



NEWARK TOWN COUNCIL

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

PLANNING COMMITTEE

WEDNESDAY 28TH NOVEMBER 2018

Thursday 22nd November 2018

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 28th November, 2018 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 28TH NOVEMBER 2018

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 31st October, 2018 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
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Committee Membership:

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



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Agenda Item No: 2

Committee Date: Wednesday 28th November 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 31st October, 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	M Skinner (Chairman)
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell (Ap) M Cleasby Mrs G Dawn (A) Ms H Gent L Goff D Hyde (Ap) D Lloyd T Roberts MBE R Williams
In Attendance	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe & P Duncan
Apologies	Cllrs Mrs C Barker-Powell & D Hyde	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There was 1 member of the public present.	
Venue:	Council Chamber, Town Hall	

PR34/18/19 Minutes

The Minutes of the last meeting held on Wednesday 26th September 2018

were **AGREED** and signed as a true and correct record.

The Town Clerk advised Members that the Minutes of the previous Planning meeting held on 26th September, 2018, showed Cllr Roberts MBE as Absent when his apologies had been given. This will be corrected in the Minutes.

PR35/18/19 Matters Arising

There were no matters arising.

The Chairman notified Members that The Town Clerk had contacted Newark & Sherwood District Council regarding emotive descriptions for planning applications and how the Planning Committee were concerned about the use of such emotive language to describe an application and questioned whether such wording is appropriate for describing applications. NSDC had replied saying that in terms of formal legislation, they are not able, technically, to change a description of development submitted by an applicant unless they agree in writing to a change. This could be brought up in future training for Planning staff.

PR36/18/19 Declarations of Interest

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

PR37/18/19 Outstanding Planning Applications

18/01430/FUL Park View Caravan Park, Tolney Lane, Newark

Change of use of former abattoir site and paddock to gypsy and traveller caravan site.

The Town Clerk informed Members that applications for this site had been to Committee previously in 2015, 2016 and 2017 and that all previous applications had been Objected to.

The main issue regarding this application is the risk of flooding and danger to life.

Members decided to **OBJECT** to this application and could see no reason to change their original objection as follows:

- The site should be appropriately landscaped
- There could be a flood risk which could impact significantly on any touring caravans on the site in periods when flooding occurs
- This application should not be in conflict with the Allocations and Development Management Options Report for designating Traveller & Gypsy

sites in Newark

If this application were to be Permitted by the District Council, Members of this Committee would like to see relevant boundary environmental screening put in place in order to make it less visible from the A46.

18/01443/FULM Green Park, Tolney Lane, Newark

Application for the variation of Condition 1 attached to application 14/01640/FULM; remove/vary conditions 5 and 6 attached to the planning permission granted on appeal at Plots 1-10 Green Park, Tolney Lane. NSDC Ref: 12/00562/FUL.

Cllr D Lloyd informed Members that a temporary 5 year permission had been given previously by the Inspector in the hope that during that 5 year period, an alternative site would be found for the travellers.

Members decided to **OBJECT** to this application and could see no reason to change their original objection as follows:

- There could be a flood risk which could impact significantly on any touring caravans on the site in periods when flooding occurs
- This application should not be in conflict with the Allocations and Development Management Options Report for designating Traveller & Gypsy sites in Newark.

18/01619/FUL 150 Beacon Hill Road, Newark

Application for removal/variation of Condition 02 of application 15/02256/FUL: Construction of three new detached dwellings.

No Objection was raised to this application.

18/01667/LBC 19 Bridge Street, Newark

Installation of shop signage.

No Objection was raised to this application but Members would wish to see a condition attached which requires all items for sale being kept within the premises and not on the pavement.

18/01764/FUL Land at rear of 244 Beacon Hill Road, Newark

Erection of 1 dwelling and 2 detached garages (one serving 244 Beacon Hill Road and the other serving the new dwelling).

No Objection was raised to this application.

18/01785/FUL

Newark Cemetery, London Road, Newark

Erection of an 8m flag pole at the entrance to the Cemetery.

All Members declared a prejudicial interest in this application.

No Objection was raised to this application.

18/01790/FUL

The Tom Mann Pavilion, Devon Park, Newark

Ground floor side extension to pavilion and siting of storage container within car park.

The Chairman was delighted to see this application as the park is being used more frequently now by youngsters playing sport.

Cllr D Lloyd requested a recorded vote for this item as he intended to Abstain, the voting was as follows:

7 Votes For and 1 Abstention.

No Objection was raised to this application.

18/01817/ADV

Newark Odinist Temple, Bede House Court, Newark

Erection of signage board/notice board outside the Newark Odinist Temple.

No Objection was raised to this application.

18/01822/FUL

Coates Store, 65 Beech Avenue, Newark

Change of use of retail unit to use as a Beauty Salon (Sui Generis).

No Objection was raised to this application.

18/01823/FUL

Land adjacent to Newark Nether Weir, Quibells Lane, Newark

Proposed new intake on the riverbank just upstream of Nether Lock Weir, adjacent to an existing British Sugar abstraction and protected by a 150mm bar, screen and floating boom. An Archimedes Screw turbine within a new concrete channel bypassing the weir, a short tailrace channel returning the flow to the toe of the weir, also modifying a highways drainage outfall, a powerhouse building, 5.25m x 5.6m in plan, enclosing the gearbox, generator and control panel, a brush-type eel-pass within a protective steel enclosure, fitted to the external wall of the Screw channel, a set of armoured power cables laid 900m from the hydro control shed

back along the access track to the switchboard at King's Marina.

No Objection was raised to this application.

18/01830/FUL

12-14 Bridge Street, Newark

&

Proposed new shopfront and undertaking of internal fit-out works.

18/01831/LBC

No Objection was raised to this application.

18/01846/FUL

1B Nicholson Street, Newark

Householder application for proposed single storey rear extension (revised application).

No Objection was raised to this application.

18/01900/FUL

Papa John's Pizza, 2 Bar Gate, Newark

Change of use of existing first floor office (A2 use class) into a single flatted dwelling.

No Objection was raised to this application providing a condition could be attached to ensure that adequate space was provided for 'wheelie bins' so that they are not stored on the public highway.

18/01917/FUL

Former Newark Registrar Office, Newark Municipal Building, Balderton Gate, Newark

Proposed additional parking to the rear of the former Municipal Offices including new tarmac surface, drainage, lighting and landscaping and provide additional parking access accessible from London Road car park. The development will provide 36 additional parking bays and 2 additional disabled parking bays.

Cllr D Lloyd declared a prejudicial interest in this application and left the room for the discussion.

Cllrs T Roberts MBE, P Duncan, Mrs R Crowe & R A Crowe, all declared a non-prejudicial interest in this application.

The Chairman hoped that if this proposal was to go ahead, that lighting would be increased accordingly due to the current levels of anti-social behaviour in the area.

No Objection was raised to this application.

Cllr D Lloyd returned to the meeting.

18/01920/FUL

'Baith' Barnby Road, Newark

Householder application for formation of new access to

serve existing dwelling.

No Objection was raised to this application.

18/01933/LBC Pilgrim Cottage, 7-9 Mill Gate, Newark

Retrospective works to repair damaged purlin.

No Objection was raised to this application.

PR38/18/19 Notice of NSDC Planning Decisions

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

PR/39/18/19 Urgent Decision Taken Under The Scheme of Delegation

18/01615/FUL – Barnby Road Primary & Nursery School, John Gold Avenue, Newark

New School Sports Hall for school use and community use outside of school hours (Amended Description)

and

Revised Plans

Cllr T Roberts MBE declared a prejudicial interest in this application and left the room.

Members **NOTED** the decision taken under the Scheme of Delegation and the further amended application was considered and **No Objection was raised.**

Cllr T Roberts MBE returned to the meeting.

PR40/18/19 Miscellaneous Applications

a. Notification of Appeals/Hearings

16/01134/FULM – Highfields School, London Road, Balderton, Newark

&

17/00357/FULM – Highfields School, London Road, Balderton, Newark

Members **NOTED** that the appeals for the above two applications are to be heard at a Hearing at Castle House, Great North Road, Newark on 8th January 2019 commencing at 10am for 1 day.

The Appellants submitted two additional documents as part of the appeal process. The documents are as follows:

Valuation Report (received 30.10.2018)

Viability Analysis Update (received 30.10.2018)

Members considered the above additional information and decided to retain their original objections below:

16/01134/FULM

Residential development comprising 89 dwellings and associated infrastructure, including the relocation of the school access, car parking area and sports pitches, the provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees. (Re-submission of 14/01964/FULM).

- (i) It will result in the loss of green/open space between Newark and Balderton and a total loss of 8 high value trees within the TPO for the site, with lesser native replacements in gardens which offer no permanence of planting.
- (ii) The biodiversity statement is now outdated and needs revisiting and the ecological barriers within the site (width, height and location) are insufficient for ecology and inappropriate for privacy screening. The traffic impact assessment has not been updated or reviewed to take into account the southern urban extension including Fernwood and predictable traffic volume increases on London Road. The proposed Travel Plans and 5% traffic reduction target are not thought to be a meaningful or realistic means of addressing concerns. It is iterated that the original TIA was not thought appropriate for assessing impacts at peak time.
- (iii) Reassurance is sought that there will be a planning condition requiring a full archaeological management plan which, in turn, is endorsed by Nottinghamshire County Council.
- (iv) The development remains over-intensive with inappropriate boundary treatments to mitigate noise and the loss of privacy (both to existing premises and 'new' neighbours), especially for 27 London Road, Nos 31 & 33 Glebe Park and 11a The Woodwards, whereupon rear

parking (contested by NCC Highways) will increase noise levels adjacent to existing premises. As such, it is contested that the application mitigates the specific comments made by the Inspector in the Appeal hearing with regard to noise and privacy/overlooking to existing *and* new residents.

- (v) The proposed MUGA cannot be made available for meaningful community use due to the need to mitigate light pollution and noise and so is not considered to be of community value and does not mitigate for the loss of open space/play. Further, the acoustic barrier now proposed still causes noise pollution (open windows and trickle vents), as supported by Sport England and will negatively impact on visual and landscape amenity, not least due to the varying land levels and massing of the proposed boundary treatment to the MUGA.

Assurance is sought for planning conditions to maintain access for existing residents to boundary treatments (in particular 33 The Glebes) and for traffic routing during construction.

- (vi) There is concern that there is a lack of Primary school capacity to accommodate additional pupils arising from the development. There is also no provision for any Section 106 funding to mitigate the impact on local schools.

17/00357/FULM

Residential development comprising 95 no. dwellings and associated infrastructure, including the removal of 24 no. TPO trees.

- (i) It will result in the loss of green/open space between Newark and Balderton and a total loss of 24 high value trees within the TPO for the site, with lesser native replacements in gardens which offer no permanence of planting. This also increases the loss of privacy to existing residents.
- (ii) The biodiversity statement is now outdated and needs revisiting and the ecological barriers within the site (width, height and

location) are insufficient for ecology and inappropriate for privacy screening.

- (iii) The traffic impact assessment has not been updated or reviewed to take into account the increase in units and revised entry road, nor for the southern urban extension (including Fernwood) and predictable traffic volume increases on London Road. The proposed Travel Plans and 5% traffic reduction target are not thought to be a meaningful or realistic means of addressing concerns. It is iterated that the original TIA was not thought appropriate for assessing impacts at peak time.
- (iv) Reassurance is sought that there will be a planning condition requiring a full archaeological management plan which, in turn, is endorsed by Nottinghamshire County Council.
- (v) The development remains over-intensive with inappropriate boundary treatments to mitigate noise and the loss of privacy (both to existing premises and 'new' neighbours), especially for 27 London Road, Nos 31 & 33 Glebe Park and 11a The Woodwards, whereupon rear parking (contested by NCC Highways) will increase noise levels adjacent to existing premises. As such, it is contested that the application mitigates the specific comments made by the Inspector in the Appeal Hearing with regard to noise and privacy/overlooking to existing *and* new residents. Furthermore, with the increase in units and revised entry road proposal, the impact will be experienced by more residences within The Woodwards and by 29 London Road.
- (vi) There is no provision for any recreational or community facilities, e.g. children's play area, which for a housing development of this size is considered to be essential. Neither is there any re-provision for the open space that would be lost as a result of this development. To cite that the footpath to Barnby Road (ownership not clarified) gives access to play

facilities adjacent to Barnby Academy via a road with poor pedestrian facilities, is not considered a meaningful response.

- (vii) There is concern that there is a lack of Primary school capacity to accommodate additional pupils arising from the development. There is also no provision for any Section 106 funding to mitigate the impact on local schools.
- (viii) There is no revised viability assessment available with the application. However, it is contested that the increased units and reduction in facilities (MUGA) require that any assessment is reviewed with specific regard to S106 for community/play facilities, public transport and school provision. Any viability assessment will reflect the costs of intensive drainage treatments, however, these are such due to the intensive development proposals and reduction in permeable open space and are, as such, not considered to be a justiciable cost assessment.

In addition under both applications, assurances are sought for planning conditions and clarity of ownership, to maintain access for existing residents to boundary treatments and for traffic routing during construction.

18/00036/ENF – Land at Winthorpe Road, Newark

Members **NOTED** that the appeal for the above application is to be heard at a Hearing to be held at Castle House, Great North Road, Newark on 26th February, 2019, commencing at 10am for 1 day.

Meeting Closed:	8pm	Next Meeting:	Wednesday 28th November, 2018
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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
18/01999/FULM	1 of 1	Reason Care Ltd 256 The Troc Beacon Hill Road Newark NG24 2JP	The Troc 256 Beacon Hill Road Newark NG24 2JP
Received 15.11.18			

Description – Removal of 2 detached bungalows and extension to care home (essentially renewal of previous permissions 08/02073/FULM which expired on 13.01.12 and 12/00164/FULM which expired on 13.03.15, neither being implemented).

Ref/Year/App.No	Revision	Applicant	Location
18/02034/FULM	1 of 1	Ablehomes Ltd 4 Castlegate Newark NG24 1AX	17 North Gate Newark
Received 14.11.18			

Description – New housing development to consist of 18 social housing units, to offset our client's social housing contribution from another site (re-submission).

Ref/Year/App.No	Revision	Applicant	Location
18/02035/FULM	1 of 1	Ablehomes Ltd 4 Castlegate Newark NG24 1AX	207 Hawton Road Newark NG24 4RQ
Received 09.11.18			

Description – Erection of 20 no. new dwellings (re-submission of 15/00036/FULM) with social housing requirement to be relocated to 17 North Gate, Newark, in parallel application.

Ref/Year/App.No	Revision	Applicant	Location
18/02049/FUL	1 of 1	Mr S Price c/o Beacon View Barnby Road Newark NG24 2ND	Land to the rear of Bridge Cottages Barnby Road Newark
Received 06.11.18			

Description – Erection of a dwelling.

Ref/Year/App.No	Revision	Applicant	Location
18/02050/FUL	1 of 1	Well Co-Op Pharmacy 47 Sherwood Avenue Newark NG24 1QH	Co-Op Pharmacy 47 Sherwood Avenue Newark NG24 1QH
Received 06.11.18			

Description – External shutter installation.

Ref/Year/App.No	Revision	Applicant	Location
18/02052/FUL	1 of 1	British Telecom	British Telecom
Received 08.11.18		Telephone Exchange Lombard Street Newark	Telephone Exchange Lombard Street Newark

Description – Remove glass from one window on the first floor south east elevation and from one window on the north west elevation of the exchange, install an aluminium louvre and fix to the window frames.

Ref/Year/App.No	Revision	Applicant	Location
18/02054/ADV	1 of 1	Yorkshire Building Society	Barker Maule & Co
Received 08.11.18		c/o Agent	27 Castle Gate Newark NG24 1BA

Description – 1 no. non illuminated projection sign with decorative scroll work bracket.

Ref/Year/App.No	Revision	Applicant	Location
18/02060/FUL	1 of 1	Mr A Sellers	22 Southend Avenue
Received 06.11.18		22 Southend Avenue Newark NG24 4BG	Newark NG24 4BG

Description – Householder application for extension to a dwelling and minor alterations. Removal of existing kitchen ground floor rear projection.

Ref/Year/App.No	Revision	Applicant	Location
18/02061/FUL	1 of 1	Newark & Sherwood District Council	Land at St Mary's Gardens
Received 08.11.18		c/o Agent	Newark

Description – 7 no. 2 bed dwellings

Ref/Year/App.No	Revision	Applicant	Location
18/02062/FULM	1 of 1	Newark & Sherwood District Council	Land at Lindsay Avenue
Received 14.11.18		c/o Agent	Newark

Description – Demolition of existing garages and the development of 6 no. 1 bed flats and 4 no. 2 bed dwellings.

Ref/Year/App.No	Revision	Applicant	Location
18/02072/LBC	1 of 1	Miss A Ellison 39 Castle Gate Newark NG24 1BE	39 Castle Gate & 53 Stodman Street Newark NG24 1BE
Received 08.11.18			

Description – Create an internal opening at ground floor level between 39 Castle Gate (Shop 1) and 53 Stodman Street (Shop 2) and construct partition walls to create a larger floor area to 53 Stodman Street.

Ref/Year/App.No	Revision	Applicant	Location
18/02080/FUL	1 of 1	Mr Shelton 40 Winthorpe Road Newark NG24 2AB	40 Winthorpe Road Newark NG24 2AB
Received 08.11.18			

Description – Demolition of existing dwelling to create 4 new semi-detached dwellings.

Ref/Year/App.No	Revision	Applicant	Location
18/02080/FUL Amended	1 of 1	Mr Shelton 40 Winthorpe Road Newark NG24 2AB	40 Winthorpe Road Newark NG24 2AB
Received 21.11.18			

Description – Demolition of existing dwelling to create 4 new semi-detached dwellings.

Ref/Year/App.No	Revision	Applicant	Location
18/02081/FUL	1 of 1	Mr & Mrs Sykes 12 Fairway Newark NG24 4RG	12 Fairway Newark NG24 4RG
Received 07.11.18			

Description – Householder application for first floor side extension.

Ref/Year/App.No	Revision	Applicant	Location
18/02104/FUL	1 of 1	Riverland (Newark) Ltd c/o Agent	Yorkshire Bank Plc Unit 24 15 St Mark's Lane Newark
Received 13.11.18			

Description – Change of use from A2 to a flexible A1/A2/A3 use.

Ref/Year/App.No	Revision	Applicant	Location
18/02108/LBC	1 of 1	Yorkshire Building Society	Barker Maule & Co 27 Castle Gate Newark
Received 13.11.18		c/o Agent	

Description – 1 no. non illuminated projection sign, bracket to be fixed to the wall via mechanical fixings.

Ref/Year/App.No	Revision	Applicant	Location
18/02131/FUL	1 of 1	Mrs Clay 10 Philip Road Newark NG24 4LX	10 Philip Road Newark NG24 4LX
Received 16.11.18			

Description – Householder application for proposed rear conservatory.

Ref/Year/App.No	Revision	Applicant	Location
18/02161/FUL	1 of 1	Mr P Howe 83 Riverside Road Newark NG24 4RL	83 Riverside Road Newark NG24 4RL
Received 20.11.18			

Description – Householder application for erection of a two storey and single storey 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	18/01437/FUL	Full Planning Permission	
Date Registered	2 August 2018		
Proposal	Erection of building containing 2 independent one bedroom flats		
Location	Profile Hair Design & Beauty, 137 Barnby Gate, Newark		
Applicant	Mr Thompson, 38 Bullpit Lane, Balderton, Newark		
Decision	Application Refused	Conditional	N
Decision Date	23/01/2018		
Application No	18/01665/FUL	Full Planning Permission	
Date Registered	4 September 2018		
Proposal	Householder application for erection of new garden shed replacing existing shed		
Location	19 Lamb Close, Newark		
Applicant	Mr Ross Haddow, 19 Lamb Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	23/10/2018		
Application No	18/01714/FUL	Full Planning Permission	
Date Registered	11 September 2018		
Proposal	Householder application for proposed single storey front extension		
Location	8 Cedar Avenue, Newark		
Applicant	Mr R Gray, 8 Cedar Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/10/2018		
Application No	18/01605/ADV	Advertisement Consent	
Date Registered	24 August 2018		
Proposal	2 of flat cut aluminium letters/logos & non illuminated projecting sign		
Location	12-14 Bridge Street, Newark		
Applicant	Nottingham Building Society, 3 Fulforth Street, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	01/11/2018		
Application No	18/01704/FUL	Full Planning Permission	
Date Registered	6 September 2018		
Proposal	Retrospective application for the removal/variation of condition 3 attached to 18/00441/FUL, householder application for erection of a boundary fence (part retrospective).		
Location	125 Hawton Road, Newark		
Applicant	Mr J Donald, 83 Barnby Gate, Newark		
Decision	Application Refused	Conditional	N
Decision Date	01/11/2018		

Application No	18/01692/FUL	Full Planning Permission	
Date Registered	10 September 2018		
Proposal	Conversion of existing commercial premises to residential apartments (5 no).		
Location	Whites Wine Merchant, 35 Appleton Gate, Newark		
Applicant	Yorkhouse Properties Ltd, Edgefield House, Vicarage Lane, North Muskham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/11/2018		
Application No	18/01746/LBC	Listed Building Consent	
Date Registered	17 September 2018		
Proposal	Flat cut aluminium letters/logo and non-illuminated projecting sign		
Location	12-14 Bridge Street, Newark		
Applicant	Nottingham Building Society, 3 Fulforth Street, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	01/11/2018		
Application No	18/01402/FUL	Full Planning Permission	
Date Registered	24 July 2018		
Proposal	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).		
Location	9 The Paddocks, Newark		
Applicant	Mr M Moulds, Parkwood Lodge, 5 Newark Road, Coddington, Newark		
Decision	Application Refused	Conditional	N
Decision Date	07/11/2018		
Application No	18/01619/FUL	Full Planning Permission	
Date Registered	12 September 2018		
Proposal	Application for variation of condition 02 of application 15/02256/FUL to vary the design of the house types for the three dwellings.		
Location	150 Beacon Hill Road, Newark		
Applicant	Mr D Shaw, 150 Beacon Hill Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	07/11/2018		

Application No	17/01090/FULM	Full Planning Permission	
Date Registered	14 September 2018		
Proposal	Extension of Newark Lorry Park onto adjacent parcels of land which are currently unused and the provision of a fuel bunker on existing lorry park land. Proposals are intended to accommodate the displacement lorry parking spaces which had been lost due to a neighbouring development.		
Location	Newark Lorry Park, B6326 Great North Road, Newark		
Applicant	NSDC, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	07/11/2018		
Application No	18/01785/FUL	Full Planning Permission	
Date Registered	24 September 2018		
Proposal	Erection of an 8m flag pole at the entrance to the Cemetery		
Location	Newark Cemetery, London Road, Newark		
Applicant	Newark Town Council, Town Hall, Market Place, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	07/11/2018		
Application No	18/00744/LBC	Listed Building Consent	
Date Registered	17 April 2018		
Proposal	Addition of internal entrance lobby to ground floor flat. Addition of internal entrance lobby to first floor flat (retrospective).		
Location	37-39 Kirk Gate, Newark		
Applicant	Gold Leaf Property Investments, Unit 12 Davy Court, Castle Mound Way, Rugby		
Decision	Application Permitted	Conditional	N
Decision Date	13/11/2018		
Application No	18/01796/FUL	Full Planning Permission	
Date Registered	25 September 2018		
Proposal	Householder application for single storey extension to rear of existing property and alteration to the front window.		
Location	29 Albert Street, Newark		
Applicant	Ms I Ward, 29 Albert Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	13/11/2018		

PLANNING 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:

18/01591/FUL – 56 Winthorpe Road, Newark (Amended)

Householder application for proposed 2 storey side and rear extension.

(Amendment being a reduction in depth of the proposed first floor extension, reducing it to 12 metres in depth.

18/01702/ADV – The Co-Operative Group Food Ltd, Unit 1 Side Row, Newark (Amended)

- 1 x set of non-illuminated ‘welcome to’ acrylic text
- 2 x internally illuminated Co-Op logos
- 4 x non illuminated wall mounted flat aluminium panels
- 5 x non illuminated post mounted flat aluminium panels
- 1 x internally illuminated 3.5m totem

(Amendment to relocate the totem sign and amend the height of it to 2m and illuminated with ‘Halo’ illumination.

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) **18/01591/FUL – 56 Winthorpe Road, Newark**
- (ii) **18/01702/ADV – The Co-Operative Group Food Ltd, Unit 1 Side Row, Newark**

2.2 It was agreed with the Chairman of this Committee that this matter is 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 Objection 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. Nottinghamshire County Council Applications**Newark Orchard School and Day Service, London Road, Balderton, Newark**

Demolition of Day Centre building. Construction of Orchard School (two phase development) and replacement Day Service both with external lighting and CCTV, ancillary outdoor facilities including drop-off, entrance and early years canopies, car parking (including 4m lighting columns), lit service areas, 2.4m high perimeter fencing and internal fencing not exceeding 2.4m. Demolition of an existing school building and former caretaker's house and subsequent provision of outdoor play spaces including new tarmac surface multi-use games area (enclosed by 3.0m fencing), timber shed, resurfacing of existing play surface for the new school, sprinkler tank with 3.7m timber fence enclosure and associated landscape works.

**Proposed Parking Restrictions (TRO 3288)
Farndon Road and The Osiers, Newark**

The County Council has received complaints regarding obstructive parking on Farndon Road and The Osiers, Newark. It is therefore proposed to introduce 'No Waiting At Any Time' restrictions (Double Yellow Lines) in this area.

Members are asked for any comments on this proposal.

b. Street Naming**Land at Bus Depot, Pelham Street, Newark**

Erection of 14 no. dwellings

Capla Developments Ltd, the developers at the above site, have put forward the name of **Pelham Court** as the proposed street name for this site. Members are asked to consider this proposal or suggest an alternative.

Newark Working Men's Club, 13 Beacon Hill Road, Newark

Proposed conversion of Hatton House (formerly Newark Working Men's Club) to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.

Oak Tree Homes Ltd who are the developers at the above site, have put forward the name of **Hatton Grove** as the proposed street name for this site. Members are asked to consider this proposal or suggest an alternative. The house will remain as 'Hatton House'.

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