



# 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 26<sup>th</sup> September 2018 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>M Skinner (Chairman)</b>
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell (Ap) M Cleasby (Ap) Mrs G Dawn (A) Ms H Gent L Goff D Hyde D Lloyd T Roberts MBE (Ap) R Williams
<b>In Attendance</b>	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe & K Girling
<b>Apologies</b>	Cllrs Mrs C Barker-Powell, M Cleasby & T Roberts MBE	
<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	

### PR27/18/19 Minutes

The Town Clerk informed Members that the following minute had been challenged at the Full Town Council Meeting held on 19<sup>th</sup> September, 2018

Cllr D Lloyd thought it should read as follows:

**PR23/18/19 – Outstanding Planning Applications**

**18/01521/FUL – Variation of Condition 2 attached to planning permission 09/00419/FULM to allow sales of convenience goods (food and drink) from Unit C.**

‘Following discussion it was **AGREED** that **No Objection** be raised to application 18/01521/FUL on the basis that a specific associated Condition, as offered by the Applicant, which requires that, within the former Big W unit, no sales of food is permissible beyond the current levels that are taking place, thus ensuring that the overall food permissions remain broadly as originally agreed on the whole site of Northgate Retail Park’.

Members **AGREED** to this amendment.

The Minutes will be amended and presented to Members at the next Planning meeting due to take place on 31<sup>st</sup> October, 2018.

**PR28/18/19 Matters Arising**

There were no matters arising.

**PR29/18/19 Declarations of Interest**

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

**PR30/18/19 Outstanding Planning Applications**

**18/01444/FUL 34 Castle Gate, Newark**

Change of use from car parking to beer garden incorporating seating area and events bar (retrospective).

Cllr Mrs R Crowe had a prejudicial interest with regard to the Licensing issues that were raised and left the meeting for this item.

The Town Clerk informed Members this was a retrospective application and that an email objecting to the application had been received from a local resident.

Members were concerned that events were taking place at these premises and lasting until the early hours of the morning. It was felt that any noise should be expected before 11pm but not after this time.

It was decided to:

- **Accept** the change of use of the undercroft (pre-existing) as a beer garden incorporating the seating area and events bar.
- **Object** to recent fenced extension, not on loss of

parking but on aesthetics within the area

- Request that separate licensing arrangements are resolved for the under-croft and riverside, distinct from the internal licence, to minimise and mitigate noise pollution (both ambient and music), with a limit to the number of TENs permissible per year.
- Seek clarity regarding the Public Right of Way which now seems to have been gated off.

The Town Clerk advised Members that given the overall implication of the above comments, it would result in the Town Council making an **Objection** to the application.

Cllr Mrs R Crowe returned to the meeting.

**18/01471/FUL 66 Hawton Road, Newark**

New purpose built, self-contained annex to be built (independent living quarter detached from property). Site at rear of garden. The purpose of the build is to provide long term care for parents and in-laws who have lived here for many years.

**No Objection** was raised to this application provided that the new build does not become a stand-alone property with access for a vehicle to the rear of the original property. This should be a specific condition placed on any approval.

The Town Clerk was asked to raise Members concerns about the detailed descriptions for some applications such as this, with the District Council. In particular, the use of emotive descriptions which it was felt were inappropriate.

**18/01606/FUL Premier Inn, Lincoln Road, Newark**

Application for the removal/variation of condition 2 attached to planning permission 17/01837/FUL. Erection of detached extension block to the existing hotel to provide additional bedrooms, car parking and landscaping. Variation to condition 2 to replace proposed site plan – P1750 DWG AP02 Rev A with proposed site plan AL5 Rev C.

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

**18/01609/FUL Land at Barnby Road, Newark**

Proposed development consisting of 3 no. detached dwellings together with associated out buildings and landscaping.

**Objection** was raised to this application on the following grounds:

- (i) that this is a toad migration area and the development could have significant adverse implications for the toad population in the area,
- (ii) The site has already been included as part of the proposals to improve/alter the current level crossing; the original proposals included the construction of a bridge which would go straight across all 3 proposed properties.

**18/01615/FUL Barnby Road Primary & Nursery School, Newark**

New School Sports Hall.

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

**18/01619/FUL 150 Beacon Hill Road, Newark**

Application for removal/variation of condition 02 of application 15/02256/FUL – Construction of three new detached dwellings.

It was decided to **DEFER** this application until the next Planning meeting due to be held on 31<sup>st</sup> October, 2018 in order to get clarification from NSDC on the proposed colour of the roof.

**18/01665/FUL 19 Lamb Close, Newark**

Householder application for erection of new garden shed replacing existing shed.

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

**18/01692/FUL Whites Wine Merchant, 35 Appleton Gate, Newark**

Conversion of existing commercial premises to residential apartments (5 no).

**No Objection** was raised to this application, however Members also felt that the plans would be improved with the removal of the entirety of the Commercial Unit.

**18/01702/ADV The Co-Operative Group Food Ltd, Unit 1 Side Row, Newark**

1 x set of non-illuminated 'Welcome to' acrylic text. 2 x internally illuminated Co-Op logos. 4 x non illuminated wall mounted flat aluminium panels. 5 x non illuminated post mounted flat aluminium panels. 1 x internally illuminated 3.5m totem.

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

**18/01704/FUL 125 Hawton Road, Newark**

Retrospective application for the removal/variation of condition 3 attached to 18/00441/FUL – Householder application for erection of a boundary fence (part retrospective).

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

**18/01714/FUL 8 Cedar Avenue, Newark**

Householder application for proposed single storey front extension.

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

**18/01746/LBC 12-14 Bridge Street, Newark**

Flat cut aluminium letters/logo and non-illuminated projecting sign.

**No Objection** was raised to this application provided that guidelines were followed regarding the Shopfronts SPD.

**18/01605/ADV 12-14 Bridge Street, Newark**

2 x flat cut aluminium letters/logos. 2 x non-illuminated projecting sign.

**No Objection** was raised to this application provided that guidelines were followed regarding the Shopfronts SPD.

**18/01796/FUL 29 Albert Street, Newark**

Householder application for single storey extension to rear of existing property and alteration to the front window.

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

**PR31/18/19 Notice of NSDC Planning Decisions**

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

**PR32/18/19 Draft Nottinghamshire Minerals Local Plan Consultation**

The new Plan was welcomed by Members who were pleased to see that the proposed number of sites identified in and around Newark has reduced significantly from the previous Draft Plan, upon which comments were submitted in 2016. The proposals for sites that will impact on Newark have now been restricted to two main locations, which already have permissions attached to them. The Town Council's previous concerns about the traffic impact arising from new sites becoming operational, have therefore been eliminated.

There are a number of potential sites around Newark that are not being recommended as part of this Plan; Members felt it would be disappointing if any of these sites were subsequently included following this round of consultation.

**PR33/18/19 Miscellaneous Applications**

**a. Amended Applications**

**17/01090/FULM – Newark Lorry Park, B6326 Great North Road, Newark**

Amended Plans and Assessment Received.

Cllr D Lloyd declared a prejudicial interest and left the meeting for this discussion.

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

Cllr D Lloyd returned to the meeting.

**18/00568/FULM – Land at Bus Depot, Pelham Street, Newark**

Amended Description.

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

**18/01137/OUTM – Land off North Gate, Newark**

Additional email and supporting letter regarding Additional Retail Impact.

Members **AGREED** that the original objections from this Committee should be sustained:

**Objection** was raised to this application as Members felt they were unable to assess the application properly without an updated Retail Capacity Study for the Town.

**18/01402/FUL – 9 The Paddocks, Newark**

Amended Plans and Amended Description.

Members **AGREED** that the original objections from this Committee should be sustained with any amendments necessary to reflect the revised design which removes the internal connecting door. Thus the latest application is for a self-contained independent new property.

It was therefore decided to **OBJECT** to this application

again on the following grounds:

### **Terms of Application**

Given the revised application and design it would now seem appropriate to apply policies pertinent to new properties.

### **Grounds for Objection**

These are principally with regard to design and the impact on the street scene and local character. The application chooses to refer to local properties as 'chalet bungalows' which are used as the description in the following narrative.

### **The proposal is contrary to Policy:**

It is incongruous with the chalet bungalow form of all properties facing no. 9 and does nothing to enhance the street scene and distinctive local character. Given its corner location, the design and massing, entirely detract from the area and does not demonstrate 'good design' considerations. The design statement supplied with the application seeks to reason this away by referring to the different design of properties 1 through to 7 – this cannot be justification for the views of all other properties in The Paddocks which, by their layout and clear visibility splays, are contiguous and relatively uniform throughout. The scale of the development is overbearing given its corner location, one which I would suggest is a 'gateway' location to the road. The addition of dormer windows and the large central columnar feature entirely move away from any suggestion of a 'chalet bungalow' design. The scale, layout and design are not in keeping with the uniformity of appearance and spacing found in the current elevations. In support of these objections the following policies are submitted for the Committee to consider:

### **National Planning Policy Framework**

#### **Section 7: Design**

58. Developments will 'establish a strong sense of place, using streetscapes' 'respond to local character [...] and the identity of local surroundings'.

60. 'It is however, proper to seek to promote or reinforce local distinctiveness'.

64. 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.

## **Allocations & Development Management Development Plan Document**

### **Policy DM6 – Householder Development**

2. 'There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and [sic] *overbearing impact*'.
6. 'The proposal respects the character of the surrounding area including its local distinctiveness'.

### **Householder Development Supplementary Planning Document**

7.2 'Poorly designed and unsympathetic additions or alterations that will detrimentally affect the appearance of a property and potentially the wider street scene within which it is located, are likely to be out of character with and so harmful to local distinctiveness of an area and give rise to adverse impacts on neighbour amenity'.

7.4 'The overall objective for any proposed addition to a residential dwelling should be based around its successful integration with the host dwelling and its surrounding area [...] a balanced visual relationship with the host dwelling and of the surrounding area respected through the design, proportions and detailing of the proposal'.

8.3 Side Additions: 'where the density and layout of existing development is generously spaced, or where there are uniform gaps between buildings, the side additions should be designed to respect this pattern of development'. 'On corner plots [...] a side addition should be designed so that it would not form an overly dominant feature or appear as out of character with the street scene'.

8.6 First Floor Additions: should 'not seek to introduce a dominant feature, by virtue of its design, proportions and/or detailing, which would be harmful to the appearance of the host dwelling or the character of the surrounding area' and 'reflect the over-riding need for the proposal to be successfully integrated with the host dwelling, with due consideration given to the replicating of any external details which contribute to the character of the existing dwelling and/or surrounding area.

### **18/01521/FULM – Unit C Northgate Retail Park, North Gate, Newark**

Application amended to Major Development (no additional



info to view).

Cllr S Haynes declared a prejudicial interest in this application and left the room for the discussion.

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

Cllr S Haynes returned to the meeting.

- b. Nottinghamshire County Council Applications**  
**Proposed Interactive Speed Sign – Farndon Road, Newark**

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

- c. Notification of Appeals**

Members **NOTED** the following Appeals that have been made to the Secretary of State:

**17/01864/FUL – 1 Stanley Terrace, Newark**

**18/00381/ADV – Aldi Stores Ltd, North Gate, Newark**

**18/00383/FUL – Aldi Stores Ltd, North Gate, Newark**

- d. Street Naming**

No Applications have been received.

<b>Meeting Closed:</b>	<b>8.10pm</b>	<b>Next Meeting:</b>	<b>Wednesday 31<sup>st</sup> October, 2018</b>
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