



NEWARK TOWN COUNCIL

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PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 29th April, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Goff (Chairman)
	Councillor	P Baggaley (A) Mrs I Brown K Clayton (A) R Crowe D Lloyd B Richardson (Vice Chairman) (Ap) A Roberts MBE S Wallace (Ap)
In Attendance	Town Clerk	Alan Mellor
	Councillor	Mrs R Crowe
Apologies	Cllrs B Richardson, S Wallace	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were 3 members of the public present.	
Venue:	Council Chamber, Town Hall	

Prior to the commencement of the meeting a one minute silence was held in tribute to Councillor Mrs Marika Tribe who passed away earlier in the week.

PR73/14/15 Minutes

The Minutes of the last meeting held on Wednesday 1st April, 2015 were **AGREED** and signed as a true and correct record.

PR74/14/15 Matters Arising

15/00292/FUL – PA Freight Services, Farndon Road, Newark

15/00354/FUL – The Former Abbatoir, Tolney Lane, Newark

The Town Clerk informed Members that both of the above applications were to be considered by the District Planning Committee next Tuesday, 5th May.

It had been agreed by this Committee previously that a Member should also attend; Cllr Mrs Irene Brown offered to attend on their behalf and this was **AGREED**.

PR75/14/15 Declarations of Interest

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

PR76/14/15 Outstanding Planning Applications

14/02264/FUL 117 Mill Gate, Newark

& Householder application for proposed single storey rear extension.

14/02265/LBC

No Objection was raised to this application.

15/00440/RMA Land South of Newark, Bowbridge Lane, Balderton, Newark

Application for Reserved Matters (relating to planning application no. 14/01978/OUTM) approval for access comprising Bowbridge Lane, north of the southern link road including the junction with Bowbridge Road, Bowbridge Lane and Hawton Lane.

There was a general discussion about this application, and in particular the type of trees that were to be planted. Following further discussion it was **AGREED** that this point should be carried forward to the next Planning & Regeneration Committee when it is formed after the elections next week.

No Objection was raised to this application.

15/00456/FUL 65 Boundary Road, Newark

Householder application for internal alterations within existing structure of rear section. New French window to rear wall of single storey section. Existing window in current kitchen area to be replaced with French window.

No Objection was raised to this application.

15/00516/FUL Merkur House, Bowbridge Road, Newark

Application to vary condition relating to approved drawings – planning permission 14/02049/FUL.

Cllr L Goff declared a personal interest in this application.

No Objection was raised to this application.

- 15/00532/FUL** **8 Hill Vue Avenue, Newark**
Householder application for side extension comprising first floor bedrooms and en suite over garage and carport together with internal alterations.
No Objection was raised to this application.
- 15/00544/FUL** **The Grange Hotel, 71-73 London Road, Newark**
Change of use from 9 bedroom Grange Hotel's Annexe to 5/6 bedroom semi-detached house.
Cllr R Crowe, Cllr Mrs R Crowe and Cllr L Goff declared a personal interest in this application.
No Objection was raised to this application.
- 15/00550/FUL** **6 Pine Close, Newark**
Householder application for demolition of existing extension and alterations and extension to form kitchen and dining room to front of property.
No Objection was raised to this application.
- 15/00563/FUL** **11 Mill Gate, Newark**
The addition of a Penthouse apartment, changes to the external appearance of the building and landscaping alterations.
No Objection was raised to this application.
- 15/00569/ADV** **9 St Mark's Lane, Newark**
Replacement signage comprising of 3 no. illuminated fascia signs and 1 no. illuminated hanging sign.
Objection was raised to this application for the following reasons:
- The signs are internally illuminated.
 - The SPD was adopted 2 months ago and these type of signs are not permissible.
- 15/00574/FUL** **20 Pelham Street, Newark**
Change of use and extension to existing outbuilding to form a detached single bedroom dwelling.
Objection was raised to this application for the following reasons:
- The building is 'inappropriate' for the site
 - The building will take away the services of the existing properties
 - The building is over intensive.

- 15/00581/RMA Land off Heaton Close, Newark**
Erection of 3 no. bungalows with access from Heaton Close and Randall Close.
No Objection was raised to this application.
- 15/00585/FUL Per Aarsleff (UK) Ltd, Hawton Lane, Balderton, Newark**
Provision of new Goliath crane to provide improved handling of stored products.
No Objection was raised to this application.
- 15/00587/FUL Land adjacent 157 Boundary Road, Newark**
Variation of condition 7 to vary approved elevation plans with provision of details relating to conditions 5 and 3 of planning permission 12/01519/FUL (erection of 1 no. detached dwelling).
No comment was passed on this application.
- 15/00626/FUL The Cottage, 36A London Road, Newark**
Householder application to demolish existing single garage and erect new double garage with first floor home office.
No Objection was raised to this application.
- 15/00634/LBC The Old Magnus Buildings, 4 Appleton Gate, Newark**
Proposed new 'lightwell' to south elevation of existing building to provide ventilation through new louvres to incoming gas services in existing basement.
Councillors D Lloyd, T Roberts, Mrs I Brown and Mrs R Crowe declared a personal interest in this application.
No Objection was raised to this application.
- 15/00643/FUL Regency Court, 5 Victoria Street, Newark**
Erection of two bedroom bungalow.
Objection was raised to this application for the following reasons:
- It is over intensification of the site
 - There will be a loss of amenities to the current flats
 - There will be no natural light
 - Traffic/parking impact
- 15/00673/FUL 10 Jubilee Street, Newark**
Householder application for a proposed two storey and single storey rear extension.
No Objection was raised to this application.

- 15/00599/FUL** **St Mark's Place Shopping Centre, St Mark's Place, Newark**
&
15/00600/ADV Shopping Centre rebrand with public realm improvements including new painted facades, signage, paving, lighting, planters and seating.
- Whilst the Town Council welcomes the the overall intentions of the scheme it wished to Object to some of the detailed elements within the applications; the following points were raised for consideration, and moderation of the scheme:**
- The main concern were the colour schemes proposed, particularly at the Clinton Arms entrance
 - It was felt that the colours schemes at the entrance points, where there is an interface between the new and old architectural parts of the town, should be reviewed to be more sympathetic to the historical built environment.
 - There should be no internally illuminated signs. The SPD was adopted 2 months ago and these type of signs are not permissible.
 - Halo lighting was suggested as an alternative, or uplighters
- 15/00607/LBC** **24 Stodman Street, Newark**
Re-paint of existing painted façade with new St Mark's Place branding.
No Objection was raised to this application.
- 15/00667/FULM** **Land used for storage and work premises (Rose & Co), Parker Street, Newark**
Application to vary condition 12 relating to the affordable housing scheme attached to planning application 14/00473/FULM for the residential development of 74 (56 affordable and 18 market) dwellings.
No Objection was raised to this application.
- 15/00672/FUL** **73 Appleton Gate, Newark**
Change of use of part of Day Nursery (D1 use) to form 4 no. 2 bedroomed apartments (C3 use).
No Objection was raised to this application.
- 15/00710/FUL** **55 Bancroft Road, Newark**
Householder application for demolition of existing garage and erection of single detached garage.
No Objection was raised to this application.

PR77/14/15 Notice of NSDC Planning Decisions

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

PR78/14/15 Miscellaneous Applications

a. Amended/Additional Applications

Land North and East of Fernwood, West and East of Hollowdyke/Spring Lane, South of A1 and West of Railway Line, Fernwood.

Proposed residential development for up to 950 dwellings and associated facilities (Education and Recreation) infrastructure and utilities; application for outline planning permission (including access).

No Objection was raised to this application

and it was **AGREED** to give the Town Clerk delegated authority to deal with any issues that might arise as the application is progressed.

It was **NOTED** that the objection from this Committee with regard to allotments is no longer valid.

Land at Highfield School, London Road, Balderton, Newark

Residential development comprising 91 units and associated infrastructure, including the relocation of the existing school car park and sports pitches, the provision of a MUGA and the removal of 8 TPO trees.

Members maintained their **OBJECTION**. It was also **AGREED** to give the Town Clerk delegated authority to deal with any issues that might arise as the application is progressed which may make the original objections no longer valid. The objections are as follows:

- (i) It will result in the loss of a 'Green' space between Newark and Balderton,
- (ii) The traffic impact assessment is poor and the Town Council does not accept the conclusions drawn from it.
- (iii) The application will exacerbate traffic congestion on London Road in particular,
- (iv) It was noted that the Environment Agency do not agree with the application. The Town Council also considers that there are very real concerns about flooding on the site,
- (v) A total of 14 high value Oak and Yew trees will be lost to make way for a car park and they will not be

- replaced with appropriate replacements,
- (vi) The site has some archaeological importance,
 - (vii) The proposed new footpath goes through Newark Town Council allotments; the loss of which is not acceptable. There is also no Section 106 funding being proposed for open space and play areas,
 - (viii) There is insufficient Social Housing,
 - (ix) The development is over intensive and will result in the houses being too dense for the site,

b. NCC Applications

Proposed Residents' Parking Scheme

Pelham Street Area, Newark

NCC are proposing to implement a Residents' Parking Scheme on Pelham Street.

Members raised No Objection to this application.

Pre-Order Consultation

NCC is proposing to make legal orders to register the routes at Newark as public rights of way.

Members raised No Objection to this application but asked the Town Clerk to investigate the areas of Boar Lane and St Marks Lane to see if they are rights of way.

c. Licensing Applications

Lock Keeper's Cottage, 50-58 Castle Gate, Newark

Councillors 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.

Councillors Mrs I Brown and Mrs R Crowe re-joined the meeting following the decision above.

d. Pre Application Consultation

Members were invited to have pre application discussions with regard to the proposed 4G base station upgrade at Vodafone Call Centre, Roof Top of Newton House, Brunel Drive, Newark.

Members made no comment on this pre application.

Meeting Closed:	8.30pm	Next Meeting:	Wednesday 3rd June, 2015
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