



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

TUESDAY 27TH MARCH 2018

Tuesday 20th March 2018

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Tuesday 27th March 2018 in the **Committee Room** 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

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

Alan Mellor
Town Clerk

PLANNING COMMITTEE
TUESDAY 27TH MARCH 2018

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 28th February 2018 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
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Committee Membership:

Cllr T Roberts MBE (Chairman)
Cllr M Skinner (Vice-Chairman)
Cllr Mrs C Barker-Powell
Cllr Mrs G Dawn
Cllr Ms H Gent
Cllr L Goff
Cllr S Haynes
Cllr D Hyde
Cllr D Lloyd
Cllr R Williams



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Agenda Item No: 2

Committee Date: Tuesday 27th March 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 28th February 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell (Ap) Mrs G Dawn (A) Ms H Gent (A) L Goff S Haynes D Hyde (Ap) D Lloyd (Ap) R Williams
In Attendance	Town Clerk Councillor	Alan Mellor K Girling
Apologies	Cllrs Mrs C Barker-Powell, 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	

PR61/17/18 Minutes

PR58/17/18 – Outstanding Planning Applications

18/00028/FUL & 18/00029/ADV – Europe foods, 3-5 Bar Gate, Newark

Comments for these applications were as follows:

'Objection was raised to this application on the grounds that it was contrary to the Shopfronts SPD, it abuts the Conservation Area and is not in keeping with the surrounding area'.

The Chairman notified Members that this location is actually within the Conservation Area and therefore the Minute should be amended accordingly.

This change was **AGREED**.

The Minutes of the last meeting held on Wednesday 31st January 2018 were, with the above amendment, **AGREED** and signed as a true and correct record.

PR62/17/18 Matters Arising

There were no matters arising.

PR63/17/18 Declarations of Interest

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

PR64/17/18 Outstanding Planning Applications

17/02213/FULM Green Home, Bowbridge Road, Newark

Demolition of No. 2 Jubilee Street and erection of 10 no. two storey residential family houses incorporating new access from Jubilee Street.

It was noted that NCC didn't have any objections to this application and that parking did not look to be an issue with sufficient parking being made available for each property, therefore No Objection was raised to this application.

18/00018/FULM Plot 9 Brunel Business Park, Jessop Close, Newark

Construction of 23 no. industrial units (use Classes B1, B2 and B8) and all associated external works.

Cllr Roberts MBE declared a Personal Interest.

No Objection was raised to this application.

18/00103/FULM Land off Cross Lane, Fernwood Business Park, Fernwood, Newark

Development of a 4FE Secondary School, 230 Place Sixth Form, Sports Hall, External Play Facilities, Access and Car Parking.

Cllr Haynes raised the issue of the lack of parking spaces on the proposed site. It was suggested that provision should be made for all staff instead of the 67

spaces available for 90 members of staff including disabled parking. Also, concern was raised as to pupils having to cross a nearby road with a speed limit of 40mph, it was suggested that this should be lowered to 30mph if the application goes ahead.

No Objection was raised to this application, however it was also Agreed that the above comments be submitted to the District Council for its attention.

18/00217/ADV Newark Town Lock, Mill Lane, Newark

Proposed signage scheme.

Cllr Girling suggested that the Town Council should contact the applicant to see if the 'uniform' colour of burgundy could be incorporated in the proposed signage. The Town Clerk undertook to speak with the Canal & River Trust to see if this was possible.

No Objection was raised to this application.

18/00219/FUL 32 Lime Grove, Newark

Householder application for single storey rear extension.

No Objection was raised to this application.

18/00241/FUL 94 Mill Gate, Newark

Householder application for proposed single storey side extension.

No Objection was raised to this application.

18/00246/LBC 6 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00247/LBC 14 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00248/LBC 30 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged sash windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00253/LBC 32 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged sash windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00255/LBC 36 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged sash windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00256/LBC 38 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00257LBC 40 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double

glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00258/LBC 42 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00261/LBC 3-5 Parliament Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation. Removing the existing plot 3 front door and replacing with a new 6 panel door.

No Objection was raised to this application.

18/00262/LBC 5 King Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis and replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.

No Objection was raised to this application.

18/00263/LBC 1 King Street, Newark

Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the damaged windows with the new windows on a like for like basis.

No Objection was raised to this application.

18/00266/FUL 41 King Street, Newark

Householder application for installation of aluminium secondary glazing, repairing and painting existing windows and windowsills were required.

No Objection was raised to this application.

- 18/00273/LBC 34 Parliament Street, Newark**
 Installation of aluminium secondary glazing, repairing and painting existing windows and windowsills where required. Replacing the single glazed timber casement windows with new double glazed timber casement windows on the rear elevation.
No Objection was raised to this application.
- 18/00328/OUT Land to the Rear of Bridge Cottages, Barnby Road, Newark**
 Erection of a dwelling.
No Objection was raised to this application.
- 18/00234/FUL 12 Sandhills Park, Newark**
 Householder application for single storey side extension with internal alterations.
No Objection was raised to this application.
- 18/00368/FUL 95 Valley Prospect, Newark**
 Householder application for proposed extensions and alterations to existing dwelling house.
No Objection was raised to this application.
- 18/00379/FUL 33 The Paddocks, Newark**
 Householder application for proposed two storey side extension.
No Objection was raised to this application.

PR65/17/18 Notice of NSDC Planning Decisions

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

PR66/17/18 Urgent Decisions Taken Under The Scheme of Delegation

Members NOTED that No Objections had been raised under the Scheme of Delegation for the following applications:

18/00005/FUL – 24 Lawrence Street, Newark – The provision of a two storey extension to the existing dwelling and the provision of a new dwelling.

Licensing – Minor Variation Application for McDonald’s, Newark – To update the plans currently attached to the Premises Licence to show a change of layout following a refurbishment at the restaurant.

PR67/17/18 Notification of Appeal – Highfields School

Amended Developer Contributions Towards Local Infrastructure

Members NOTED the appeals that have been lodged with the Planning Inspectorate for the following applications:

16/01134/FULM & 17/00357/FULM.

Cllr Roberts MBE proposed that the Committee’s original objections should remain and this was seconded by Cllr M Skinner.

PR68/17/18 Miscellaneous Applications

a. Amended Applications

17/02305/FUL – Land to the East of Top Row, Beacon Hill Road, Newark

Proposed development comprising of 8 no. dwellings.

Amendment – removal of a porch on one of the units and revisions to car parking spaces within the site.

No Objection was raised to this application.

b. Street Naming

18/00023/NEWDEV – Land off Hutchinson Road, Newark

Proposed residential development of 7no dwellings.

The Committee would like to put forward the name **Roland Cope Close** for this development in memory of the late Roland Cope MBE JP, who was a former Town Councillor and Mayor of the Town.

Meeting Closed:	7.30pm	Next Meeting:	Wednesday 28th March 2018
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Agenda Item No: 5

Committee Date: Tuesday 27th March 2018

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
18/00320/FUL	1 of 1	HBW Developments Ltd	Unit E
Received 01.03.18		2A Station Street Long Eaton NG10 1GL	8 George Street Newark

Description – Conversion of 2 storey warehouse into 2 residential apartments.

Ref/Year/App.No	Revision	Applicant	Location
18/00381/ADV	1 of 1	c/o Agent	Aldi Stores Ltd
Received 01.03.18			North Gate Newark

Description – 1 no. illuminated freestanding post mounted double sided sign.

Ref/Year/App.No	Revision	Applicant	Location
18/00383/FUL	1 of 1	c/o Agent	Aldi Stores Ltd
Received 01.03.18			North Gate Newark

Description – Re-surfacing, re-landscaping and re-design of layout to car park. Full re-roof and rendering of external walls to existing store.

Ref/Year/App.No	Revision	Applicant	Location
18/00436/FUL	1 of 1	NSDC	Keepers Cottage
Received 06.03.18		Castle House Great North Road Newark NG24 1BY	Great North Road Newark NG24 1BY

Description – Change of use from A2 former Citizen's Advice Bureau to B1 office accommodation.

Ref/Year/App.No	Revision	Applicant	Location
18/00441/FUL	1 of 1	Mr J Power	125 Hawton Road
Received 05.03.18		83 Barnby Gate Newark NG24 1QW	Newark NG24 4QG

Description – Householder application for erection of a boundary fence.

Ref/Year/App.No	Revision	Applicant	Location
18/00464/FUL	1 of 1	Mr M Maciejak 13 Sandfield Way Newark NG24 4QL	13 Sandfield Way Newark NG24 4QL
Received 12.03.18			

Description – Householder application for proposed single storey extension to family dwelling.

Ref/Year/App.No	Revision	Applicant	Location
18/00469/FUL	1 of 1	Mr T Brett 7 Hawton Road Newark NG24 4QA	30 Riverside Road Newark NG24 4RJ
Received 12.03.18			

Description – Householder application to extend the existing dormer on the front elevation to create an additional first floor room.

Ref/Year/App.No	Revision	Applicant	Location
18/00484/FUL	1 of 1	Mr A Gorman The Poplars Barnby Road Newark NG24 2NE	The Poplars Barnby Road Newark NG24 2NE
Received 13.03.18			

Description – Proposed 1.5 storey detached dwelling on land adjacent ‘The Poplars’ including double vehicular access and boundary wall with electric gates to new dwelling and ‘The Poplars’.

Ref/Year/App.No	Revision	Applicant	Location
18/00499/FUL	1 of 1	Mr & Mrs Baker 26 Valley Prospect Newark NG24 4QJ	26 Valley Prospect Newark NG24 4QJ
Received 13.03.18			

Description – Householder application for single storey extension on front of existing house.

Ref/Year/App.No	Revision	Applicant	Location
18/00508/FUL	1 of 1	Mr J Dobb 38 Fairway Newark NG24 4RN	38 Fairway Newark NG24 4RN
Received 13.03.18			

Description – Householder application for first floor side extension and ground floor rear extension.

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	17/01994/LBC	Listed Building Consent
Date Registered	11 January 2018	
Proposal	Retrospective painting of internal doors and floors, remove plaster from walls to expose bricks, tiling toilet floors and bar floors, installing internal wall panelling and proposed varnishing of brick work.	
Location	Queens Head, 8 Market Place, Newark	
Applicant	Truemax Ltd, 8 Market Place, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	21/02/2018	
Application No	17/02269/FUL	Full Planning Permission
Date Registered	13 December 2017	
Proposal	Development of 4 x 1 bed flats	
Location	Amenity land at Meldrum Crescent, Newark	
Applicant	Newark & Sherwood District Council c/o Agent	
Decision	Application Permitted	Conditional Y
Decision Date	28/02/2018	
Application No	18/00028/FUL	Full Planning Permission
Date Registered	8 January 2018	
Proposal	The retrospective application for the installation of an ATM through a composite security panel to the right hand side of the shop entrance.	
Location	Europe Foods, 3-5 Bar Gate, Newark	
Applicant	Notemachine UK Ltd, Russell House, Elvicta Business Park, Crickhowell	
Decision	Application Refused	Conditional
Decision Date	28/02/2018	
Application No	18/00029/ADV	Advertisement Consent
Date Registered	8 January 2018	
Proposal	Integral illumination and screen to the ATM fascia. Internally illuminated Free Cash Withdrawals sign above the ATM. Blue LED halo illumination to the ATM surround.	
Location	Europe Foods, 3-5 Bar Gate, Newark	
Applicant	Notemachine UK Ltd, Russell House, Elvicta Business Park, Crickhowell	
Decision	Application Refused	Conditional
Decision Date	27/02/2018	

Application No	18/00045/LBC	Listed Building Consent
Date Registered	10 January 2018	
Proposal	Replacement of single glazed window with a slim-line double glazed window, Georgian bars, integral not planted (rear elevation).	
Location	8 Parliament Street, Newark	
Applicant	Mr M Lawrence, 8 Parliament Street, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	28/02/2018	
Application No	18/00059/FUL	Full Planning Permission
Date Registered	15 January 2018	
Proposal	Installation of painted and formed sheet steel sculpture.	
Location	Newark Sensory Gardens, Mill Lane, Newark	
Applicant	Canal & River Trust, Congleton Rd Sth, Church Lawton, Stoke on Trent	
Decision	Application Permitted	Conditional Y
Decision Date	01/03/2018	
Application No	18/00085/ADV	Advertisement Consent
Date Registered	16 January 2018	
Proposal	2 x fascia signs, 5 x ADM direct print panels	
Location	One Stop, 60-62 Sleaford Road, Newark	
Applicant	One Stop Stores, Apex Road, Brownhills, Walsall	
Decision	Application Permitted	Conditional Y
Decision Date	02/03/2018	
Application No	17/02249/FUL	Full Planning Permission
Date Registered	11 December 2017	
Proposal	Demolition of existing garages/outbuildings and erection of four, 3 bedroomed residential dwellings.	
Location	Land to the rear of 20 Hill Vue Gardens, Newark	
Applicant	Mrs C Baker, 24 Massey Street, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	07/03/2018	
Application No	18/00040/FUL	Full Planning Permission
Date Registered	12 January 2018	
Proposal	Provision of an additional 13 car parking spaces to existing premises	
Location	Gladstone House, Lord Hawke Way, Newark	
Applicant	NSDC, Castle House, Great North Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	07/03/2018	

Application No	18/00074/FUL	Full Planning Permission	
Date Registered	15 January 2018		
Proposal	Householder application for removal of existing detached garage and erection of single storey rear extension.		
Location	59 Bancroft Road, Newark		
Applicant	Mr D Hart, 59 Bancroft Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/03/2018		
Application No	17/01601/LBC	Listed Building Consent	
Date Registered	14 December 2017		
Proposal	Change of use of Thorpe's Warehouse to an Apart-Hotel comprising 15 apartments, 1 Manager's flat and associated facilities including gym, reception, laundry and office including alterations to internal layouts and minor amendment to the south east elevation.		
Location	Thorpe's Warehouse, Navigation Yard, Mill Gate, Newark		
Applicant	Willoughby 396, Navigation House, Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/03/2018		
Application No	17/01600/FULM	Full Planning Permission	
Date Registered	18 January 2017		
Proposal	Change of use of Thorpe's Warehouse to an Apart-Hotel comprising 15 apartments. 1 Manager's flat and associated facilities including gym, reception, laundry and office including alterations to internal layouts and minor amendment to the south east elevation.		
Location	Navigation Yard, Mill Gate, Newark		
Applicant	Willoughby 396, Navigation House, Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/03/2018		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 To note the decisions taken under the Scheme of Delegation not to object to the following applications:

17/02305/FUL – Land to the east of Top Row, Beacon Hill Road, Newark (Amended)
Licensing – Application for a Premises Licence - Co-Op (former Sawmill Public House), Beacon Hill Road, Newark

2. Background

2.1 Since the last meeting of the Planning Committee, two applications have been received which required a response before the date of this meeting namely:-

- (i) Land to the east of Top Row, Beacon Hill Road, Newark – Proposed development comprising of 7 no. dwellings (Amended).
- (ii) Application for a Premises Licence – Co-Op, (former Sawmill Public House), Beacon Hill Road, Newark.

2.2 It was agreed with the Chairman of this Committee that these matters are not of sufficient importance to warrant calling a Special Meeting of this Committee or the Town Council.

In accordance with the Town Council’s Scheme of Delegation – paragraph 3.2 Urgent Matters, after consultation with the Chairman of this Committee about these applications, it was agreed that No Objections would be raised.

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decisions taken.

3. Financial, Legal, Equality & Risk Issues

None.

Background Papers:	Planning Application – Available at the Meeting
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

17/02213/FULM – Green Home, Bowbridge Road, Newark

Demolition of No. 2 Jubilee Street and erection of 9 no. two storey residential family houses incorporating new access from Jubilee Street.

Amendment: Reduction in the number of dwellings from 10 to 9.

b. Nottinghamshire County Council Applications

Proposed Extinguishment – Coddington Footpath 1 & Newark Footpath 18

Via East Midlands have been asked by NCC to consult on the proposed extinguishment of Coddington Footpath 1 and part of Newark Footpath 18 on public safety grounds.

The proposed section to be extinguished is the full length of Coddington Footpath 1 from Balderton Lane in a westerly direction, across the A1 and into woodland south of Bayford Drive, where it continues as Newark Footpath 18 for a further 200m until its junction with Newark Footpath 39.

It is believed that the intention behind the creation of the new link (39) and the adopted path running around the perimeter of the development was to extinguish this path. The adopted path takes pedestrians to the top of Newbury Road where there is safe provision for crossing the A1. No provision for crossing the A1 on Coddington Footpath 1 has been made, this does not link to the wider public rights of way network.

The length of the proposed extinguishment is currently closed under a Temporary Prohibition Order until 8th August 2018.

Members are asked to comment on this proposal by 13th April 2018.

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

