



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 27th June 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell (Ap) M Cleasby Mrs G Dawn (A) Ms H Gent (Ap) D Hyde D Lloyd T Roberts MBE (A) R Williams (Ap)
In Attendance	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe, P Duncan, K Girling & L Goff
Apologies	Cllrs Mrs C Barker-Powell, Ms H Gent & R Williams	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There was 1 member of the public present.	
Venue:	Council Chamber, Town Hall	

PR7/18/19 Minutes

The Minutes of the last meeting held on Wednesday 30th May 2018 were **AGREED** and signed as a true and correct record.

PR4/18/19 Outstanding Planning Applications, application no. 18/00683/FUL - Cllr Lloyd notified Members that this application for 9 The Paddocks, Newark has been withdrawn.

PR8/18/19 Matters Arising

There were no matters arising.

PR9/18/19 Declarations of Interest

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

PR10/18/19 Outstanding Planning Applications

**18/01020/FULM Site of the Robin Hood Hotel, 1-3 Lombard Street,
& Newark**

18/01021/LBC

Partial demolition of the former Robin Hood Hotel with retention of the façade, eastern gable and parts of the roof and internal fabric and integration with a new 66 no. bedroom Travelodge Hotel (Class C1) along with 3 no. units for flexible retail (Class A1), financial and professional services (Class A2), café/restaurant (Class A3) and Leisure (Class D2) uses.

Cllr D Lloyd said that he was speaking on the merits of this application and would not speak on any issues relating to the Robin Hood Hotel that had occurred in the past or any subsequent issues.

He added that this was an improved design and a better application than the previous proposals. It was more sympathetic to surrounding properties. The incorporation of leisure provision was a further enhancement as was the 24 hour opening of the NCP car park.

Cllr D Hyde felt that this application was a big improvement on the previous one.

Cllr S Haynes said that he thought this was an improvement and was pleased to see that Nottingham Building Preservation Trust were now supportive of the application.

Members were pleased to see this new application incorporating the original Georgian facade of the building. It was felt that the application was much improved on the previous one and that the proposed application would reflect the buildings opposite and be sympathetic to the surrounding area. It was felt the leisure units would complement the hotel rather than just

retail units. The contractual arrangement with the NCP to be open 24hrs a day would also provide a positive impact on the town centre retail economy.

Members welcome more hotel accommodation within the town, making it easier for people to find overnight accommodation when attending festivals etc.

It was decided not to object to this application.

18/00973/FULM Site of the Bearings, Bowbridge Road, Newark

Erection of 62 residential dwellings including new vehicular access road and removal of eight TPO trees (TPO N313).

Concern was expressed from Members regarding the potential for on street parking issues which could arise if this development was to go ahead. Visibility would be drastically reduced and the concern was for school children attending the Magnus Academy opposite the application site and for residents of Bowbridge Road.

It was felt that it was unacceptable if the application gave rise to any further on street parking on Bowbridge Road.

Concern was also raised at having 3 egresses onto Bowbridge Road within close proximity of one another. This is the main road to the south extension of the town and therefore excessive parking could be a real problem, exacerbating the current problems with traffic flow along this road.

It was felt that the removal of the trees on the site, some with TPO's, would be a great loss, mainly for the residents on Lime Grove and Jubilee Street as this now gave them a direct view over the proposed new development. Members felt that additional perimeter landscaping was required to mitigate against this issue.

It was decided to OBJECT to this application on the potential traffic and parking impact on Bowbridge Road, the concern of 3 egresses within close proximity of one another onto an already very busy road, the removal of trees on the site boundary with no plans to replace them and the need for better boundary landscaping.

- 18/00887/FUL The Abattoir, Tolney Lane, Newark**
Variation of Condition 1 and removal of Condition 5 attached to 15/00354/FUL for change of use of former abattoir site and paddock to gypsy and traveller caravan site on a permanent basis.
Objection was raised to this application. Members could see no reason to change their original objection.
- 18/01007/LBC Town Hall, Market Place, Newark**
Installation of new metal handrails to public entrance steps fronting the Market Place.
All Members present declared a non-prejudicial interest in this application.
No Objection was raised to this application.
- 18/01024/FUL 10 Winthorpe Road, Newark**
Householder application for erection of a two storey rear extension.
No Objection was raised to this application.
- 18/01047/FUL 83-85 Appleton Gate, Newark**
Retrospective application for change of use from retail car park to public pay and display car park and the erection of a parking meter.
The Chairman suggested to Members that this application be DEFERRED to the next meeting in order to allow the Town Clerk to contact NSDC regarding parking provision in this area, this was AGREED.
- 18/01077/FUL 2 Church Walk, Newark**
Change of use of first floor office (currently vacant) to residential.
No Objection was raised to this application.
- 18/01097/FUL Active4Today Ltd, Newark Sports and Fitness Centre, Bowbridge Road, Newark**
Extension to an reorganisation of the car park to provide 56 additional spaces incorporating additional lighting, CCTV, lining works, road signage, drainage and landscaping.
Cllr D Lloyd declared a prejudicial interest in this

application and left the room for the discussion.

Members raised **No Objection** to this application but would like to see a condition that improved landscaping with Sparrow Lane boundary adjacent to the Cemetery. It was felt that the direct view into the Cemetery from the car park should be looked at sympathetically.

Cllr D Lloyd returned to the meeting.

18/01106/FUL 20 Market Place, Newark

Change of use of second and third floors to residential use, minor alterations to rear elevation at ground floor level and installation of air conditioning units at ground floor level.

No Objection was raised to this application provided that a communal waste solution can be found for the area.

18/01112/FUL 3 Milner Street, Newark

Change of use from garages and apartment into a single dwelling house.

Objection was raised to this application as it was felt that the proposed application was not in keeping with the street scene, it was incongruous to adjacent properties and would have a negative impact on the facing Conservation Area.

18/01122/FUL Compound 2, James Watt Road, Newark

Change of use of land from vacant undeveloped land to motor vehicle storage and incorporating new fencing and gates, new surfacing and dropped kerb.

No Objection was raised to this application provided that the area would not be used for the storage of scrap vehicles.

18/01126/FUL 45 King Street, Newark

Householder application to install aluminium secondary glazing to all windows. Repair and paint existing windows and sills. Replace the damaged windows on the front and rear side of the house.

No Objection was raised to this application.

18/00968/LBC Millgate Museum, Mill Gate, Newark

Increase the width of 2 doorways in Suite 1.

No Objection was raised to this application.

18/01045/FUL

Camahieu, 153 Farndon Road, Newark

Householder application to remove dormer window and replace with French doors (retrospective).

No Objection was raised to this application.

18/01056/FUL

6 Kelham Lane, Newark

Householder application for 2 storey side and rear extension.

No Objection was raised to this application.

PR11/18/19 Notice of NSDC Planning Decisions

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

The Chairman informed Members that he attended at NSDC and spoke on 18/02087/FUL, land at Tolney Lane, Newark and also, 18/00591/FUL, 7 Bowbridge Road, Newark.

PR12/18/19 Miscellaneous Applications

a.

Amended Applications

18/00125/FULM – Newark Working Men’s Club, 13 Beacon Hill Road, Newark

Proposed conversion of Hatton House (formerly Newark Working Men’s Club), Beacon Hill Road, Newark to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.

Amended Layout Plan.

Cllr D Lloyd expressed a personal interest in this application and left the room for the discussion.

The Town Clerk explained the amendments of this application to Members. It was decided to **OBJECT** as they had done previously, they could see no reason to change their original objection.

18/00526/RMAM – Land North and East of existing Fernwood Development, Newark.

Reserved Matters submission for 1050 residential dwellings, public open space, sports provision, allotments and associated infrastructure.

Amended Plans received largely in response to

Nottinghamshire County Council Highway comments.

Cllr S Haynes left the meeting at this point.

No Objection was raised to this application.

18/00744/LBC – 37-39 Kirk Gate, Newark

Addition of internal entrance lobby to ground floor flat, addition of internal entrance lobby to first floor flat.

Amendment – Internal layout change to the bathroom.

No Objection was raised to this application.

b.

Nottinghamshire County Council Applications

British Sugar Corporation Ltd, Great North Road, Newark

Development is for a change of use from agricultural land to allow land to be used for conditioning (drying by windrowing) of topsoil material covered from sugar beet delivered and excavated from soil settlement lagoons onsite and engineering works to construct flood compensatory area.

Cllr K Girling left the meeting at this point.

No Objection was raised to this application.

Newark Footpath Orders

Members **NOTED** the following Footpath Orders made by NCC:

Newark Footpath No. 11

Newark Footpath No. 66

c.

Notification of Appeals

16/01134/FULM – Highfields School, London Road, Balderton, Newark

Residential development comprising 89 dwellings and associated infrastructure, including the relocation of the school access, car parking area and sports pitches. The provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees. (re-submission of 14/01964/FULM).

17/00357/FULM – Highfields School, London Road, Balderton, Newark

Residential development comprising 95 no. dwellings and associated infrastructure, including the removal of 26 no. TPO trees.

Members **NOTED** that the Appeal relating to the above applications has now been amended to a Hearing. This will be held at NSDC, Castle House, Great North Road, Newark commencing at 10am on 18th September, 2018 for 2 days.

Meeting Closed:	7.56pm	Next Meeting:	Wednesday 1st August, 2018
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