



**Newark
TOWN COUNCIL**

TOWN COUNCIL MEETING

WEDNESDAY 18TH SEPTEMBER 2024

Friday 13th September 2024

Dear Councillors

You are summonsed to attend a meeting of the Town Council at 7.00pm on Wednesday 18th September 2024 to be held in the Council Chamber at the Town Hall.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M Gleadell'.

**Matthew Gleadell
Town Clerk**

A G E N D A

TOWN COUNCIL MEETING – WEDNESDAY 18TH SEPTEMBER 2024

1	Apologies for Absence		
2	To approve the Minutes of the Meeting of the Town Council held on Wednesday 24 th July 2024	Minutes Attached	Page 5
3	To receive Declarations of Interest from Members and Officers <i>Relevant Legislation: Localism Act 2011 s31</i>	Verbal	
4	To receive all Adopted Minutes of the Committees held since the last Full Town Council Meeting:		
	4a Planning Committee held on Wednesday 26 th June 2024	Minutes Attached	Page 11
	4b Extraordinary Planning Committee held on Wednesday 10 th July 2024	Minutes Attached	Page 15
	4c Finance & General Purposes Committee held on Wednesday 17 th July 2024	Minutes Attached	Page 19
	4d Planning Committee held on Wednesday 31 st July 2024	Minutes Attached	Page 23
5	Town Mayor's Announcements	Verbal Report	
6	Town Clerk's Announcements	Verbal Report	
7	Leader of the Council's Announcements	Verbal Report	
8	Supplementary Planning Documents: Affordable Housing Solar Energy	Report Attached	Page 29
9	Standing Orders and Financial Regulations Changes	Report Attached	Page 33
10	Tolney Lane Land/Fencing	Report Attached	Page 35
11	Exclusion of the Press and Public <i>Public Bodies (Admissions to Meetings) Act 1960 s1 (2)</i>	Report Attached	Page 37
12	Tolney Lane Land/Fencing	Report Attached	Page 39



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 18th September 2024

Minutes of the Town Council meeting held on Wednesday 24th July 2024 at 7.00pm in the Council Chamber at the Town Hall.

Membership Present:	Deputy Town Mayor	Cllr D Ledger (in the Chair)
	Councillors	I Brown D Campbell T Collier B Corrigan E Cropper S Crosby S Dickinson L Geary J Kellas (Ap) D Moore G Rix (Ap) N Ross L Roulstone M Skinner M Spoors P Taylor
Apologies received from:	Councillors	J Kellas, G Rix
Town Council Staff:	Town Clerk Deputy Town Clerk Executive Assistant Mayor's Officer	Matthew Gleadell Anna Lawson Helen Crossland Pete Tomlinson
Public:	There were 20 members of the public present and one member from the press.	
Venue:	Council Chamber	Town Hall

TC01/24/25 Minutes of the Meeting of the Town Council held on Wednesday 24th April 2024

The Minutes of the Town Council meeting held on Wednesday 24th January were proposed by Cllr D Ledger, seconded by Cllr B Corrigan and **AGREED** as a true and accurate record.

TC02/24/25 Minutes of the Annual/Mayor Making Meeting of the Town Council held on Sunday 12th May 2024

The Minutes of the Annual/Mayor Making Meeting held on Sunday 12th May 2024 were proposed by Cllr D Ledger, seconded by Cllr B Corrigan and **AGREED** as a true and accurate record with the addition of a sentence at the end of **Minute 03/24/25:**

Cllr G Rix left the meeting at this point.

TC03/24/25 Declarations of Interest from Members and Officers

It was **AGREED** to accept any Declarations of Interest as they arose, if there were any.

TC04/24/25 Adopted Minutes of the Committees held since the last Full Town Council Meeting

a. Extraordinary Finance & General Purposes Committee held on Wednesday 27th March 2024

Cllr B Corrigan presented the Minutes of this Meeting.

b. Finance & General Purposes Committee held on Wednesday 17th April 2024

Cllr B Corrigan presented the Minutes of this Meeting.

c. Planning Committee held on Wednesday 1st May 2024

Cllr L Geary presented the Minutes of this meeting.

d. Planning Committee held on Wednesday 29th May 2024

Cllr L Geary presented the Minutes of this meeting.

e. Finance & General Purposes Committee held on Wednesday 19th June 2024

Cllr B Corrigan presented the Minutes of this meeting.

The above Minutes were **RECEIVED**.

TC05/24/25 Town Mayor's Announcements

- Since Mayor Making there have been 19 engagements; 17 were attended by the Mayor and 2 by the Deputy
- Memorable occasions were the Service of Celebration with the Commandery of King Offa, the Regimental Pilgrimage to Crich, and the Awards evening at Suggys' gym.
- Last week at Newark Academy one of the NTC employees received an award for raising money for different charities and organising fundraisers; this was on top of the letter circulated today praising another two NTC

employees. This shows the calibre of staff that work for NTC.

- Diary Date – Saturday 28th September, from 10 until 3 there will be a 'Family Fun Day' in collaboration with 7th Newark Scouts at Lovers Lane. Any donations of tombola/raffle prizes would be gratefully received.

TC06/24/25 Town Clerk's Announcements

- Best wishes to the Mayor – this is her first meeting as the Chairman of NTC.
- Welcome to a new senior officer, Anna Lawson – Deputy Town Clerk
- Events since the last meeting – 80th Anniversary of D-Day and Armed Forces Day
- Now looking at celebrations to mark VE Day on 8th May 2025.
- Next – Newark on Sea (Wednesday 7th August); then Newark Festival and Newark Hustle across the Bank Holiday weekend.
- Sherwood Avenue Tennis Courts – now close to completion. Online booking system available from 5th August. There will be free to access periods for after school play and during certain other periods.
- The Cemetery has once again retained its Green Flag Award status.
- 40th Anniversary Twinning Celebrations with Emmendingen in Germany is imminent. A model of the Town Hall has created by Newark College students which will be gifted to the Town of Emmendingen by the Mayor. Members are entirely self funded for the visit and will be joined by Newark and Sherwood Concert Band.

TC07/24/25 Leader of the Council's Announcements

- Thank you to the members of the public who had attended the meeting.
- In the last week or so, it has been very busy with interviews for a Hospitality Manager – a decision should be made very soon.
- Welcome to the new Deputy Town Clerk.
- Last week was the Evaluation and Tendering processes for Sherwood Avenue Park which I attended.
- I represent NTC on the Towns Fund Board.
- Also going to Emmendingen and looking forward to finding out what they do and how we can learn from them.

TC08/24/25 Notice of Motion 1

Cllr M Skinner presented this Motion, Cllr Mrs I Brown seconded, and reserved the right to speak.

The Mayor had been advised by the Clerk that this matter fell under the remit of the Finance and General Purposes Committee.

Members were advised that, as the Mayor, in consultation with the Leader, she did have the ability to allow the issue to be dealt with tonight if it was convenient and conducive to the despatch of business. However, the meeting this evening was focussed on the A46 item and therefore this Motion would be referred to the next meeting of the Finance and General Purposes Committee which would be held on Wednesday 4th September 2024.

TC09/24/25 Notice of Motion 2

Cllr M Skinner presented this motion, Cllr Mrs I Brown seconded, and reserved the right to speak.

The Mayor advised Members that his motion would be heard.

A lengthy discussion followed which ended with the fact that this Council had debated a Tree Management Policy in April of this year, which was agreed. There was therefore no need for this motion.

The motion was then put to a vote and with 2 Members for, 13 Against, 1 Abstention and 2 Members Absent it was **NOT AGREED**.

TC10/24/25 Notice of Acceptance of an Application for a Development Consent Order – A46 Newark Bypass

The Mayor reminded Members about Standing Order 11 (4):

‘A member shall direct his/her speech to the question under discussion or to a point of order. No speech shall exceed five minutes except by consent of the Council.’

Cllr D Moore declared a pecuniary interest in this Agenda Item and left the meeting at this point.

Cllr P Taylor declared a non-pecuniary interest in this Agenda Item.

Cllr M Skinner had invoked Standing Order 29 (b) and this Item was referred to the Full Town Council from the Extraordinary Meeting of the Planning Committee which was held on Wednesday 10th July.

A lengthy, sometimes heated discussion followed over whether or not the Full Town Council supported the Planning Committee decision to object to the A46 proposals.

During the discussion Cllr P Taylor proposed that Newark Town Council set up a Sub-Committee for Transport. This was seconded by Cllr M Spoor, who reserved the right to speak.

At 8.35pm the Mayor adjourned the meeting for 10 mins; at 8.45pm the meeting was reconvened.

A named vote was then held to ask Members whether the original decision by the Planning Committee should stand (which was to NOT support the dualling of the A46).

The vote was as follows:

Councillor	For	Against	Abstain	Absent
I Brown		X		
D Campbell		X		
T Collier		X		
B Corrigan		X		
E Cropper	X			
S Crosby		X		
S Dickinson	X			

L Geary	X			
L Goff	X			
J Kellas				X
D Ledger		X		
D Moore				
G Rix				X
N Ross		X		
L Roulstone	X			
M Skinner		X		
M Spoors		X		
P Taylor		X		
TOTAL	5	10		2

Cllr D Moore was not in the meeting at this point.

Therefore the decision of the Planning Committee not to support the dualling of the A46 was **NOT SUPPORTED/AGREED**.

A vote was then held with regard to whether Members supported the dualling of the A46 in principle. Following a show of hands it was **AGREED** to support the application in principle.

Cllr B Corrigan then proposed that if Newark Town Council were asked in future to comment on a National Project it should automatically be taken to a Full Town Council Meeting. This was seconded by Cllr S Crosby.

More discussion followed about the planned submission by Newark Town Council to the Secretary of State.

At 9pm the Mayor proposed to suspend Standing Order 4 (4) and extend the meeting for 30 minutes; this was seconded by Cllr B Corrigan.

At 9.05 the Mayor had to leave the meeting as she was unwell. The Deputy Mayor took the Chair from this point onwards.

The discussion continued about the planned submission with various proposals being put forward. A document had previously been circulated to all Members as a 'Draft Submission', with amendments from the Chair of the Planning Committee.

Cllr B Corrigan proposed, Cllr T Collier seconded, that Points 1.1 – 1.5 (in blue type) be agreed, and that all points in purple type be deleted.

P Taylor proposed that the 3 group leaders get together outside of the meeting to finalise a new document. Cllr L Geary seconded the proposal and asked that then the new document be circulated to all members.

Cllr E Cropper proposed an amendment that representatives from the Unaligned Independents be included; this was seconded by Cllr B Corrigan.

A vote was held and this was **NOT AGREED**.

At 9.30pm the Deputy Mayor proposed to suspend Standing Order 4 (4) and extend the meeting for 30 minutes; this was seconded by Cllr E Cropper.

Cllr L Geary then proposed that the Town Clerk and the 3 group leaders amend the document and then circulate the new amended document to all 18 Councillors and a separate period of time is given to submit any amendments. This was seconded by Cllr P Taylor.

A vote was held and with 8 votes for, 3 against and 3 abstentions this was **AGREED**.

The proposal put forward earlier by Cllr P Taylor with regard to the setting up of a Sub-Committee for transport was then discussed.

Cllr E Cropper proposed that this be deferred to the next meeting of the Finance & General Purposes Committee; this was seconded by Cllr M Spoor. A vote was held and this was **AGREED**.

TC11/24/25 Doris Bainbridge Trust Fund – Final Accounts 2023/2024

Cllr P Taylor moved that the recommendation be agreed. This was seconded by Cllr B Corrigan. A vote was held and Members **APPROVED** the Doris Bainbridge Trust Fund Final Account 2023/24.

Meeting Closed:	9.50pm	Next Meeting:	Wednesday 18 th September 2024
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Newark TOWN COUNCIL

Agenda Item No: 4a

Committee Date: Wednesday 18th September 2024

PLANNING COMMITTEE

Minutes of the Planning Committee meeting held on Wednesday 26th June 2024 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) E Cropper (Ap) B Corrigan (Ap) S Dickinson L Goff N Ross (Ap) L Roulstone M Skinner (Ap)
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Cllrs B Corrigan, E Cropper, N Ross & M Skinner	
Taking Minutes:	Deputy Town Clerk	Anna Lawson
Public:	There were 0 members of the public present and 0 members of the Press.	
Venue:	Council Chamber, Town Hall.	

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

PR06/24/25 Minutes

The Minutes of the last meeting held on Wednesday 29th May 2024 were **AGREED** and signed as a true and correct record.

PR07/24/25 Declarations of Interest

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

PR08/24/25 Outstanding Planning Applications

- 24/00847/HOUSE 1 Randall Close, Newark**
Single storey side extension.
No Objection was raised to this application.
- 24/00848/HOUSE 22 Bancroft Road, Newark**
Single storey side extension and installation of replacement doors and windows.
Cllr L Goff declared a non-pecuniary interest in this application.
No Objection was raised to this application.
- 24/00855/ADV Brownhills Leisure Homes, Lincoln Road, Newark**
2 signs – sign A4, 6m pole sign and sign B, 1000mm x 1350mm box sign.
No Objection was raised to this application.
- 24/00867/RMAM Land south of Newark, Bowbridge Lane, Balderton, Newark**
Application for reserved matters approval for the landscaping of Hawton House SINC & Public Open Space (POS) and the adjacent Greenway and green corridor to the south, (details which are reserved by Condition 2 of the Outline Planning Permission 14/01978/OUTM).
Newark Town Council supports this application.
- 24/00872/HOUSE 6 Cardington Way, Middlebeck, Newark**
Erection of canopy over existing doors and new garden shed.
No Objection was raised to this application.
- 24/00914/FUL The Mount Annex, Lincoln College, Mount Lane, Newark**
Conversion of vacant Piano school buildings to 3 no. single storey flats and 5 no. two storey houses. Proposed areas of demolition including existing external staircases.
Pursuant to the views of the Conservation Officer, Newark Town Council supports this application.
- 24/00618/FUL Land at Bowbridge Road, Newark**
Amended 5 bungalows – Revised drawings and revised description.
Newark Town Council supports this application.
- 24/00918/LDCE First Floor Flat, 44 Kirk Gate, Newark**
Certificate of Lawfulness for the existing use as 1 residential use.

	Newark Town Council supports this application.
24/00942/FUL & 24/00943/LBC	<p>Thorpes Warehouse, Navigation Yard, Mill Gate, Newark</p> <p>Removal of 10 existing rooflights, openings to be infilled and finished with a matching slate tile. Insert 2 new conservation style rooflights.</p> <p>Pursuant to the views of the Conservation Officer, Newark Town Council supports this application.</p>
24/01040/HOUSE	<p>1 The Heights, Hutchinson Road, Newark</p> <p>Single storey side extension.</p> <p>No Objection was raised to this application.</p>
24/00920/S73	<p>Land at the rear of Tarmac, Hawton Lane, Balderton, Newark</p> <p>Variation of Condition 2 attached to planning permission 22/01770/S73 to amend the approved plans.</p> <p>No Objection was raised to this application.</p>
24/00946/FUL & 24/00947/LBC	<p>Clinton House, 12 Lombard Street, Newark</p> <p>Internal alterations including installation of a door and relocation of an existing door, infilling existing doorway and removal of a partition wall, repairs to the sills of three sash windows (one on the front and two on the rear elevation).</p> <p>Newark Town Council supports the change of use in principle, however, we would query the proposed density of occupation for the property and pursuant to the views of the Conservation Officer in relation to the windows, Newark Town Council supports these applications.</p>
24/01000/FUL	<p>Beacon Hill Free Christian Fellowship, 112A Beacon Hill Road, Newark</p> <p>Conversion of existing Chapel (Class F1(f)) into two new 1 bedroom and 2-bedroom residential dwellings (Class C3(a)).</p> <p>Pursuant to the views of the Conservation Officer, Newark Town Council supports this application.</p>

Cllr L Geary joined the meeting at this point.

PR09/24/25 Notice of NSDC Planning Decisions

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

PR10/24/25 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

No applications had been received.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

No applications had been received.

Meeting Closed:	7.50pm	Next Meeting:	Extraordinary Planning Meeting Wednesday 10th July, 2024
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Newark TOWN COUNCIL

Agenda Item No: 4b

Committee Date: Wednesday 18th September 2024

EXTRAORDINARY PLANNING COMMITTEE MINUTES

Minutes of the Extraordinary Planning Committee meeting held on Wednesday 10th July, 2024 in the Committee Room, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) E Cropper B Corrigan (Ap) S Dickinson L Goff N Ross L Roulstone M Skinner
In Attendance	Town Clerk Councillors	Matthew Gleadell I Brown & D Ledger
Apologies	Cllr B Corrigan	
Taking Minutes:	Deputy Town Clerk	Anna Lawson
Public:	There were 4 members of the public present (2 of which arrived at 6.12pm) and 1 member of the Press.	
Venue:	Committee Room, Town Hall.	

PR11/24/25 Declarations of Interest

Cllr Roulstone declared a non-pecuniary interest in the A46 Newark Bypass application.

PR12/24/25 Notice of Acceptance of an Application for a Development Consent Order – A46 Newark Bypass

The Chairman opened the meeting and the Town Clerk explained the process and background to the application and the stated position of the Council during previous consultations which had been to initially support, then oppose and then support again.

The Chairman advised that discussions should comply with Standing Orders.

Members of the Public were asked if they wished to speak to which they declined.

Councillors were each given opportunity to present their general position on the proposal.

Two members of the public arrived who stated that they wished to speak.

A member of the public began to speak however, it was noted that they did not reside within Newark and therefore, the Council voted unanimously to suspend relevant Standing Orders to allow them to continue to speak. The member of the public spoke against the dualling of the A46.

Following further discussions, a named vote was taken with regards to paragraph 1.1 of a proposed draft submission which stated 'Newark Town Council supports in principle the dualling of the A46 as set out in the National highway proposals now submitted.

2 non committee members of the Council attended the meeting. They were both permitted to speak in relation to the A46 and both confirmed their support for the dualling of the A46.

The vote was 5 Against making that submission and 3 in Favour.

Councillor	For	Against	Absent
Tom Collier	x		
Barbara Corrigan			x
Esther Cropper		x	
Sophie Dickinson		x	
Lisa Geary		x	
Laurence Goff		x	
Lynn Roulstone		x	
Neil Ross	x		
Mathew Skinner	x		

It was then proposed that the following elements are included in the submission:

- Recognise the importance of cycling towards Mansfield and Ollerton as well as Lincoln.
- Support the inclusion of the grade separation at the Castle roundabout if the development does go ahead.
- State that the Council wish to encourage commercial transport to use the waterways and canals.

It was recognised that any submission should not only identify reasons for

objection but also highlight various concerns that the Committee wish to see addressed if the examiner does allow the development to go ahead. There was broad consensus over the elements included in the draft submission in this regard.

It was proposed that Delegated Powers are granted to the Chairman, Vice Chairman and Town Clerk, to redraft and submit the submission to the Pre examination Consultation ahead of the forthcoming deadline. The vote was 7 in favour and 1 abstention.

Meeting Closed:	7.03pm	Next Meeting:	Wednesday 31st July 2024
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Newark TOWN COUNCIL

Agenda Item No: 4c

Committee Date: Wednesday 18th September 2024

FINANCE & GENERAL PURPOSES COMMITTEE

Minutes of the Finance & General Purposes Committee meeting held at 7pm on Wednesday 17th July 2024 in the Council Chamber, Town Hall.

Membership Present:	Councillor	B Corrigan (Chairman)
	Councillors	I Brown D Campbell T Collier E Cropper S Crosby (Vice-Chairman) S Dickinson L Geary L Goff J Kellas D Ledger D Moore G Rix N Ross L Roulstone M Skinner M Spoors (A) P Taylor
Apologies for Absence:	Councillors	No Apologies Received
Officers Present:	Town Clerk	Matthew Gleadell
	Deputy Town Clerk	Anna Lawson
Taking Notes:	Executive Assistant	Helen Crossland
	There were no members of the public and one member of the press present.	
Venue:	Committee Room, Newark Town Hall	

FGP14/24/25 Minutes of the meeting of the Finance & General Purposes Committee held on Wednesday 19th June 2024

There was an omission in Minute **FGP09/24/25** which was amended to read:

‘Cllr L Geary and E Cropper left the meeting at this point’.

The Minutes of the last meeting of the Finance & General Purposes Committee held on Wednesday 19th June 2024 were then proposed by Cllr B Corrigan and seconded by Cllr S Dickinson.

A vote was held and they were **AGREED** and signed by the Chairman.

FGP15/24/25 Declarations of Interest

Cllr J Kellas declared a prejudicial interest in Agenda Item 7 and said he would leave the meeting when this item was discussed.

Cllr N Ross, I Brown, P Taylor and S Crosby all declared the same interest and would take the same action at the appropriate time.

It was **AGREED** to accept any other Declarations of Interest as and when they arose during the meeting.

FGP16/24/25 Payment Schedules

A question was raised with regard to Voucher 1931; this was a deposit that had been returned to a hirer of the Town Hall.

Cllr B Corrigan proposed, Cllr D Campbell seconded the Monthly Payment Schedule 3/25.

Members then **NOTED** Payment Schedule 3/25 in the sum of £130,075.16 (one hundred and thirty thousand and seventy five pounds and 16p).

FGP17/24/25 Quarter 1 Budget Monitoring Report

The Chairman thanked the Town Clerk for the very thorough report.

There were no questions, so Cllr B Corrigan proposed and Cllr D Campbell seconded that the report be **NOTED**.

A vote was held and this was **AGREED**.

FGP18/24/25 Dog Waste Bins

The Town Clerk reported to Members that he had spoken to N&SDC with regard to waste bins specifically; they are midway through an audit of dog bins and waste bins at this point in time. He suggested that Members await the outcome of their audit.

Cllr L Geary then proposed that there be no further discussion on this item, and that Members await the outcome as suggested. This was seconded by Cllr B Corrigan.

Cllr M Skinner said he would be asking for a dog bin near to his house to be moved to a more suitable location; he also pointed out that many developers fail to put in adequate provision.

A vote was then held on the proposal from Cllr L Geary and it was

AGREED to defer a decision for the reason already noted above.

FGP19/24/25 Land at Cedar Avenue - Acquisition Review

As noted at **FGP15/24/25** Cllrs J Kellas, N Ross, I Brown, P Taylor and S Crosby left the room whilst this Agenda Item was discussed.

Cllr D Ledger began the discussion of this item; she felt it was not the interest of Newark Town Council not to buy the land and felt that the purchase should go ahead if and when the Charity Commission consent was received.

It was pointed out that the area is not a designated 'Green Space', but a designated 'Public Open Space'.

Cllr D Ledger then proposed that the original decision to buy the land be upheld; Cllr B Corrigan seconded the proposal.

A vote was held and this was **AGREED**.

The Councillors named above returned to the meeting.

FGP20/24/25 Sherwood Avenue Skate Park

Cllr D Campbell began the debate on this item. She reported that the tendering process had been going through with the criteria being split 60/40 – 60% on the quality of the build and 40% on the price. The top bidder had scored 92.8%, with the next highest being 82%.

The Town Clerk offered to show Members some images but pointed out that this would mean the exclusion of the press and public. The aim was to support the selection process.

Cllr D Ledger proposed that this item be moved to the end of the meeting under the Exclusion of the Press and Public part of the meeting.

This was seconded by Cllr B Corrigan; a vote was held and this was **AGREED**.

FGP21/24/25 Lithium Batteries Safety Campaign

The Chairman was supportive of the item and proposed that the recommendation be approved; this was seconded by Cllr G Rix.

Cllr P Taylor proposed an amendment to the recommendation as follows:

'to call on the Police to take more action over the Lithium Battery Electric Scooters being illegally driven around'

Some other concerns were raised and it was felt that the amendments as above was not relevant to this item

Cllr P Taylor withdrew the amendment.

A vote was held and Members then **AGREED** to formally support legislation that would improve the safety of Lithium batteries used in e scooters and similar products.

FGP22/24/25 Exclusion of the Press and Public

Cllr B Corrigan proposed, Cllr D Campbell seconded that under the Public Bodies (Admission to Meetings) Act 1960 (as extended by Section 100 of the Local Government Act 1972) the press and public be excluded from the next Agenda Item debate on the grounds that the Committee's remaining business involves the likely disclosure of exempt information as defined in the Local Government (Access to Information) (Variation) Order 2006, and the public interest in disclosing the information.

A vote was held and this was **AGREED**.

FGP23/24/25 Buttermarket / Colonnades

This Agenda item was discussed at some length. Generally there was support, in principle, for the proposals contained in the Agenda report.

There was also support for keeping the Cells as 'pop up' spaces, and equally for allowing Radio Newark to have a small space as outlined.

The point was made that Newark Town Council had already agreed that 'tenants' should be making a contribution at least to any electricity costs incurred.

After further discussion Members **AGREED** to support, in principle, the proposals received for undertakings in the units adjoining the Colonnades as detailed in the Agenda Report.

FGP20/24/25 Sherwood Avenue Skate Park - Continued

Cllr G Rix left the meeting at this point.

The Town Clerk put some images on the projector for Members to look at.

After the images were shown, Cllr B Corrigan proposed that this option should be the preferred scheme for the skate park element of the Sherwood Avenue development project. This was seconded by Cllr s Crosby.

A vote was held and this was **AGREED**.

Meeting Closed:	8.05pm	Next Meeting:	Wednesday 4th September 2024
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Newark TOWN COUNCIL

Agenda Item No: 4d Committee Date: Wednesday 18th September 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 31st July 2024 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) E Cropper B Corrigan (Ap) S Dickinson L Goff N Ross L Roulstone M Skinner (Ap)
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Cllrs B Corrigan & M Skinner	
Taking Minutes:		Matthew Gleadell
Public:	There were 0 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR13/24/25 Minutes

The Minutes of the meeting held on Wednesday 26th June 2024 were **AGREED** and signed as a true and correct record.

PR14/24/25 Extraordinary Minutes

The Minutes of the Extraordinary Planning Meeting held on Wednesday 10th July 2024 were **AGREED** and signed as a true and correct record.

PR15/24/25 Declarations of Interest

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

PR16/24/25 Outstanding Planning Applications

24/00835/HOUSE 89 London Road, Newark

To remove the existing flat roof and parapet wall and erect a first-floor rear extension on the foot print of the existing rear extension.

No Objection was raised to this application.

24/00842/RMAM Grove Bungalow, Barnby Road, Newark

Application for Reserved Matters for appearance, landscaping, layout and scale pursuant to outline consent 20/02499/OUTM; Residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings).

NTC notes and supports the comments of NCC Highways with regard to this application and also welcomes the improved AMS protection. NTC seeks S106 contributions for community infrastructure from this development.

24/01097/S73M Grove Bungalow, Barnby Road, Newark

Application for Variation of Conditions 07 and 16 to substitute approved Amphibian Mitigation Strategy, FRA and drainage scheme attached to planning permission 20/02499/OUTM; Residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings).

NTC notes and supports the comments of NCC Highways with regard to this application and also welcomes the improved AMS protection. NTC seeks S106 contributions for community infrastructure from this development.

24/00988/FUL Not My Monkey, The Wharf, Newark

Proposed replacement of existing timber windows with Residence 9 Heritage flush casement windows.

NTC supports this application pursuant to the comments of the Conservation Officer.

24/01029/FUL 48 Lombard Street, Newark

& Amended

Conversion of existing office building to form 6 apartments.

Amendment: Change of description of the proposal to include first floor extension to rear.

NTC welcomes Town Centre living accommodation but notes the absence of any bin storage or cycle storage within the plans. NTC

	recommends bin sharing to reduce the number of bins on the street for collection.
24/01030/LBC & Amended	<p>48 Lombard Street, Newark</p> <p>Internal and external alterations to facilitate conversion of office building to form 6 apartments.</p> <p>NTC welcomes Town Centre living accommodation but notes the absence of any bin storage or cycle storage within the plans. NTC recommends bin sharing to reduce the number of bins on the street for collection.</p>
24/01050/FUL	<p>Brunel House, Jessop Way, Newark</p> <p>Formation of vehicular access.</p> <p>NTC has no objection to the application subject to the comments of NCC Highways being suitably addressed.</p>
24/01080/HOUSE & 24/01081/LBC	<p>Elvey House, 121 Balderton Gate, Newark</p> <p>Demolition of existing car port and replacement with single storey Garden Room.</p> <p>Cllr L Geary & Cllr L Roulstone declared a non-pecuniary interest in these applications.</p> <p>NTC supports these applications pursuant to the comments of the Conservation Officer.</p>
24/01088/S73	<p>32A Castle Gate, Newark</p> <p>Removal of Condition 4 (personal permission) attached to planning permission 09/01658/FUL.</p> <p>No Objection was raised to this application.</p>
24/01095/LBC	<p>45 London Road, Newark</p> <p>Proposed internal alterations.</p> <p>No Objection was raised to this application.</p>
24/01128/LBC	<p>Ragazza, 42 Middle Gate, Newark</p> <p>Installation of fireproof ceiling to ground floor retail unit.</p> <p>No Objection was raised to this application.</p>
24/01192/HOUSE	<p>15 Gilstrap Close, Newark</p> <p>Proposed front extension.</p> <p>NTC objects in principle to extensions in front of the building line, however, feels unable to comment on this application due to the inadequacy of the submitted plans.</p>
24/01201/FUL	<p>Rosemount, 142 Beacon Hill Road, Newark</p> <p>Change of use from Pool house to new dwelling.</p> <p>NTC has no objection to the application subject to</p>

the comments from NCC Highways being suitably addressed.

24/01268/S73

Newark Castle, Castle Gate, Newark

Application for variation of Condition 20 to substitute approved drawings with revised plans for the multi-functional building following archaeological investigations attached to planning permission 21/02690/FUL.

Cllr N Ross declared a non-pecuniary interest in this application.

No Objection was raised to this application.

24/01220/FUL

Riverside Ice Cream Parlour, Riverside Kiosk, Tolney Lane Car Park, Tolney Lane, Newark

Installation of PV panels on amenity building.

As this application is from NTC, no comments will be submitted.

PR17/24/25 Notice of NSDC Planning Decisions

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

PR18/24/25 Urgent Decisions Taken Under The Scheme of Delegation

Members **NOTED** the decision taken for the following application under the Scheme of Delegation:

To **SUPPORT** the following:

- (i) Street Naming for Land off Mill Gate, Newark (erection of 11 new dwellings).

Marina View was the name chosen by the Chair of this Committee from the 3 put forward by the Developer.

- Marina Quays View
- Quayside View
- Marina View

PR19/24/25 Miscellaneous Applications

e. Nottinghamshire County Council Applications

Proposed Parking Restrictions – Kirk Gate, Newark

Proposal: Taxi Rank which was removed on a temporary basis in 2020, to be replaced with 30 minutes waiting, no return within 1 hour, to be made permanent and be in operation for 24 hours.

No Objection was raised to this application.

f. Street Naming

No applications had been received.

g. Notification of Appeals

No applications had been received.

h. Licensing Applications

Premises Licence Grant

Applicant: Iodi Private Ltd, 34 Lombard Street, Newark

Proposal: To sell alcohol off the premises from Monday to Sunday from 6am to midnight.

Premises Licence Grant

Applicant: Papa Johns, 2 Bar Gate, Newark

Proposal: To offer late night refreshment from Monday to Sunday from 11pm to 3am the following morning.

No Objection was raised to these applications.

i. Asset of Community Value

RHP Sports & Social Club, Elm Avenue, Newark

Members **NOTED** that RHP Sports & Social Club has now been registered as an ACV under the terms of the Localism Act 2011.

Meeting Closed:	8.05pm	Next Meeting:	Wednesday 28th August, 2024
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TOWN COUNCIL MEETING

SUBJECT:	Draft Solar Energy SPD (Supplementary Planning Document) Draft Interim Affordable Housing SPD (Supplementary Planning Document)
REPORT BY:	Matthew Gleadell

1. Recommendations

- 1.1 **Solar Energy** : NTC support the proposed draft SPD as a comprehensive document that will be helpful to all stakeholders involved in the planning process when a non NSIP solar park is proposed within the NSDC area. NTC are supportive of the principle of use of solar energy in appropriate settings. The document is attached separately as Appendix 1 to Agenda Item 8.

Affordable Housing : NTC support the draft Affordable Housing SPD and welcomes its use in helping to provide affordable housing within Newark. The document is attached separately as Appendix 2 to Agenda Item 8.

2. Background

- 2.1 The Planning Committee recently considered NSDC consultations in relation to new Supplementary Planning Documents being proposed by NSDC. The Planning Committee were keen to involve all members in the consultations and therefore these consultations are now referred to Full Council.
- 2.2 SPD's set out a statement of factors and material considerations that the Planning authority will consider when dealing with planning applications that involve the subject of the SPD. They are there to provide officers, members and stakeholders guidance on the issues concerned.
- 2.3 Planning is an adversarial system that is by no means black and white. Policies can be interpreted in different ways by different people. The weight given to certain factors and considerations will be different for different people involved in consideration of a planning application. A developer will naturally play down the importance of policies that might prejudice their application. An opposing campaigner will play down the importance of policies that might support the development.
- 2.4 Both documents bring together existing policy and strategic context that already exists on the subjects. This is not something NTC can comment upon.

The document identifies the existing planning framework and other documentation that should be taken account of on these topics.

Both documents if adopted can be used by the NTC planning committee to inform consultee comments on applications involving these topics.

SOLAR ENERGY

- 2.5 In the case of the Solar Energy please note the SPD has no bearing on the Great North Road Solar Energy Park proposals which is a Nationally Significant Infrastructure Project (NSIP). NSIP's are detailed at Chapter 5 of the document.
- The decision for the GNR proposal will be made by Secretary of State under recommendation following an examination process undertaken by the Planning Inspectorate.
- 2.6 A solar farm is broadly defined at section 2.2. Where a new solar farm is proposed in the District that is not an NSIP the SPD if adopted will be used to help the planning process.
- 2.7 Where solar farm proposals are below the threshold for being treated as an NSIP the proposed draft SPD will serve as a guiding document to assist the Planning Authority in determining the application.
- 2.8 As a Council that itself is committed to supporting good environmental stewardship, the role of solar energy is an important factor.
- 2.9 Chapter 6 of the Solar Energy SPDS is the critical chapter in that it identifies the material considerations that will be considered in any application. Each element will be evaluated in any planning process for a solar farm. As a consultee for applications in Newark these are also the factors that the NTC planning committee should consider when submitting a response on an application. The individual circumstances of an application will dictate which factors have relevance and which do not.
- 2.10 Chapter 7 identifies specific features within the NSDC area that require a heightened focus if dealing with a solar park application that impacts on those features. In theory at least a solar park would be harder to justify where it adversely impacts these features.

AFFORDABLE HOUSING

- 2.11 In the case of the Affordable Housing document there are expected changes at National Level which may require significant changes to the current draft SPD. The scope and detail of those changes is yet to be clarified.
- 2.12 Chapter 3 identifies the background to the assessed need for affordable housing in Newark and the numbers of new affordable homes that are being sought. This is all established and adopted policy albeit is periodically reviewed and updated.
- 2.13 Chapter 4 details how affordable housing policy will be applied. In particular policy seeks to distribute affordable homes through a development known as 'pepper potting' rather than place them all in the same area of the development.
- 2.14 Chapter 5 identifies policy opportunities to provide affordable housing in rural areas where developers are very reluctant to build affordable homes. In some cases sites may be developed for affordable housing that would not otherwise be supported if the development was simply for general market housing. The policy is designed to help residents of the area stay in the area and not be forced to move away in order to be able to afford housing. This helps to keep families together which is generally encouraged as part of the social objectives of National Planning Policy.

2.15 The draft policy is relatively complex in some areas and if any members have any queries ahead of the Full Council meeting please do inform the Clerk. A lot of the policy however is self explanatory and this report should not be used as a substitute for reading the full draft policy.

3.0 Financial, Legal, Equality, Environmental & Risk Issues

3.1 Contained in the report.

Background Papers:	Working papers
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

TOWN COUNCIL MEETING

SUBJECT:	Standing Orders and Financial Regulation Changes
REPORT BY:	Matthew Gleadell

1. Recommendations

- 1.1 That the full Town Council meeting ratifies the adoption of new Financial Regulations agreed by Financial General Purposes committee and the removal of Standing Orders 36,37 and 38 which are now dealt with as part of those new Financial Regulations.

2. Background

- 2.1 The adoption of new financial regulations agreed at the Financial General Purposes committee on the 4th September and associated removal of some of the Standing Orders require the approval of the Town Council under the Councils Scheme of Delegation.

3.0 Financial, Legal, Equality, Environmental & Risk Issues

- 3.1 Contained in the report.

Background Papers:	Working papers
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

SUBJECT:	Tolney Lane Fencing
REPORT BY:	Matthew Gleadell

1. Recommendations

- 1.1 That members deal with the outstanding item from the last FGP meeting at the Town Council meeting.

2. Background

- 2.1 At the last FGP meeting the final agenda item of that meeting did not get dealt with as the meeting ran out of time. Ordinarily items not dealt with would pass to the next meeting of the same committee. Due to a slight level of urgency it is requested that members consider the matter at the Town Council meeting.

- 2.2 The report from the FGP meeting accompanies this report. The FGP report was presented as a pink paper item. There are elements relating to the report that the Clerk will address members over that will need to be in closed session however some of the debate on the item may be held publicly.

3.0 Financial, Legal, Equality, Environmental & Risk Issues

- 3.1 N/A

Background Papers:	FGP Report 4th September 2024
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

