



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 & REGENERATION COMMITTEE

TUESDAY 30TH DECEMBER 2014

Thursday 18th December, 2014

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Tuesday, 30th December, 2014 held 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 Kelham Hall 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

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

TUESDAY, 30TH DECEMBER 2014

A G E N D A

- | | | | |
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| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 26th November, 2014 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
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Committee Membership:

Cllr L Goff (Chairman)
Cllr P Baggaley
Cllr Mrs Irene Brown
Cllr K Clayton
Cllr R Crowe
Cllr D Lloyd
Cllr B Richardson (Vice
Chairman)
Cllr A Roberts MBE
Cllr S Wallace



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Agenda Item No: 2

Committee Date: Tuesday 30th December, 2014

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 26th November, 2014 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Goff (Chairman)
	Councillor	P Baggaley Mrs I Brown K Clayton R Crowe D Lloyd B Richardson (Vice Chairman) A Roberts MBE (A) S Wallace
In Attendance	Town Clerk	Alan Mellor
	Councillor	Mrs R Crowe & M Cope
Apologies	There were no Apologies	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR39/14/15 Minutes

The Minutes of the last meeting held on Wednesday 29th October, 2014 were **AGREED** and signed as a true and correct record.

PR40/14/15 Matters Arising

There were no matters arising.

PR41/14/15 Declarations of Interest

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

PR42/14/15 Outstanding Planning Applications

14/01897/FUL 51 Mill Gate, Newark

Change of use of a section of the ground floor from A1 and B8 mixed use (discount furniture warehouse) to D2 Assembly and Leisure (Boxing Training Gymnasium).

Cllr P Baggaley declared a non-prejudicial interest in this application.

No Objection was raised to this application.

14/01907/LBC Newark Volunteer Bureau, Bedehouse Chapel, Bedehouse Court, Newark

Fitting of ventilation grilles, fitting of security bars to opening panel on east window and grille over ventilation outlet to extractor fan in wc.

No Objection was raised to this application.

14/01918/FUL 12 Winterdale Close, Newark

Use of existing pool for swimming tuition including:

- 1) Use the pool for two students in lessons simultaneously and
- 2) Provision for an employee who does not reside at 12 Winterdale Close to work alongside the applicant at the pool.

No Objection was raised to this application.

14/01923/ADV Phones 4U, 33 Middle Gate, Newark

Erection of new illuminated shop signage including projecting sign and internal promotions.

No Objection was raised to this application, providing it is in accordance with the District Council Policy.

14/01950/FULM Teknowledge Group, 111 Sleaford Road, Newark

Erection of 51 houses and 21 flats with associated vehicular access, parking and open space.

Cllr D Lloyd joined the meeting at this point.

No Objection was raised to this application provided the

following points are taken into account:

- There is only one access/egress route into the site
- The intensity of the site must be kept in mind

14/01978/OUTM Land South of Newark, Bowbridge Lane, Balderton, Newark

Application to vary conditions of Outline Planning Permission 10/01586/OUTM with means of access (in part) for development comprising demolition of existing buildings and the construction of up to 3,150 dwellings (class 3); two local centres including retail and commercial premises (classes A1 to A5), a 60 bed care home (class 2), 2 primary schools, day nurseries/creches, multi use community buildings including a medical centre (class D1), a mixed use commercial estate of up to 50 hectares comprising employment uses (class B1, B2 and B8) and a crèche (class D1); provision of associated vehicular and cycle parking; creation of ecological habitat areas; creation of general amenity areas, open space and sports pitches; creation of landscaped areas; new accesses for vehicles, pedestrians and cyclists (including the Southern Link Road); sustainable drainage measures, including storage ponds for surface water attenuation; associated engineering operations (including flood compensation measures); provision of utilities infrastructure and all enabling and ancillary works.

There was a general discussion with regard to this application and the following concerns about the development were raised:

- There is now no allotment provision, it was felt that such provision should be made given the full occupancy of the Town Council's current allotment sites.
- Open spaces – there appeared to be no detail on what S106 provision would be made and the corresponding resources to establish them and maintain them in the future.
- Sports provision appears to have been reduced from earlier plans. It was felt that the plan should make specific provision for new cricket pitches.
- The landscaping buffer zones– Members were concerned that these elements of the plan were not appropriate as they would potentially mark out the houses from the rest of the town. The new boundary of the Town Council will incorporate most of the houses into Newark and therefore the housing should be seen as an integral part of the town not a separate from it.
- There was significant concern about the traffic impact for the town that would arise from the development. This related to the main access roads into the development, and concern that the Southern Link Road would not be dualled. There was also concern about the timeline for the completion of this road, it was expected that the road

should be completed before any houses are built.

- It was noted that a proportion of the development would fall in the Balderton parish Council area, it wasn't clear what, if any, road access would be provided from Balderton.
- It was felt that a comprehensive Traffic Plan should be produced that covered the town centre to try and minimise the impact of any further traffic congestion.
- Members also felt that strict conditions should be put on the contractors to ensure that no construction traffic should be permitted through the town centre.
- Members were not convinced that there was a need for a community centre given the problems that were currently being experienced with the two centres provided in the town.

Members **AGREED** to raise **No Objection** to the development but asked the Town Clerk to meet with the planning officers to and submit the above concerns, observations and requests as set out above.

14/02012/FUL

9 The Park Newark

Householder application for demolition and rebuilding of single storey garage with link. Minor amendments and alterations.

No Objection was raised to this application.

14/01794/FUL

8 Harrisons Way, Newark

Proposed 1 bed flat and extension to No 8 Harrisons Way with associated parking.

No Objection was raised to this application.

14/01864/OUTM

Land off North Gate, Newark

Proposal consists of 28 semi-detached town houses/mews houses with 56 integral car parking spaces, these intended to occupy a site currently consented for 99 apartments and two retail units.

No Objection was raised to this application, however the following points were made:

- Access and egress from Northgate will be difficult
- Any S106 agreement should be directed to improve the Riverside Walk

14/01972/FUL

40 Riverside Road, Newark

Householder application for the erection of shower room extension to the rear, garage and porch extension to the front with pitched roof over.

No Objection was raised to this application.

14/01990/FUL

33A King Street, Newark

Householder application for proposed detached annexe.

No Objection was raised to this application.

14/02038/LBC

Newark Town Council, Town Hall, Market Place, Newark

Siting of cellular radio on the small extension building between Newark Town Hall and Natwest Bank and mount a small external cellular radio antenna on to the outside wall of the 2nd floor.

No Objection was raised to this application.

14/02041/FUL

111 Valley Prospect, Newark

Householder application for proposed new front porch canopy, new roof to existing garage, new single storey rear extension.

No Objection was raised to this application.

14/02049/FUL

Merkur House, Bowbridge Road, Newark

Application to vary condition 14 of planning permission 11/01533/FUL and condition 16 of planning permission 12/01701/FUL to allow A1 (retail) uses to open between the hours of 07:00 and 23:00 at all times.

No Objection was raised to this application.

PR43/14/15 Notice of NSDC Planning Decisions

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

PR44/14/15 Miscellaneous Applications

a.

Amended/Additional Applications

Northgate Retail Park, Newark

Erection of two adjoining retail units to accommodate Costa Coffee and Subway.

Amended description and additional information received 11th November, 2014 was considered by Mmembers.

After discussion of this item, it was **AGREED** that an **Objection** to this application should be raised as per the original decision.

- Over intensification of the site
- Removal and loss of car parking spaces
- Increased traffic impact
- Increase in litter

The additional information received was not deemed to make any difference to the original objection to this application.

b. Nottinghamshire County Council Applications

Members were asked to consider the introduction of 20mph speed limits outside the following schools in Newark:

William Gladstone C of E Primary School

- It was suggested that the speed limit should start on Boundary Road, on the other side of Holden Crescent.

Barnby Road Academy Primary and Nursery School

- It was noted that there are no signs informing motorists as they come over the bridge.
- The limit should be extended to John Gold Avenue and Cromwell Road
- The zig zag lines should be enforced in line with legislation

Mount C of E Primary School and Newark Orchard School (Town site)

Bearing in mind the points made above, **No Objection** was raised to these applications.

Pelham Street Area, Newark – Proposed Residents’ Parking Scheme

Members were asked to consider the above scheme and **No Objection** was raised.

Safety Camera Interactive Speed Signs – Eton Avenue, Newark

Members were asked to consider the above scheme and **No Objection** was raised.

c. Notification of Appeals

20 Pelham Street, Newark

Change of use of existing outbuilding to detached single bedroom dwelling.

Members **NOTED** that an Appeal had been made to the Secretary of State following refusal of planning permission.

d. Adoption of the Householder Development Supplementary Planning Document (SPD), the Conversion of Traditional Rural Buildings SPD and the Shopfronts and Advertisements Design Guide SPD.

Members **NOTED** the adoption of the SPD as in the Agenda.

Meeting Closed:	8.30pm	Next Meeting:	Wednesday 30 th December, 2014
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PLANNING & REGENERATION 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

DisRef/Year/App.No	Revision	Applicant	Location
/2014/721	1 of 1	Deincourt Hotel c/o rg+p 130 New Walk Leicester LE1 7JA	Deincourt Hotel London Road Newark
Received 02.12.14			
Type FULM			

Description – Demolition of an existing single storey extension attached to the western side elevation of the hotel and replace it with a new two-storey extension. Demolition of a detached building that fronts onto London Road and a part two-storey, part three-storey extension with underground car parking would be erected to the eastern side of the existing hotel.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1640	1 of 1	Messrs Coates, Gray, Wilson, Knowles, Calladine, Biddle, Jones & Smith Plots 1-10, Green Park Tolney Lane Newark	Plots 1-10, Green Park Tolney Lane Newark
Received 11.12.14			
Type FUL			

Description – Remove/vary conditions 5 and 6 attached to the planning permission granted on appeal at Plots 1-10 Green Park, Tolney Lane.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1919	1 of 1	Christ Church Infant School Victoria Street Newark	Christ Church C of E School Victoria Street Newark
Received 16.12.14			
Type FUL			

Description – Security fencing to low areas of existing perimeter wall.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1964	1 of 1	Ben Bailey Homes 9 Tally's End Barlborough Chesterfield Derbys	Land at Highfields School London Road Balderton Newark
Received 04.12.14			
Type FULM			

Description – Residential development comprising 83 units and associated infrastructure, including the relocation of the existing school car park and sports pitches and the removal of 8 TPO trees.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2103	1 of 1	Mr & Mrs R Briggs- Price	13 Parliament Street Newark
Received 17.12.14		13 Parliament Street	
Type FUL		Newark	

Description – Householder application for a proposed single storey rear extension to replace existing single storey lean-to extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2104	1 of 1	Mr & Mrs R Briggs- Price	13 Parliament Street Newark
Received 03.12.14		13 Parliament Street Newark	
Type LBC			

Description – Proposed single storey rear extension to replace existing single storey lean-to extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2111	1 of 1	Mr S Crofts	24 Saucemere Drive Newark
Received 03.12.14		24 Saucemere Drive Newark	
Type FUL			

Description – Householder application to remove existing boundary hedge and provide new garden wall/fence.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2133	1 of 1	AGR Renewables Fourth Floor	Land north west of Manor Farm
Received 11.12.14		19 Heddon Street London	Ollerton Road Little Carlton Newark
Type FUL			

Description – Construction and operation of a single wind turbine and associated infrastructure including turbine foundations, a crane hardstanding/laydown area, access track, transformer kiosk, substation kiosk and associated cabling.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2155	1 of 1	Brownhills Motorhomes Ltd A1/A46 Junction Newark	Brownhills Service Centre Brunel Drive Newark

Received 16.12.14

Type ADV

Description – Erection of one totem sign within our site overlooking the A1 stating our company name and our services: e.g. Brownhills Motorhomes; Sales, Servicing and Parts

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2159	1 of 1	Mr N Parker 9 Church Lane Balderton Newark	1 Hine Avenue Newark

Received 16.12.14

Type FUL

Description – Householder application for erection of first floor side extension over existing ground floor accommodation.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2184	1 of 1	Home Retail Group c/o Boon Brown Planning Alvington Yeovil	Homebase Ltd Northgate Retail Park Trent Lane Newark

Received 16.12.14

Type FUL

Description – Variation of condition 9 of planning permission 02/02798/FULM to allow the sale of non-food goods by catalogue showroom retailer from up to 185m² of the existing sales area.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/2201	1 of 1	Mr & Mrs Smithson 51 Lincoln Road Newark	51 Lincoln Road Newark

Received 16.12.14

Type FUL

Description – Householder application for a proposed first floor side extension.

PLANNING & REGENERATION 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	14/01823/ADV	Advertisement Consent	
Date Registered	9 October 2014		
Proposal	1 no. fascia sign and 2 no. freestanding signs displaying the company's logo for identification purposes.		
Location	H & H Wholesale, 301 Bowbridge Road, Newark		
Applicant	Reflex Gaming Ltd, Unit 2 Whittle Close, Brunel Drive, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	04/12/2014		
Application No	14/01822/FUL	Full Planning Permission	
Date Registered	9 October 2014		
Proposal	Change of use from existing cash and carry warehouse (use class B8) to offices, research and manufacture of gaming machines for Reflex Gaming (use class B1). External alterations including cladding to the walls, new glazed entrance and alterations to the windows and doors.		
Location	H & H Wholesale, 301 Bowbridge Road, Newark		
Applicant	Reflex Gaming Ltd, Unit 2 Whittle Close, Brunel Drive, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	04/12/2014		
Application No	14/01889/FUL	Full Planning Permission	
Date Registered	23 October 2014		
Proposal	Refurbishment of a currently unoccupied retail unit, minor amendments to layout to accommodate new tenant along with change of use from A1 (retail) to A5 (Hot food takeaway).		
Location	Blockbuster Video, 36 Lombard Street, Newark		
Applicant	MF Strawson Ltd, Pyewipe Farm, Aylesbury Road, Great Coates, Grimsby		
Decision	Application Permitted	Conditional	Y
Decision Date	05/12/2014		
Application No	14/01945/TPO	Tree Preservation Orders	
Date Registered	29 October 2014		
Proposal	Works to tree contained in schedule of TPO N1881 No. Common Horse Chestnut – Crown lift to 3.5 metres from ground level and undertake crown clean removing deadwood 25 millimetre diameter and thin where required.		
Location	110A Hawton Road, Newark		
Applicant	Mrs D Dickinson, 110A Hawton Road, Newark		
Decision	Work Approved (TPO)	Conditional	Y
Decision Date	08/12/2014		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended/Additional Planning Applications

14/01691/FUL – 1 Taylors Paddock, Tolney Lane, Newark

An amended plan has been received regarding the above application.

b. Nottinghamshire County Council Applications

School Keep Clear Entrance Markings – No Stopping Monday to Friday 8am to 4.30pm and No Waiting Monday to Friday 8am to 4.30pm

Members are asked to consider the above for Bishop Alexander Primary and Nursery School, Wolsey Road, Newark.

William Street & New Street, Newark

Proposed Residents Parking Scheme, Monday to Saturday 8am – 6pm

Members are asked to consider the following recommendations:

There have been some changes made to the initial design and these are as follows:

New Street has been included in the proposed residents parking scheme and No Waiting At Any Time Restrictions (double yellow lines) are proposed at the junction with Whitfield Street and along part of New Street.

The parking area at the side of 18 William Street included for permit use. Please note that this is subject to agreement and may not be included in the final scheme.

Magnus C of E Academy 20mph School Speed Limit

NCC plans to introduce 20mph speed limits outside all schools in the County and as part of this programme, the Council is currently considering introducing this limit outside the Magnus C of E Academy. Members are asked to consider this proposal.

Bowbridge Primary School, Bowbridge Road, Newark

Construction of a new single storey building to provide a nursery as part of the early years and early intervention service.

Members are asked to note that the above application has now been formally **GRANTED** on 3 December 2014.

Trent Skip Hire Ltd, Quarry Farm Transfer Station, Bowbridge Road, New Balderton, Newark - Erection of a steel framed building for the use as a materials recycling facility (MRF)

Members are asked to consider the revised information which has been received regarding the above application, which is 'a reduced maximum waste throughput from 100,000 tonnes per annum to 60,000 tonnes per annum with consequent reduction in traffic movements and a smaller building footprint'.

**The Wharf and Barnby Gate, Newark
Initial consultation – new parking bays on Barnby Gate and additional no waiting at any time restrictions (double yellow lines) on the Wharf – TRO 3228.**

Notts County Council is proposing to introduce new parking bays on Barnby Gate between its junction with Guildhall Street and Carter Gate. The bays would allow parking on Monday to Saturday between 8am and 6pm for a maximum period of 30 minutes with no return within 1 hour. The existing disabled parking bay would be unaffected by the proposal.

On the Wharf, the County Council is proposing to extend the existing double yellow lines restrictions in front of the Andy Oliver photography shop. The proposed parking restrictions would replace the existing parking bay (parking for 1 hour between 9am and 5pm with no return within 1 hour). The double yellow lines would be extended by approximately 6.5 metres.

c. Licensing Applications

The Ram Hotel, 19 Castlegate, Newark

An application has been received for a new premise licence for the above premises.

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

PLANNING & REGENERATION COMMITTEE

SUBJECT:	LAND SOUTH OF NEWARK
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 Members are asked to:

- (i) Consider the response received from the District Council to the points raised by the Town Council and to submit further comments on the application if necessary.

2. Background

2.1 At the last meeting of this Committee consideration was given to the above planning application which deals with the major new housing development to the South of Newark. Whilst Members decided to not object to the application a number of issues were raised as identified at **Minute 14/01978/OUTM** above.

I have subsequently met with the Planning Officers from the District Council to discuss these issues in more detail. They have undertaken to provide a detailed response to each of the points raised. However at the time of writing this report I have not yet received their comments and so thee will tabled at the meeting for Members consideration

3. Financial, Legal, Equality and Risk Issues

3.1 None.

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