	
	<p><b>PR39/17/18 – Miscellaneous Applications</b></p> <p><b>Proposed Residents’ Parking Scheme, Earp Avenue, Newark</b></p> <p>The Chairman informed Members that an email had been received from NCC in response to the comments made by this Committee on 2<sup>nd</sup> November, 2017. NCC had stated that Earp Avenue was wide enough to have parking on both sides without causing undue congestion and also, that it was not possible to add the proposed parking/loading restrictions on Bowbridge Road to the current scheme but this request would be passed to the District Manager for Newark &amp; Sherwood for them to consider as a future scheme.</p> <p>In conclusion Members AGREED to retain their original objections.</p>	
<b>PR42/17/18</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>PR43/17/18</b>	<b>Outstanding Planning Applications</b>	
	<b>17/01946/FUL</b>	<p><b>15 The Waterfront, Newark</b></p> <p>Householder application for single storey rear extensions.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>17/01978/LBC</b>	<p><b>Victoria Fish Bar, 62 Victoria Street, Newark</b></p> <p>Erect hanging shop sign.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>17/01995/FUL</b>	<p><b>15 Bancroft Road, Newark</b></p> <p>Householder application for glass conservatory with a glass roof.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>17/01996FUL</b>	<p><b>E Gill &amp; Sons Funeral Directors, 55 Albert Street, Newark</b></p> <p>Alterations and extension to existing Funeral Directors premises.</p> <p><b>No Objection was raised to this application.</b></p>
	<b>17/02004/FUL &amp; Amended</b>	<p><b>E Gill &amp; Sons (Memorials) Ltd, 52 Albert Street, Newark</b></p> <p>Demolition of existing storage buildings, new build of portal frame multi use storage unit.</p>

		<b>No Objection was raised to these applications.</b>
	<b>17/02074/FUL</b>	<b>93 Hawton Road, Newark</b> Householder application for proposed single storey rear extension and entrance porch. <b>No Objection was raised to this application.</b>
	<b>17/02090/FUL</b>	<b>161 Barnby Gate, Newark</b> Change of use from shop/flat to shop/office and 2 flats. <b>No Objection was raised to this application.</b>
	<b>17/02104/FUL</b>	<b>1 Marton Road, Newark</b> Householder application for proposed detached single garage. <b>No Objection was raised to this application.</b>
	<b>17/02115/FUL</b>	<b>1 Queen's Head Court, Newark</b> Conversion and alterations of Quaker meeting house to provide improved accommodation and a conservatory garden. <b>No Objection was raised to this application.</b>
	<b>17/02117/FUL</b>	<b>100 Riverside Road, Newark</b> Householder application for proposed rear ground floor extension. <b>No Objection was raised to this application.</b>
	<b>17/01915/FUL</b>	<b>6 Woodlands Close, Newark</b> Householder application for proposed conservatory to rear of existing dwelling. <b>No Objection was raised to this application.</b>
	<b>17/02031/LBC</b>	<b>35 Pelham Street, Newark</b> Repair and reconstruct lean-to attached to the main building. <b>No Objection was raised to this application.</b>
	<b>17/02131/FUL</b>	<b>Orchard View, 51B Beacon Hill Road, Newark</b> Householder application for proposed one and a half storey front garage extension. <b>No Objection was raised to this application.</b>

	<p><b>17/02134/FUL</b></p>	<p><b>Balderton Gate Post Office, 57 Whitfield Street, Newark</b></p> <p>Change of use of the room used by the sub-post office back to residential use. Division of the building into two dwellings. Demolition and rebuilding of the single storey sitting room at the rear. Rebuilt sitting room to be one metre longer than at present. Construction of a single storey extension at the rear to accommodate a bathroom and entrance porch. Construction of a boundary wall at the front to the Balderton Gate and Whitfield Street boundaries. Removal of a chimney stack at the rear of the building. Replacement of the top hung windows with sash windows. Opening up of one first floor 'blind' window onto Whitfield Street. Reinstatement of the canopy over the entrance door to Balderton Gate. Removal of redundant 'Post Office' signage and associated repairs to brickwork. Internally, removal of the chimney stack noted above, relocation of the staircase accessing the top floor.</p> <p>Members were sorry to see that the Post Office was closing as it was a loss of another local amenity but <b>No Objection was raised to this application.</b></p>
	<p><b>17/01380/NPA &amp;</b></p>	<p><b>Land Off Tollemache Road, North Spittlegate, Grantham</b></p> <p>Hybrid planning application for the Grantham Designer Outlet Village, comprising: Phase 1 – Full planning permission for erection of up to 20,479 sqm (GEA) of floor space comprising retail units (A1), restaurants and cafes (A3), management suite and tourism unit, play areas and only storage at first floor level (1,267 sqm). New access road and access points, parking for up to 1,675 cars, 13 coaches, 90 bicycle spaces and a bus stop. Land remodelling, drainage works, hard and soft landscaping and all ancillary works. Phase 2 – outline planning application for up to 12,550 sqm (GEA) of floor space comprising retail units (A1), restaurants and cafes (A3) and only storage at first floor level (2,288sqm); up to 709 car parking spaces (315 net additional), including a decked parking area; 65 bicycle spaces and a hotel (85 rooms, 2,778sqm GEA) with 80 car parking spaces; hard and soft landscaping (all matters reserved with the exception of access).</p>

	<p><b>17/02120/NPA</b></p>	<p><b>Downtown Garden Centre, Great Gonerby, Grantham</b></p> <p>Outline planning permission for the erection of a Designer Outlet Centre of up to 20,479sqm (GEA) of floor space comprising retail units (A1), restaurants and cafes (A3) and storage. Additional large goods retail (5,574sqm GEA), garden centre (5,521sqm GEA) and external display area for garden centre (1,393sqm), tourist information and visitor centre, training academy, leisure unit and offices including high-tech hub/start up offices. Demolition of existing garden centre and sales area and existing warehouse. Improvements to existing Downtown Grantham Store elevations. Reconfigured car parking and provision of new multi-storey car park. Increased coach parking. Access improvements, drainage works, hard and soft landscaping and all ancillary works. All matters reserved with the exception of access.</p> <p>The Chairman explained to Members that 17/01380/NPA and 17/02120/NPA, were extremely similar even down to the square meterage of floor space.</p> <p>The Town Clerk informed Members that he had spoken to Planners at Newark &amp; Sherwood District Council and they were proposing to Object to both applications. AM said the cumulative effect of two outlet villages could have a knock on effect for Newark as well as Grantham and would suggest that a Retail Impact Study should be done to assess the potential impact for the retail sector in Newark.</p> <p>It was AGREED to submit objections to both applications on the following grounds:</p> <ul style="list-style-type: none"> <li>(i) Both applications are in close proximity to Newark Town Centre and Newark's Edge of Centre Retail Units. They could have a severe detrimental impact on the existing retail sector in Newark,</li> <li>(ii) Both applications could have a severe detrimental impact on allocated new sites for retail developments in Newark together with any associated housing and other amenity facilities which would arise from those developments,</li> <li>(iii) Both applications will result in drawing shoppers</li> </ul>
--	----------------------------	--

		<p>away from Newark,</p> <p>(iv) Neither application has a supporting Retail Capacity Assessment, this should be required before any further consideration to either application is made. Such a report should include the impact on Newark in particular together with any other retail centres within a similar distance to Grantham</p>
<b>PR44/17/18</b>	<b>Notice of NSDC Planning Decisions</b>	
	<p>The Committee <b>NOTED</b> the District Council Planning Decisions received since the last meeting.</p> <p>Cllr L Goff pointed out that he was disappointed to see that permission had been given for the demolition of the Sawmill.</p>	
<b>PR45/17/18</b>	<b>Urgent Decision Taken Under The Scheme of Delegation</b>	
	<p>Members NOTED the decision taken under the Scheme of Delegation not to object to application no's 17/01752/FUL and 17/01753/LBC for the Change of Use from Clinic to Offices at 23 Mill Gate, Newark.</p>	
<b>PR46/17/18</b>	<b>Nottinghamshire Minerals Local Plan Issues and Options Consultation / Nottinghamshire County Council's Statement of Community Involvement 2017</b>	
	<p>Concern was expressed at the continuous removal of gravel and the effect this could have on Kelham Bridge due to the increased amount of heavy traffic.</p> <p>It was AGREED to DEFER this discussion until the next Planning Meeting due to take place on 3<sup>rd</sup> January 2018 in order to give Members time to read the documents available. The Town Clerk informed Members that any comments already given on the previous plan, which has now been withdrawn, cannot be taken into account for the new plan. The Town Clerk agreed to send all Members the link to enable them to view the documents concerned.</p>	
<b>PR47/17/18</b>	<b>Miscellaneous Applications</b>	
	<b>a.</b>	<p><b>Amended Applications</b></p> <p><b>17/01693/FULM – Recreation Ground, Elm Avenue, Newark</b></p> <p>Existing playing fields and sports facilities to be altered and supplemented by new sports playing pitches, cycle track, skate park, tennis courts, multi-purpose pitches and provision of alternative route for existing bridleway. Extension of playing pitch areas into vacant land to the east of current facilities. Proposed building including</p>

		<p>crèche and pre-school facility, training, offices, music, dance and art studios, sports facilities, changing areas to serve both the internal and external sports, function rooms, café and kitchen.</p> <p><b>Amended plans and additional reports.</b></p> <p><b>All Members present declared a Non Pecuniary Interest in this application.</b></p> <p>Members were fully supportive of this application which would bring a significant and welcome investment in sporting facilities into the town and raised No Objection.</p> <p>Cllr D Lloyd suggested that the Chairman or Vice Chairman of this Committee should attend the Planning Meeting at Newark &amp; Sherwood District Council on 5<sup>th</sup> December, 2017, to convey the Town Council's support for this application. It was <b>AGREED</b> that the Chairman Cllr T Roberts MBE would attend the meeting.</p>
	<p><b>b.</b></p>	<p><b>Notification of Appeals</b></p> <p><b>17/00415/ADV – In ‘N’ Out Centres Ltd, Retail Unit adjacent Topps Tiles, 1 Northern Road, Newark</b></p> <p>Erection of a large totem sign.</p> <p><b>16/01884/FUL – Mr C Price, Shannon Falls, Tolney Lane, Newark</b></p> <p>Change of use of scrubland for the siting of 8 static mobile homes for gypsy travellers and reduce ground levels to 10.5m AOD.</p> <p>Members <b>NOTED</b> the above appeals.</p> <p>Members asked the Town Clerk to enquire at NSDC as to what has been done regarding developments that have gone up on Tolney Lane without permission.</p>
	<p><b>c.</b></p>	<p><b>Nottinghamshire County Council Applications</b></p> <p><b>Newark Strategic Cycle Route Network</b></p> <p><b>Lincoln Road, Newark – Proposed 30mph Speed Limit – TRO 3271 Public Consultation</b></p> <p>Proposal to introduce a 30mph speed limit on Lincoln Road as part of the Newark Strategic Cycle Route Network Scheme. In addition to the new speed limit, it is proposed to introduce an off-road cycle path along the north-west side of Lincoln Road. The new path would</p>

		<p>commence at the junction with Winthorpe Road and continue to Harvest Drive where it would cross over onto the opposite side of Lincoln Road.</p> <p><b>Hawton Road, Newark – Proposed 30mph Speed Limit – TRO 3270 Public Consultation</b></p> <p>Proposal to introduce a 30mph speed limit on Hawton Road as part of the Newark Strategic Cycle Route Network Scheme.</p> <p>Cllr D Lloyd suggested that if NCC were proposing a 30mph speed limit on Lincoln Road and Hawton Road then Beacon Hill Road should also be included, this meaning that all roads leading into Newark would have a 30mph limit. It was <b>AGREED</b> that the Town Clerk would write to Nottinghamshire County Council asking them to introduce further speed restrictions on Beacon Hill Road.</p> <p><b>No Objection was raised to the above applications.</b></p>
--	--	--

<b>Meeting Closed:</b>	<b>7.55pm</b>	<b>Next Meeting:</b>	<b>Wednesday 3<sup>rd</sup> January 2018</b>
------------------------	---------------	----------------------	--