



# Newark TOWN COUNCIL

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 7<sup>th</sup> February, 2024 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>L Geary (Chair) (arrived 7.45pm)</b>
	Councillor	E Cropper (Vice-Chair) D Campbell T Collier B Corrigan (Ap) S Crosby N Ross L Roulstone (Ap) M Skinner
<b>In Attendance</b>	Town Clerk	Matthew Gleadell
<b>Apologies</b>	Councillors B Corrigan, L Geary (arrived 7.45pm) & L Roulstone	
<b>Taking Minutes:</b>		Matthew Gleadell
<b>Public:</b>	There were 5 members of the public present and 1 member of the Press.	
<b>Venue:</b>	Council Chamber, Town Hall.	

Cllr Cropper took the Chair in Cllr Geary's absence.

### **PR52/23/24    Minutes**

The Minutes of the last meeting held on Wednesday 10<sup>th</sup> January, 2024 were **AGREED** and signed as a true and correct record.

**PR53/23/24      Declarations of Interest**

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

The Chairman proposed to deal with the Lilley & Stone application first on the basis that a number of members of the public had attended to hear the debate on this application. This was seconded and approved.

The Chairman identified the provision of standing orders dealing with public speeches for planning meetings and proposed to allow greater time for speeches, this was seconded and approved. 1 member of the public representing the Lilley & Stone site in Peril group spoke against the Lilley & Stone application and gave a comprehensive summary of the basis of their objection.

**PR54/23/24      Outstanding Planning Applications**

**24/00113/HYBM      Former Lilley & Stone High School, London Road, Newark**

Hybrid planning application seeking full permission for the demolition of existing buildings, conversion of 3 no. retailed heritage buildings to provide 32 apartments and erection of 35 new dwellings, including access, parking and landscaping. Outline planning permission of the erection of up to 67 new dwellings and creation of car park (all matters reserved except access).

Cllr D Campbell declared a non-pecuniary interest in this application.

**NTC resolved to oppose the Lilley & Stone application on the following grounds:**

- 1. The site is not an allocated site for housing in the local plan and the development does not justify the loss of the land as open space.**
- 2. The cumulative impact of this development and other developments in Newark will have an excessive burden on the nearby road infrastructure.**
- 3. The loss of wildlife and biodiversity on the site is not justified by this development.**
- 4. The proposed design of the new dwellings does not reflect the vernacular of the area especially having regard to the nearby Conservation Area.**

**Newark Town Council, despite its opposition to the development, does welcome sensitive redevelopment of the existing listed buildings on the site. The Town Council also recognises that**

**the site has many positives as a potential development site, including its proximity to the Town Centre for access to services and transport infrastructure.**

**23/01913/FUL**

**Land at the Scrapyard, Bowbridge Lane, Balderton, Newark**

Battery Energy Storage System (BESS) including ancillary works and access arrangements.

**NTC offered no comment but noted the comments of other consultees.**

**23/01958/HOUSE**

**2 Primrose Avenue, Newark**

Proposed side extension to dwelling.

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

**23/02210/S73M**

**Land South of Newark, Bowbridge Lane, Balderton, Newark**

Variation of Condition 1 attached to planning permission 21/02093/RMAM to amend the approved plans.

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

**23/02240/ADV**

**Air & Space Institute Newark (ASI), Great North Road, Newark**

Signage on the facades of the ASI building and within the Car Park area.

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

**23/02242/FULM**

**W B Stubbs, Mills Drive, Newark**

Conversion of Mill building to 20 apartments with ancillary facilities, conversion of boiler house to dwelling and erection of 2 new dwellings. Demolition of lodge, industrial buildings and chimney and partial demolition and rebuild of outbuildings. Formation of new access to The Weavers, parking and open space.

Cllr L Geary declared a non-pecuniary interest in this application.

**NTC Objects to this application having regard to the comments of the Highways Authority.**

**23/02250/RMA**

**Tramway Park, Land South of Newark, Bowbridge Lane, Balderton, Newark**

Application for Reserved Matters Approval for landscaping and substation or Tramway Park.

**No Objection was raised to this application however, NTC would welcome the landscaping and maintenance of the area to offer a more sympathetic approach to biodiversity.**

<b>23/02279/FUL</b>	<p><b>Unit 4, Woodland Court, Brunel Business Park, Jessop Close, Newark</b></p> <p>Erection of a single storey side extension.</p> <p><b>No Objection was raised to this application.</b></p>
<b>23/02281/OUTM</b>	<p><b>Land at Godfrey Drive, Winthorpe, Newark</b></p> <p>Outline Planning Permission (all matters reserved save for means of access), for up to 41,806sqm of Employment Land (use Class B2, B8 and E(g) (i), (ii) and (iii) with associated internal access roads, landscaping and drainage.</p> <p><b>NTC Objects to this application as it considers the loss of green space and biodiversity, especially in the existing golf course area which is not justified and also on the basis of active transport comments made by other Consultees.</b></p>
<b>24/00017/LBC</b>	<p><b>42-46 Middle Gate, Newark</b></p> <p>Retention and refurbishment of ground floor commercial unit (Use Class E), conversion of first and second floor to create 8-bedroom House in Multiple Occupation (HM) (Use Class Sui Generis) and alterations to shop front to create a separate access to the residential accommodation.</p> <p><b>NTC in principle, supports Town Centre living accommodation. This application is generally supported however, there is concern that one of the bedrooms is extremely small.</b></p>
<b>24/00022/FUL</b>	<p><b>42-46 Middle Gate, Newark</b></p> <p>Retention and refurbishment of ground floor commercial unit (Use Class E), conversion of first and second floor to create 8-bedroom House in Multiple Occupation (HM) (Use Class Sui Generis) and alterations to shop front to create a separate access to the residential accommodation.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/00041/HOUSE</b>	<p><b>39 Ribbon Pond Drive, Middlebeck, Newark</b></p> <p>Erection of orangery to rear elevation.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/00042/FUL</b>	<p><b>1 Queens Head Court, Newark</b></p> <p>Reduction in amount of glass in conservatory roof, insulation of part of roof, waterproofing of roof with glass-fibre coating.</p> <p><b>No Objection was raised to this application.</b></p>

<b>24/00061/FUL</b>	<p><b>Unit 1 Farrar Close, Newark</b></p> <p>Change of Use from E(d) indoor sport, recreation or fitness to B2 General Industrial.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/00064/FUL</b>	<p><b>Heathcotes, Enright View, 1-4 Enright Close, Newark</b></p> <p>Creation of car park. Erection of fence and associated works.</p> <p><b>NTC opposes this development and supports the observations of the Highways Authority. NTC cannot support the loss of trees that would require felling on the site and considers there to be ample hard standing areas on the site already, that can be adapted for parking provision.</b></p>
<b>24/00073/HOUSE</b>	<p><b>27 Victoria Street, Newark</b></p> <p>Demolition of attached rear outbuilding, replacement with single storey rear extension for new kitchen/ family room, internal alterations and replacement windows.</p> <p><b>No Objection was raised to this application provided that the application is supported by the Conservation Officer.</b></p>
<b>24/00037/LDCE</b>	<p><b>15 Whitfield Street, Newark</b></p> <p>Application for lawful development certificate to establish existing building to rear garden is a caravan, used as ancillary residential accommodation to the host dwelling.</p> <p><b>No Comment is offered by NTC for this application.</b></p>
<b>24/00132/HOUSE</b>	<p><b>6 Loom Gardens, Middlebeck, Newark</b></p> <p>Single storey rear extension.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/00134/LBC</b>	<p><b>38 Carter Gate, Newark</b></p> <p>Repaint shop front.</p> <p><b>No Objection was raised to this application provided it is supported by the Conservation Officer.</b></p>
<b>23/02262/FUL</b>	<p><b>London Eye, 6 Market Place, Newark</b></p> <p>Alterations to the ground floor, relocate and form a new staircase, a new access off Chain Lane and form four serviced bedsit apartments.</p> <p><b>No Objection was raised to this application.</b></p>

**24/00123/HOUSE      6 Dorner Avenue, Newark**

Extension to rear of existing garage and Juliet balcony to house to replace existing window.

**No Objection was raised to this application although NTC is concerned about flooding in the area and the impact of further non permeable surfaces. NTC also notes the development to the garage and is keen to see the garage remain as such and not become a separate building.**

**24/00163/HOUSE      8 Tannery Wharf, Newark**

Proposed replacement windows from timber to UPVC casement windows, proposed new composite front door, 1 set of lounge doors and balcony doors.

**NTC will rely on the expertise of the Conservation Officer in respect of this application.**

**24/00110/FULM      Newark Hospital, Boundary Road, Newark**

Replacement of existing windows and roof finishes and rainwater goods to existing hospital buildings.

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

**PR55/23/24      Notice of NSDC Planning Decisions**

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

**PR56/23/24      Urgent Decisions Taken Under the Scheme Of Delegation**

Members **NOTED** the decision to **Support** the following application:

Street Naming for New Development on Land at Hutchinson Road, Newark (4 dwellings). The Developer put forward the following: 'Apple Orchard, Hutchinson Road' as the site was an apple orchard originally.

**PR57/23/24      Miscellaneous Applications**

- a. Nottinghamshire County Council Applications**  
No applications had been received.
- b. Street Naming**  
Members **NOTED** the approved street naming for Middlebeck, Parcels 5a and 5b as follows:  
Stone Close, Roman Meadows, Whetstone Way, Flint Road, Kiln Grove and Pottery Place.
- c. Notification of Appeals**  
No applications had been received.
- d. Licensing Applications**  
No notifications had been received.

Meeting Closed:	8.55pm	Next Meeting:	Wednesday 6 <sup>th</sup> March, 2024
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