



NEWARK TOWN COUNCIL

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PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 30th May 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 Ms H Gent D Hyde (Ap) D Lloyd T Roberts MBE R Williams
In Attendance	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe, P Duncan, L Goff & K Girling
Apologies	Cllrs Mrs C Barker-Powell & D Hyde	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

The Chairman welcomed Committee Members to the first Planning Meeting of this Civic year and his first meeting as Chairman. He also thanked Cllr Roberts for his service as Chairman of the Planning Committee over the last few years.

PR1/18/19 **Minutes**

The Minutes of the last meeting held on Wednesday 2nd May 2018 were **AGREED** and signed as a true and correct record.

PR2/18/19 **Matters Arising**

There were no matters arising.

PR3/18/19 **Declarations of Interest**

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

PR4/18/19 **Outstanding Planning Applications**

18/00817/FUL **40 Winthorpe Road, Newark**

Re-submission of 5 new dwellings on existing site.

This application was originally considered by this Committee on 30.8.17 when it was agreed to raise no objection. However, since then additional new information has come forward about the views of local residents who are opposed to the development. Further, when it was first considered, the local Ward Town Councillor wasn't able to attend the meeting to represent the views of the community.

With Members now being aware of these new factors, it was decided to **OBJECT** to this application on the grounds that it was over intensive for the site and not in keeping with the surrounding streetscape and the local character of houses nearby. Members also felt that there was insufficient car parking provision for five new dwellings. It was also feared that if this application was to be permitted, it would set a precedent for other similar applications in the same area.

Cllr Mrs G Dawn left the meeting after this discussion.

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.

Cllr D Lloyd expressed a Personal and Prejudicial Interest and left the room for the discussion.

The Town Clerk informed Members that an application for this site was considered in January 2018 and that Committee Objected to it on the grounds that it was over intensive and highway issues were also a concern.

The Committee felt that the access road remained too narrow and that the application was still over intensive for the site.

It was decided to **OBJECT** to this application and confirm the original reasons for the objection namely:

Objection was raised on the grounds that the proposed development was over intensive and the access/egress onto Beacon Hill Road could cause further traffic congestion on an already busy road.

Cllr D Lloyd returned to the meeting.

18/00683/FUL

9 The Paddocks, Newark

Part conversion of 9 The Paddocks to create an additional Chalet Bungalow within the site.

It was decided to **OBJECT** to this application on the following grounds:

Terms of Application

In the first instance, the title and purpose of the application is queried. It is titled as an 'additional chalet bungalow' whilst being wholly integrated into the current property. As such, it would seem appropriate to apply policies pertinent to additions and to new properties as both will be pertinent given the seeming hybrid approach of the application.

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.

18/00772/LBC

22-24 Castle Gate, Newark

Internal alterations for fit out of apartments to second floor including forming openings, adding stud walls, new doors and thermal insulation.

No Objection was raised to this application.

18/00827/FUL

9 Brewers Wharf, Newark

Householder application to erect a full height stud wall within the garage at a depth 1500mm from the front door, to create a store shed to the front and a garden room to the rear with alterations to the doorways.

Concern was expressed regarding garages being converted into living accommodation and therefore possibly causing parking problems within the area. The Town Clerk was asked to raise these concerns with the District Council.

It was decided that **No Objection** would be raised to this application.

- 18/00849/OUT** **Land at rear of 244 Beacon Hill Road, Newark**
Outline application for 4 no. new town houses with garages, new access road off Hutchinson Road.
No Objection was raised to this application provided that some sensitivity would be used when constructing the boundary to the front of this development.
- 18/00865/FUL** **73 Beacon Hill Road, Newark**
Application for the removal/variation of conditions 1-10 attached to planning application 17/00034/OUT for the demolition of existing single storey house and garage, build new access and 4 no. 4 bedroom two storey houses with integral garages.
No Objection was raised to this application.
- 18/00867/FUL** **Barnby Road Primary & Nursery School, John Gold Avenue, Newark**
Extension to school entrance.
Cllr T Roberts MBE declared a prejudicial interest in this application and left the room for the discussion.
Cllr H Gent declared a Personal Interest in this application.
No Objection was raised to this application.
- 18/00868/HRN** **Land adjacent to Newark R & M Cricket Club, Sports Ground, Kelham Road, Newark**
Removal of 36m of hedgerow in connection with development of second cricket pitch.
All Members declared a Personal Interest in this application.
No Objection was raised to this application.
- 18/00897/FUL** **Sir John Arderne Public House, 10 Market Place, Newark**
Extend an existing external seating area on public footpath, comprising in total 6 tables and 24 chairs.
Cllrs Mrs R Crowe & P Duncan declared a prejudicial interest and left the room for this discussion.
The Town Clerk informed Members that he didn't feel this was a Planning issue and that it should more properly be dealt with as an Alcohol Licensing Application. He had raised his concerns with Officers at

the District Council but was awaiting a reply from them.

It was felt that the anti-social behaviour associated with people drinking outside these premises would increase should this application be permitted, which would be detrimental to the town centre environment and have a harmful impact on the town centre retail and hospitality economies.

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

The Town Clerk was asked to write to NCC to get clarification on the laws and policies regarding pavement areas and seating.

18/00955/FUL 100 Eton Avenue, Newark

Householder application for removal of existing extension to be replaced with conservatory.

No Objection was raised to this application.

18/00959/FUL 104 Lincoln Road, Newark

Householder application for removal of existing conservatory and erection of single storey rear extension.

No Objection was raised to this application.

18/00963/FUL 19 Lawrence Street, Newark

Householder application for proposed part single, part two storey rear extension.

No Objection was raised to this application.

18/01002/FUL 26 Bancroft Road, Newark

Householder application for erection of a single storey rear and side extension.

Cllrs Mrs R Crowe & R A Crowe declared a personal and prejudicial interest in this application and left the room for the discussion.

No Objection was raised to this application.

Cllrs Mrs R Crowe & R A Crowe returned to the meeting.

PR5/18/19 Notice of NSDC Planning Decisions

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

PR6/18/19 Miscellaneous Applications

a. Amended Applications

No Applications received.

b. Nottinghamshire County Council Applications

No Applications received.

c. Notification of Appeals

No Applications received.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 27th June, 2018
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