



NEWARK TOWN COUNCIL

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PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 28th October, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) (Ap) Mrs C Barker-Powell Mrs I Brown M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams
In Attendance	Councillors	Mrs R Crowe, R A Crowe, P Duncan
Apologies	Cllr Ms H Gent	
Town Council Staff	Town Clerk	Alan Mellor
Taking Minutes	PA to the Town Clerk	Mrs H Crossland
Public:	There was one member of the public present.	
Venue:	Council Chamber, Town Hall	

PR35/15/16 Minutes

The Minutes of the last meeting held on Wednesday 30th September, 2015 were **AGREED** and signed as a true and correct record.

PR36/15/16 Matters Arising

There were no matters arising.

PR37/15/16 Declarations of Interest

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

PR38/15/16 Town Centre Issues – Nottinghamshire County Council

Jo Horton, the Highway Manager from Nottinghamshire County Council was in attendance at Members 'request; she agreed to answer individual questions/address highway related issues.

Cllr L Goff raised the issue of parking on the pavements and the state of disrepair of areas around Newark. He also mentioned that the drains in Queens Head Court that were blocked. No-one seemed to want to accept responsibility for the drainage and he asked who was liable for them.

Jo Horton responded on both points: the area of Queens Head Court was not NCC owned, it was private property.

Parking – areas outside of the Market Place are the responsibility of NCC Highways. The traffic going around the Market Place is too heavy for the walkways and as soon as areas are repaired, they break up again. The area is inspected 2 or 3 times a week by a Highways Inspector; however, if there are any specific areas that need to be checked, Highways should be informed.

Cllr R Williams asked about having a 30mph speed limit along Lincoln Road; he felt that lives were at risk.

Jo Horton said that Lincoln Road had been assessed and was recommended to be a 40mph limit. Farndon Road was being reduced to 30mph; Beacon Hill is also being assessed and Jo was of the opinion that it would be recommended as a 40mph zone too. Highways have very little money that is available for the introduction of reduced speed limits. Cllr R Williams thought that any areas inside the Ring Road should be limited to 30mph.

Cllr M Skinner asked if Jo thought that the 'balance of traffic' was right on Cartergate (the pedestrian access area and the vehicular access).

Jo Horton said that this matter had never been brought to her attention before; she would certainly look at it.

Cllr Mrs I Brown also supported the view that Lincoln Road should be a 30mph limit the same as London Road. Jo advised Members that the County Council looked at requests for reduced speed limits according to guidelines issued by the Government. One aspect of these were an identifiable pattern of accidents that could be reduced by a lower speed limit. From her perspective such a pattern did not exist at the moment for Lincoln

Road.

Cllr Mrs I Brown also talked about bus stops that come under the jurisdiction of NCC; one in particular had particularly unpleasant smelling drains in the pavement, where people have to stand and wait for the bus.

Jo Horton established where Cllr Brown was talking about and said she would see who was responsible.

With regard to speed limits, Jo pointed out that just because limits are set to 40 or 30mph, this does not mean that drivers stick to them. There needs to be enforcement with any issue of this nature.

Cllr R Williams asked if someone had to be killed before anything was done; Jo responded that this was not the case, but as with everything, there is a limited amount of funding. Cllr R Williams said that he understood that, but wanted more of the available funds spent in Newark.

Cllr Mrs I Brown then asked if NCC subsidised any of the School Buses; Jo Horton said she did not know, and would get back to Cllr Mrs Brown.

Cllr L Goff then said that he had campaigned previously for a zebra crossing along Beacon Hill Road, for the One Stop Shop. Jo Horton said that the area had been assessed using a formula (the amount of people crossing x the amount of traffic). It was unreasonable to double yellow line the area; Jo agreed to assess this again.

Cllr M Skinner then asked about A Boards around the Town, for example, the Book Shop in the Market Square (The Works), who constantly block the whole of the pavement.

Jo Horton said that NCC have one Inspector who reacts to complaints. She had also been speaking to the Town Clerk about whether the Town Council could police the pavement and licences for advertising. Southwell TC issued a joint letter from NCC and themselves, and sent a warning to businesses about A Boards – this could be worth a try.

Cllr D Lloyd thought that this could be referred to as the fledging 'Town Team', and potentially to the Devolved Services Committee.

Jo said she would be more than happy to work alongside either of those.

The Town Clerk asked about ownership of the roundabout and two flower beds by Tallents Solicitors; Jo responded that there was no agreement in place that she was aware of.

Jo Horton agreed to send the Town Clerk her contact details that could be circulated to Members for future reference.

Members thanked Jo for attending and said it was useful and informative. Jo then left the meeting.

PR39/15/16 Outstanding Planning Applications

- 15/01331/FUL Lloyds TSB, 37 Castle Gate, Newark**
To create a new external fire escape to the rear of the building.
No Objection was raised to this application.
- 15/01385/FUL 101 Farndon Road, Newark**
Householder application for single storey rear extension.
No Objection was raised to this application.
- 15/01774/FUL 13 Friary Road, Newark**
Householder application for proposed single storey rear extension.
No Objection was raised to this application.
- 15/01826/ADV The Bean & Vine, 5 Market Place, Newark**
Erection of 5 fascia signs and a canopy.
No Objection was raised to this application.
- 15/01839/OUT Land north of Hutchinson Road, between the Woodlands and Lilburne Close, Newark**
Proposed residential development (Outline)
No Objection was raised to this application.
- 15/01858/FULM Land off North Gate, Newark**
Application to vary condition 25 of planning permission 13/00997/OUTM for Proposed Erection of Retail Development Bulky Goods/Open A1/Open A1 convenience uses and provision of car parking to serve same.
Following a tied vote the Chairman used his second casting vote in support of an Objection to this application for the following reason:
The relaxation of the current Condition would permit a much wider category of shop to be permitted on the site which would have a detrimental impact on the town centre retail economy and was not in accordance with Planning Policy SP6.
- 15/01878/FUL 2 Northern Road, Newark**
Change of use of the car/van showroom to a kitchen and bathroom showroom.

No Objection was raised to this application.

15/01702/FUL

The Sawmill Public House, Beacon Hill Road, Newark

Demolition of existing public house and erection of 2 new units comprising of a class A1 convenience retail unit and a class A1 (non-food) retail, associated parking, landscaping and associated works.

Objection was raised to this application for the following reason:

1. The demolition will result in the loss of a community facility which is currently used by an Older Persons Club. A public House can be categorised as such under Planning Policy SP8.
2. There are no alternative Public Houses nearby which could reasonably be viewed as providing an alternative provision for the local community.
3. The current Public House appears to economically viable so therefore it is judged that there is no argument for its demolition from a financial perspective.
4. The application has not properly or accurately assessed the nearby retail impact which the Town Council would argue is detrimental to nearby and town centre retail economy.
5. The Traffic Impact assessment is not realistic or credible. The change of use at this site would significantly add to the traffic congestion which is already experienced at 'rush hour' times.
6. Noise – no night time assessment has been carried out, because it will not be a pub anymore; what about associated traffic noise etc.

15/01893/FUL

Guy St John Taylor Associates, Top Lock House, Navigation Yard, Mill Gate, Newark

All windows and doors to Top Lock Studio to be replaced with powder-coat aluminium windows and doors. A ground floor window will be removed and replaced with a new entrance door and a new glass balustrade to serve the first floor French doors is proposed.

No Objection was raised to this application.

PR40/15/16 Notice of NSDC Planning Decisions

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

PR41/15/16 Miscellaneous Applications

a. Notification of Appeals

15/01109/FUL – 1 Tudor Close, Newark

Householder application to extend garden by erecting new fence closer to boundary to reduce dog fouling on land. Fence to be 6ft high with replacement existing gate in same position at rear of garden backing onto the driveway. Proposed fence to cut the corner from the driveway and to run adjacent to pavement 1 metre inside boundary.

15/00574/FUL – 20 Pelham Street, Newark

Change of use and extension to existing outbuilding to form a detached single bedroom dwelling.

Members NOTED that Appeals relating to the above sites have been made to the Secretary of State.

The Chairman (Cllr T Roberts MBE) to make representations on behalf of this Committee.

b. Licensing Applications

5 Market Place (The Bean & Vine), Newark

Cllrs Mrs I Brown and Mrs R Crowe declared a prejudicial interest in this application and left the meeting.

Members raised **No Objection** to the application for a new premise licence for the above premises; however the Committee want to mention the 'outdoor seating area' that is in the application, and the fact that this had NOT been applied for, nor agreed.

PR42/15/16 Consultation on Newark & Sherwood Local Development Framework Plan Review Issues Paper

This document was discussed in detail and it was **AGREED** that detailed comments would be submitted by the Town Clerk in consultation with the Chairman of this Committee and Cllr D Lloyd.

Meeting Closed:	8.40pm	Next Meeting:	Wednesday 25th November, 2015
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