



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
Tel: 01636 680333 ~ Fax: 01636 680350
Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING COMMITTEE

WEDNESDAY 29TH MAY 2019

Wednesday 22nd May 2019

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 29th May, 2019 in the Council Chamber at the Town Hall.

Copies of the Planning Applications to be considered at this meeting can be viewed in advance at Newark Town Council's reception in the Town Hall, Newark Library, at the offices of the District Council in Castle House, Newark or online via the Newark and Sherwood District Council's website planning portal:

<http://www.nsd.c.info/eplanning/default.aspx?sid=1&sindex=1>.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. G. Mellor'.

Alan Mellor
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 29TH MAY 2019

A G E N D A

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|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 24th April 2019 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
| 4 | Declarations of Interest | Verbal | |
| 5 | Outstanding Planning Applications | Report Attached | Page 11 |
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Committee Membership:

Cllr T Mathias (Chair)
Cllr E Cropper (Vice-Chair)
Cllr J Baggaley
Cllr M Cope
Cllr R A Crowe
Cllr L Goff
Cllr D Ledger
Cllr D Lloyd
Cllr Ms J Oliver
Cllr J Olson



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Agenda Item No: 2

Committee Date: Wednesday 29th May 2019

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 24th April 2019 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell M Cleasby (Ap) Mrs G Dawn (A) Ms H Gent (A) L Goff D Hyde (Ap) D Lloyd (Ap) T Roberts MBE R Williams
In Attendance	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe & K Girling
Apologies	Cllrs M Cleasby, D Hyde & D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were 0 members of the public present.	
Venue:	Council Chamber, Town Hall	

On giving apologies for Cllr D Hyde, the Town Clerk passed on to Members, Cllr Hyde's best wishes to everyone and good luck to those standing in the forthcoming elections.

PR73/18/19 Minutes

The Minutes of the last meeting held on Wednesday 27th March 2019 were **AGREED** and signed as a true and correct record.

PR74/18/19 Matters Arising

There were no matters arising.

PR75/18/19 Declarations of Interest

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

PR76/18/19 Outstanding Planning Applications

19/00522/RMAM Parcel 1, Phase 2B, Land east of Bowbridge Lane, Balderton, Newark

Approval of reserved matters (access, layout, appearance, scale and landscaping) for 145 dwellings, including public open space, pursuant to outline planning permission 14/01978/OUTM on Parcel 1, Phase 2B, (Outline permission was subject to an EIA and this was provided).

No Objection was raised to this application.

19/00575/FUL Magnus C of E Academy, Earp Avenue, Newark

Refurbishment of existing tennis and netball courts to the same size and dimensions located within the playing field area of the Academy.

No Objection was raised to this application.

19/00582/FUL 39 Hawton Road, Newark

Householder application for single storey extension to rear.

No Objection was raised to this application.

19/00583/ADV 14 Castle Gate, Newark

Display 1 no. hanging sign from existing bracket and 2 no. information board signs on south east elevation.

No Objection was raised to this application.

19/00630/FUL 18 Lawrence Street, Newark

Householder application for proposed one and two storey rear extension with internal alterations.

No Objection was raised to this application.

- 19/00699/FUL** **3 Britannia Court, Newark**
Householder application for single storey rear extension.
No Objection was raised to this application.
- PREAPP/00082/19** **Plot 30A, Stephenson Way, Newark**
Construction of Bi-Gas vehicle fuelling facility.
It was **AGREED** to offer **No Comment** on this pre-application. Comments will be put forward when the Full Application is received.
- 19/00681/FULM** **Site of the Bearings, Bowbridge Road, Newark**
Application to vary condition 23 of planning permission 18/00973/FULM to allow amendment of house types to plots 39-42, 23-24 and 43-44.
It was **AGREED** to **DEFER** this application to a future meeting in order for more detail to be obtained from Newark & Sherwood District Council.
- 19/00720/ADV** **White Hart Wine Bar, 5 White Hart Yard, Newark**
Item B – 1 off sign written display externally illuminated by 2 off 30W flood lights.
Item C – 2 off amenity boards
Item D – 1 off sign written display externally illuminated by 2 off 30W flood lights.
Item E - 2 off 30W flood lights.
Item F – 1 off Half lantern
Item G – 1 off amenity board externally illuminated by lantern
Item H – 2 off directional signs
The Town Clerk advised Members that the Planning Officer at NSDC has confirmed that these proposals are in accordance with the Shopfronts and Advertisements SPD.
No Objection was raised to this application.
- 19/00736/FUL** **71 Farndon Road, Newark**
Demolition of outbuilding and erection of one bedroomed detached granny annex bungalow incorporating garage.
No Objection was raised to this application.

19/00737/ADV

HSBC, 30 Market Place, Newark

Replacement of existing signage and installation of new signage.

No Objection was raised to this application.

PR77/18/19 Notice of NSDC Planning Decisions

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

The Town Clerk informed Members that NSDC had been in touch regarding the application below to say that the applicant has withdrawn the Change of Use to A5 (Hot Food Takeaway), following the comments submitted from this Committee on 27th February 2019.

19/00182/FUL – 54 Carter Gate, Newark

Change of Use from A1 (Shops) to Flexible Uses A2 (Financial or Professional Services) or A3 (Restaurants and Cafes) or A5 (Hot Food Takeaway).

On the basis that the issue of A5 Hot food takeaway was removed; the Town Clerk withdrew the Town Council's Objection to this application.

The application has now been approved on that basis.

PR78/18/19 Urgent Decisions Taken Under The Scheme of Delegation

Ye Olde White Hart, Newark

Licensing – Variation Application

Members **NOTED** the decision taken under the Scheme of Delegation, not to object to this application, on the strict understanding that any Licence (if approved), will be for the more restricted opening times than those contained in the current licence. Further that, given the previous history of these premises, this 'No Objection' response is predicated on the Police being satisfied with the application and the proposed opening times and conditions contained within it.

PR79/18/19 Miscellaneous Applications

a. Notification of Appeals

19/00052/FUL – 68 Wolsey Road, Newark

Members **NOTED** that an appeal relating to the above application, had been made to the Secretary of State.

b. Licensing Applications

Heron Foods Limited, Jersey Street, Newark

Premise Licence Application.

Cllr S Haynes declared a prejudicial interest in this application and left the room for the discussion.

No Objection was raised to this application.

Cllr S Haynes returned to the meeting.

Cllr Skinner thanked everyone for their help over the last year and said he had enjoyed his time as Chairman of the Planning Committee. He also went on to thank the Town Clerk for his support and Mrs Janet Hempsall who diligently prepares and records items for this committee and does so to the highest possible standards.

Meeting Closed:	7.27pm	Next Meeting:	Wednesday 29th May, 2019
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PLANNING COMMITTEE

SUBJECT:	SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS
REPORT BY:	TOWN CLERK

1. Recommendations

- 1.1 That the Committee consider their response to the Schedule of Outstanding Planning Applications attached.
- 1.2 Any additional Planning Applications that are received which require comment will be tabled at the meeting.

Background Papers:	Attached
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

Ref/Year/App.No	Revision	Applicant	Location
18/02330/FULM (Amended)	1 of 1	Nottingham Community Housing Association	Playing Field Chestnut Avenue Newark
Received 21.05.19		12-14 Pelham Road Sherwood Rise Nottingham NG5 1AP	

Description – New build scheme comprising 20 houses, 6 flats for supported housing and a shared house over two plots for supported housing with associated staff office/overnight accommodation.
Amendment – Amended proposal and drawings

Confirmation has been received from NSDC to say that they have decided not to register the Cedar Avenue Playing Fields as an ACV.

Ref/Year/App.No	Revision	Applicant	Location
19/00654/FUL	1 of 1	Mr Z Iqbal Newark Islamic Centre	83-85 Appleton Gate Newark
Received 10.04.19		83-85 Appleton Gate Newark NG24 1LP	

Description – Proposed Change of Use of building from a Mixed Use of A1 (Retail) & A3 (Food and Drink) to a Mixed Use comprising D1 (Non-Residential Institutions), A1 (Retail) & A3 (Food and Drink), to use the building as a Community Centre, Place of Worship, Café and Shop.

Ref/Year/App.No	Revision	Applicant	Location
18/01137/OUTM	1 of 1	Newark Property Developments Ltd	Land off North Gate Newark
Received 16.05.19		Grove Lodge 287 Regents Park Rd London	NG24 1HD

Description – Variation of Condition 25 attached to planning permission 13/00997/OUTM for proposed erection of Retail Development Bulky Goods/Open A1/Open A1 Convenience uses and provision of car parking to serve same. Proposal submitted to allow the use of Unit B as A1 (non-food).

Ref/Year/App.No	Revision	Applicant	Location
19/00667/LBC	1 of 1	Mr S Schofield Trentside Developments	Mediterranean Restaurant 13-15 Castle Gate Newark
Received 20.05.19		141 Hawton Road Newark NG24 4QG	

Description – Repoint chimney stack, rebuild gable end wall, repair all windows and repaint like for like.

Ref/Year/App.No	Revision	Applicant	Location
19/00714/FUL	1 of 1	Mr D Colbeck	120 Lincoln Road
Received 17.05.19		Trentfields Station Road Fiskerton Newark Notts	Newark NG24 2DF

Description – Dropped kerb and creation of asphalt section across grass verge to create new vehicle access.

Ref/Year/App.No	Revision	Applicant	Location
19/00732/FUL	1 of 1	Mr B French	HSBC
Received 01.05.19		Corporate Real Estate 62-76 Park Street Southwark London	30 Market Place Newark

Description – Install new red RGB uplighters, replace door and steps with plinth and window and install A/C unit.

Ref/Year/App.No	Revision	Applicant	Location
19/00733/LBC	1 of 1	Mr B French	HSBC
Received 01.05.19		Corporate Real Estate 62-76 Park Street Southwark London	30 Market Place Newark

Description – Replacement of existing signage and installation of new signage. Installation of red RGB uplighters and A/C unit. Replacement of door and steps with plinth and window and internal alterations.

Ref/Year/App.No	Revision	Applicant	Location
19/00750/FUL	1 of 1	Mr C Wade	71 London Road
Received 07.05.19		71 London Road Newark	Newark NG24 1RZ

Description – Householder application for demolition of existing wall and gates to front boundary. Construction of replacement wall and gates with widening of vehicular access, removal of 1 no. tree, construction of new rear veranda with replacement of 2 no. windows with 1 no. door.

Ref/Year/App.No	Revision	Applicant	Location
19/00806/FUL	1 of 1	Mr & Mrs Bonner	87 London Road
Received 01.05.19		87 London Road Newark NG24 1SR	Newark NG24 1SR

Description – Householder application for extensions and alterations to existing property and new brick boundary wall.

Ref/Year/App.No	Revision	Applicant	Location
19/00825/FUL	1 of 1	The Gym c/o Agent	Units 2 and 3 Beacon Hill Retail Park Beacon Hill Road Newark
Received 15.05.19			

Description – Change of Use of A1 (Retail) units to a gym/health and fitness centre (D2).

Ref/Year/App.No	Revision	Applicant	Location
19/00830/FUL	1 of 1	The Co-Operative Group Ltd	The Co-Operative Group Food Ltd
Received 07.05.19		1 Angel Square Manchester	Unit 1 Side Row Newark

Description – Application for the variation of Condition 6 to amend the opening hours of the store, attached to application 17/01431/FUL:- Demolition of existing public house and erection of 2 new units comprising of a Use Class A1 convenience retail unit and a Use Class A1 (non-food) retail, with parking and landscaping and associated works.

Ref/Year/App.No	Revision	Applicant	Location
19/00840/FUL	1 of 1	Mr J Cottier	92 Middleton Road Newark
Received 09.05.19		92 Middleton Road Newark	

Description – Householder application for single storey side extension.

Ref/Year/App.No	Revision	Applicant	Location
19/00854/OUTM	1 of 1	C B Collier NK Ltd c/o Agent	Flowserve Pump Division Hawton Lane Balderton Newark
Received 15.05.19			

Description – Outline application with all matters reserved except access for a proposed 324 unit residential development on land at Flowserve premises, Hawton Lane, Balderton, Newark.

Ref/Year/App.No	Revision	Applicant	Location
19/00870/FUL	1 of 1	Newark & Sherwood DC Castle House	111 Wolsey Road Newark
Received 15.05.19		Great North Road Newark	

Description – Householder application to change existing pitched roof of rear bathroom extension to flat roof, to increase internal hoisting height.

Ref/Year/App.No	Revision	Applicant	Location
19/00876/FUL	1 of 1	Framework Housing Association	Portland House Portland Street Newark
Received 15.05.19		Val Roberts House 25 Gregory Boulevard Nottingham	

Description – Installation of internal aluminium secondary glazing to sash and casement windows to match existing, repair and painting of existing windows where required and five replacement bar sash windows.

Ref/Year/App.No	Revision	Applicant	Location
19/00877/LBC	1 of 1	Framework Housing Association	Portland House Portland Street Newark
Received 15.05.19		Val Roberts House 25 Gregory Boulevard Nottingham	

Description – Installation of internal aluminium secondary glazing to sash and casement windows to match existing, repair and painting of existing windows where required and five replacement bar sash windows.

Ref/Year/App.No	Revision	Applicant	Location
19/00893/LBC	1 of 1	Oak Tree Homes Ltd	Newark Working Men's Club 13 Beacon Hill Road Newark
Received 16.05.19		Oak Tree House Main Street Upton Newark Notts	

Description – Revised basement conversion scheme (relating to approval ref 18/00126/LBC) for flats 1 and 2 and additional information sufficient to address conditions imposed on previous approval.

Ref/Year/App.No	Revision	Applicant	Location
19/00904/LBC	1 of 1	Knead Pubs	The Prince Rupert 46 Stodman Street Newark
Received 22.05.19		The Crown Hotel Stamford PE9 2AG	

Description – Part conversion of function room and secondary bar area into one bed flat. Installation of 2 no. new roof-lights and associated internal alterations. Part change of use from A4 to residential flat ancillary to PH for live in Landlord.

Agenda Item No: 6

Committee Date: Wednesday 29th May 2019

PLANNING COMMITTEE

SUBJECT:	NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL PLANNING DECISIONS
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 That the Committee note the attached District Council Planning Decisions.

2. Background

2.1 Attached are the weekly decision list schedules, forwarded since the last Meeting by Newark & Sherwood District Council.

Background Papers	Attached
Lead Officer	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

Application No	19/00344/FUL	Full Planning Permission
Date Registered	20 February 2019	
Proposal	Proposed demolition of existing outbuildings at the rear of the warehouse building, historically used as a residential dwelling, to create 10 no. car parking spaces for users of the existing warehouse building.	
Location	Rosebanks, 10 Victoria Street, Newark	
Applicant	Mr R Jarvis (Industrial Properties) Ltd, c/o Agent	
Decision	Application Permitted	Conditional Y
Decision Date	16/04/2019	
Application No	19/00406/FUL	Full Planning Permission
Date Registered	28 February 2019	
Proposal	Householder application for proposed two storey rear extension	
Location	130 Winthorpe Road, Newark	
Applicant	Mr & Mrs Smith, 130 Winthorpe Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	16/04/2019	
Application No	19/00394/FUL	Full Planning Permission
Date Registered	8 March 2019	
Proposal	Householder application for demolition of rear outbuilding and replacement with a 2 storey extension and associated alterations. Removal of asbestos garage and replace with hardstanding area and shed. Relocation of fence and additional gates for hardstanding area.	
Location	2 The Park, Newark	
Applicant	Mr D Repper, 2 The Park, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	17/04/2019	
Application No	19/00285/FUL	Full Planning Permission
Date Registered	21 March 2019	
Proposal	Proposed air handling unit associated with internal alterations for a new Breast Screening Clinic.	
Location	Newark Hospital, Boundary Road, Newark	
Applicant	Skanska – Mr J Smith, Newark Hospital, Boundary Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	16/04/2019	

Application No	19/00321/FUL	Full Planning Permission	
Date Registered	18 February 2019		
Proposal	Householder application for the construction of a two storey side extension to existing semi-detached dwelling.		
Location	45 Elm Avenue, Newark		
Applicant	Ms Fleur Tinsley, 45 Elm Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	23/04/2019		
Application No	19/00399/ADV	Advertisement Consent	
Date Registered	28 February 2019		
Proposal	Consent to display 2 no. non illuminated fascia signs and 1 no. illuminated projection sign.		
Location	Trespass Unit 10, 6 St Marks Place, Newark		
Applicant	Millets, Edinburgh House, Pilsworth		
Decision	Application Permitted	Conditional	Y
Decision Date	25/04/2019		
Application No	19/00422/FUL	Full Planning Permission	
Date Registered	6 March 2019		
Proposal	Householder application for single storey front and rear extension following demolition of rear outbuilding.		
Location	79 Wolsey Road, Newark		
Applicant	Mr & Mrs Gosling, 79 Wolsey Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/05/2019		
Application No	19/00570/FUL	Full Planning Permission	
Date Registered	22 March 2019		
Proposal	Householder application for single storey extension to side of dwelling including all associated external works.		
Location	11 Markwick Close, Newark		
Applicant	Ms P Derry, 11 Markwick Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	03/05/2019		

Application No	19/00411/FUL	Full Planning Permission	
Date Registered	6 March 2019		
Proposal	Householder application for proposed two-storey side extension, single-storey rear extension, porch extension, garage extension and conversion, with alterations to windows and rendering of rear extension, garage extension and porch.		
Location	32 Beacon Heights, Newark, NG24 2JS		
Applicant	Mr & Mrs Elliott, 32 Beacon Heights, Newark, NG24 2JS		
Decision	Application Permitted	Conditional	Y
Decision Date	07/05/2019		
Application No	19/00164/LBC	Listed Building Consent	
Date Registered	23 January 2019		
Proposal	Demolish single storey rear outshot and erect single storey rear extension to provide ground floor WC and dining room.		
Location	125 Balderton Gate, Newark		
Applicant	Mrs L Holloway, 125 Balderton Gate, Newark		
Decision	Application Permitted	Conditional	
Decision Date	13/05/2019		
Application No	19/00543/LBC	Listed Building Consent	
Date Registered	19 March 2019		
Proposal	Bespoke timber framed garden room and installation of new access from proposed garden room to existing garage.		
Location	Friary Cottage, Appleton Gate, Newark		
Applicant	Mr & Mrs M Daniel, Friary Cottage, Appleton Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	16/05/2019		
Application No	19/00582/FUL	Full Planning Permission	
Date Registered	25 March 2019		
Proposal	Householder application for single storey extension to rear.		
Location	39 Hawton Road, Newark		
Applicant	Mr & Mrs Davis, 39 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/05/2019		

Application No	19/00630/FUL	Full Planning Permission	
Date Registered	1 April 2019		
Proposal	Householder application for proposed one and two storey rear extension with internal alterations.		
Location	18 Lawrence Street, Newark		
Applicant	Mr & Mrs A Wagstaff, 18 Lawrence Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/05/2019		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

19/00681/FULM – Site of the Bearings, Bowbridge Road, Newark
 Application to vary condition 23 of planning permission 18/00973/FULM to allow amendment of house types to plots 39-42, 23-24 and 43-44.
Revised Arboricultural Impact Assessment, Method Statement and Tree Protection Plan.

19/00157/ADV – Aldi Stores Ltd, North Gate, Newark
 1 no. Single Faced Inset Wall Mounted Sign.
Amended Drawings.

b. Nottinghamshire County Council Applications

Application to Stop-Up Part of a Highway known as Pelham Close, Newark Section 116, Highways Act 1980

Nottinghamshire County Council (as Highway Authority) are applying to the Nottinghamshire Magistrates’ Court on Wednesday 17th July 2019, asking that public highway rights be removed from a section of the land known as Pelham Close, such land being considered by the Highway Authority to be unnecessary as public highway.

A46 Farndon Roundabout Permanent 40mph Speed Limit

Nottinghamshire County Council are proposing to introduce a permanent 40mph speed limit restriction on the A46 approach to the Farndon roundabout in Newark. This is following a review of accident data and would replace the current temporary 40mph limit.

c. Street Naming

19/00054/NEWDEV – Land to the East of Top Row, Beacon Hill Road, Newark
 New residential development.

Members are asked to consider possible street names for the above development.

d. Notification of Appeals

18/01402/FUL – 9 The Paddocks, Newark

Part conversion of 9 The Paddocks to create an additional chalet bungalow within the site (re-submission of withdrawn application reference no. 18/00683/FUL)

Members are asked to **NOTE** that an appeal relating to the above site has been made to the Secretary of State.

Background Papers:	None
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk