



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

WEDNESDAY 2ND JULY 2014

Thursday 26th June 2014

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 2nd July, 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

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

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY, 2ND JULY 2014

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 4th June 2014 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
| 4 | Declarations of Interest | Verbal | |
| 5 | Outstanding Planning Applications | Report Attached | Page 11 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 17 |
| 7 | Miscellaneous Applications | Report Attached | Page 23 |

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



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

Agenda Item No: 2

Committee Date: Wednesday 2nd July 2014

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 4th June, 2014 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Goff (Chairman)
	Councillor	P Baggaley (A) Mrs I Brown (Ap) K Clayton (A) R Crowe D Lloyd B Richardson (Vice-Chairman) A Roberts MBE S Wallace (Ap)
In Attendance	Town Clerk	Alan Mellor
Apologies	Cllrs Mrs I Brown, S Wallace	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There was one member of the public present.	
Venue:	Council Chamber, Town Hall	

PR1/14/15 Minutes

The Minutes of the last meeting held on Wednesday 30th April, 2014 were **AGREED** and signed as a true and correct record.

PR2/14/15 Matters Arising

There were no matters arising.

PR3/14/15 **Declarations of Interest**

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

PR4/14/15 **Outstanding Planning Applications**

14/00677/FUL **2 Crees Lane, Newark**

Householder application for change of use of workshop to annexe for family use. Change of stable to office and one stable to utility room. In each respect, all changes will be achieved with no exterior alteration to the buildings with exception of door and window styles. Two stables remain (retrospective).

No Objection was raised to this application.

14/00741/FUL **Newgate (Newark) Ltd, Brunel Drive, Newark**

Construction of 3 no. windows and air conditioning plant to first floor side elevation.

No Objection was raised to this application.

14/00752/FUL **1A Nicholson Street, Newark**

Demolition of workshops, erection of two dwellings and formation of associated car parking spaces.

No Objection was raised to this application.

14/00782/FUL **Ampetronic Ltd, Northern Road, Newark**

Change of use from light industrial and offices to retailing motor homes and offices.

Cllr B Richardson declared a non-prejudicial interest in this application.

No Objection was raised to this application.

14/00801/FUL **135 Grange Road, Newark**

Householder application for demolition of garage, side extension to house, construction of pitched roofs to front and rear extensions.

No Objection was raised to this application.

14/00826/FUL **25 Sydney Street, Newark**

Change of use from residential dwelling to house of multi occupancy and conversion of existing loft space.

Objection was raised to this application on the following grounds:

- The location is inappropriate for a multi-occupancy residence

- There is inadequate parking for such a residency

14/00878/FUL 117 Farndon Road, Newark

Demolition of existing house and outbuildings and erection of replacement house.

No Objection was raised to this application.

14/00783/FUL Former Magistrates Court, Magnus Street, Newark

Change of use of court buildings to become part of Newark College with internal works and external renovation. Removal of existing garages and replacement with new vehicle maintenance department workshops. Creation of footpath link to main campus.

Cllr D Lloyd raised concerns about the continuing problem with a lack of car parking provision at Newark College and the impact this has on surrounding streets. He said that there was an existing planning requirement for the College to provide sufficient car parking spaces which is not currently being complied with and he was disappointed that these proposals did not address this issue.

No Objection was raised to this application, however, however the Town Clerk was asked to register with the District Council the issues raised above regarding the ongoing concerns about car parking and the College's outstanding planning responsibilities.

14/00915/FUL Hoval Ltd, North Gate, Newark

Single storey extension to existing office building on the site and erection of a small fuel store located behind the extension in the arm of a standalone hopper.

No Objection was raised to this application.

14/00928/ADV Holy Trinity Presbytery, Boundary Road, Newark

1 x no. free standing sign.

Cllrs L Goff and R Crowe declared a non-prejudicial interest in this application.

No Objection was raised to this application.

14/00936/RMA Land off Heaton Close, Newark

Approval of Reserved Matters following Outline Application 13/00174/OUT for plots 1 and 2 – access, appearance, landscaping, layout and scale.

No Objection was raised to this application.

14/00949/LBC Old Magnus Buildings, 14 Appleton Gate, Newark

There are existing approved Planning and Listed Building consents 11/01434/LBC, 11/01433/FUL, 13/00231/LBC and 14/00061/LBC in place for the erection of a single storey and three storey extension, internal and external alterations to the Old Magnus Buildings.

This application relates to retrospective permission for the removal of a C19 stair tower and proposals for making good the building. Also, for the proposed installation of a roof access hatch to Tudor block. Retrospective permission is due to unintended collapse which is why we have noted the works as having started

Cllrs D Lloyd and T Roberts MBE declared a non-prejudicial interest in this application.

No Objection was raised to this application.

PR5/14/15 Notice of NSDC Planning Decisions

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

PR6/14/15 Miscellaneous Applications

a. Amended Applications

14/00523/FUL – Land to the east of Top Row, Beacon Hill Road, Newark

Proposed new detached dwelling.

No Objection was raised to this application.

14/00739/FUL – 39 Beacon Hill Road, Newark

Erection of 1 no. dwelling.

No Objection was raised to this application.

**b. Nottinghamshire County Council Applications
Nottinghamshire Minerals Local Plan**

It was noted that there are two new sites allocations proposed near to Newark at Langford and Averham. There was concerns raised that the use of these sites for sand & gravel provision would result in a significant increase in traffic volumes in and around Newark and the majority of these extra vehicle movements would be Heavy goods Vehicles.

In addition the additional traffic movements would create noise and air pollution to surrounding villages as well as in the town of Newark itself.

For the above reasons it was agreed to **Object to the proposals** contained in the Nottinghamshire Minerals Local Plan.

c. Notification of Appeals

13/01167/FUL – Bowers Caravan Park, Tolney Lane, Newark

Change of use of former abattoir site and paddock to gypsy and

traveller caravan site.

Members **NOTED** that an appeal had been made to the Secretary of State.

d. Licensing Applications

The Mayze, 7 Castle Gate, Newark

Members considered the application to vary the Premise Licence for the above premises and **No Objection** was raised.

Before the end of the meeting, the Town Clerk informed Members that an invitation had been received from the developers of Oak Tree Homes, Northgate, to go and look around the development before it is occupied.

It was **AGREED** that the Town Clerk would respond to the invitation on this Committee's behalf and arrange a date for such a visit to take place. All Members of the Planning & Regeneration Committee would be invited.

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 2nd July, 2014
------------------------	---------------	----------------------	--

Agenda Item No: 5

Committee Date: Wednesday 2nd July 2014

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
/2014/851	1 of 1	Mr D Burke Little Hollies	20 Pelham Street Newark
Received 23.06.14		The Close Averham	
Type FUL		Newark NG23 5RP	

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

DisRef/Year/App.No	Revision	Applicant	Location
/2014/895	1 of 1	Village Chic 9 Castlegate	Pearman Antiques & Interiors 9 Castle Gate Newark
Received 16.06.14		Newark NG24 1AZ	
Type LBC			

Description – Fit new front door to shop, new guttering to front of building and repaint exterior of building.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/960	1 of 1	Mr P Frangeskou 60 High Street	24 Castle Gate Newark
Received 05.06.14		Collingham Newark	
Type ADV		NG23 7LB	

Description – Fascia sign of individual letters, hanging sign, wall sign and window graphics.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1001	1 of 1	Strays Ltd 17-21 Boar Lane	17-21 Boar Lane Newark
Received 09.06.14		Newark NG24 1AJ	
Type LBC			

Description – Part demolition and removal of staircase to courtyard outbuilding. Introduction of a two storey glass roof enclosure to courtyard and reuse of upper storey to 18 Middlegate and the reintroduction of a staircase. All to create additional indoor and outdoor dining, entertainment, function room and bar with additional toilet facilities.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1018	1 of 1	Proici Associates Ltd	Jessop Way Newark
Received 17.06.14		Unit 2-11a Devon Lane	NG24 2ER
Type FUL		Bottesford Nottingham	

Description – Remove 2 x existing dock level roller shutter doors – infill with new cladding and add in new aluminium framed double glazed opening windows at ground floor and 1st floor levels to match existing window lines.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1049	1 of 1	Mr & Mrs A Salmon	10 Clifton Crescent Newark
Received 10.06.14		10 Clifton Crescent Newark	NG24 2DJ
Type FUL		NG24 2DJ	

Description – Householder application for proposed first floor rear extension, room in the roof space and internal alterations.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1051	1 of 1	Michael Foreman Pension Fund	19 Bridge Street Newark
Received 11.06.14		19 Bridge Street Newark	NG24 1EE
Type FUL		NG24 1EE	

Description – Replacement shop front (resubmission of 13/01569/FUL)

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1061	1 of 1	Greenberry Engineering Services	H & H Wholesale 301 Bowbridge Road Newark
Received 17.06.14		Brunel Drive Newark	
Type FUL		NG24 2EG	

Description – Change of use from existing cash and carry warehouse (Class B8) to proposed engineering workshop (Class B2).

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1063	1 of 1	Mr A Kirby 11B Fairway Newark NG24 4RN	75 Bancroft Road Newark NG24 1SF
Received 18.06.14			
Type FUL			

Description – Householder application to demolish conservatory and erect two storey rear extension to house and construction of new window to first floor west elevation.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1066	1 of 1	Mr P Frangeskou 60 High Street Collingham Newark NG23 7LB	
Received 11.06.14			
Type LBC			

Description – Signage to front elevation.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1071	1 of 1	Mr K Noble 1 Nursery Court Newark NG24 1NP	1 Nursery Court Newark NG24 1NP
Received 17.06.14			
Type FUL			

Description – Demolition of single garage and erection of detached one bedroom house (resubmission of 14/00353/FUL).

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1104	1 of 1	Mr C Gwilym 9 Maun Green Newark NG24 2HA	9 Maun Green Newark NG24 2HA
Received 23.06.14			
Type FUL			

Description – Householder application for proposed single storey extension to front of property and tile pitched room over dormer.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1106	1 of 1	Mr H W Bower	The Abbatoir
Received 24.06.14		Bower Caravan Park	Tolney Lane Newark
Type FUL		Tolney Lane Newark NG24 1DA	

Description – Change of use of former abbatoir site and paddock to gypsy and traveller caravan site.

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	14/00615/FUL	Full Planning Permission	
Date Registered	2 April 2014		
Proposal	Conversion of existing stables into habitable space		
Location	Ark Farm, Beacon Hill Road, Newark		
Applicant	Miss G Blake, Ark Farm, Beacon Heights, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	28/05/2014		
Application No	13/01879/ADV	Advertisement Consent	
Date Registered	11 April 2014		
Proposal	Replacement advertisement signage – 1 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign, 1 no. set of window graphics.		
Location	Three Mobile, 13 Stodman Street, Newark		
Applicant	Three Mobile c/o Agent		
Agent	Pearce Signs Ltd, c/o 31 Heathlands Road, Chandlers Ford, Hampshire		
Decision	Application Refused	Conditional	N
Decision Date	04/06/2014		
Application No	14/00667/ADV	Advertisement Consent	
Date Registered	17 April 2014		
Proposal	One illuminated fascia sign and one projecting sign		
Location	7 St Marks Place, Newark		
Applicant	British Heart Foundation, Surveyors Regional Office, 17 Westgate Street, Gloucester		
Decision	Application Permitted	Conditional	Y
Decision Date	04/06/2014		
Application No	14/00545/LBC	Listed Building Consent	
Date Registered	7 April 2014		
Proposal	Partial removal of first floor to create void above ground floor, enclosed with wooden balustrades.		
Location	Crown & Mitre Public House, 53 Castle Gate, Newark		
Applicant	Datch Ltd, 82 London Road, Newark		
Decision	Application Permitted	Conditional	N
Decision Date	02/06/2014		

Application No	14/00751/ADV	Advertisement Consent	
Date Registered	23 April 2014		
Proposal	Replacement of 1 non illuminated fascia sign and addition of 1 non illuminated hanging/projecting sign.		
Location	Sue Ryder Care, 21 Market Place, Newark		
Applicant	Sue Ryder, Elizabeth Jarmin, Kings House, King Street, Sudbury, Suffolk		
Decision	Application Refused	Conditional	N
Decision Date	13/06/2014		
Application No	14/00523/FUL	Full Planning Permission	
Date Registered	25 March 2014		
Proposal	Proposed New Detached Dwelling		
Location	Land to the east of Top Row, Beacon Hill Road, Newark		
Applicant	Mr Ben Antcliff, 118A Beacon Hill Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	11/06/2014		
Application No	14/00681/FUL	Full Planning Permission	
Date Registered	15 April 2014		
Proposal	Erection of 2 no. amenity blocks, 1 no. to plot 11 and 1 no. to plot 12 (re-submission of 13/00499/FUL).		
Location	Plots 11 and 12 Hiram's Paddock, Tolney Lane, Newark		
Applicant	Mr R Winter, Plot 11 Hiram's Paddock, Tolney Lane, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	11/06/2014		
Application No	14/00622/FUL	Full Planning Permission	
Date Registered	17 April 2014		
Proposal	Construction of a roof over existing enclosed yard		
Location	Northgate Business Centre, 40 North Gate, Newark		
Applicant	As above		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2014		
Application No	14/00739/FUL	Full Planning Permission	
Date Registered	12 May 2014		
Proposal	Erection of 1 no. dwelling		
Location	39 Beacon Hill Road, Newark		
Applicant	Mr D Royle, 39 Beacon Hill Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2014		

Application No	13/01867/FULM	Full Planning Permission Major	
Date Registered	3 January 2014		
Proposal	Change of use to allow no more than 10 of the existing Grade 1 leisure moorings, full residential status at any one time.		
Location	Kings Marina, Mather Road, Newark		
Applicant	BWML, Sawley Marina, Sawley, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	11/06/2014		
Application No	14/00703/LBC	Listed Building Consent	
Date Registered	14 April 2014		
Proposal	Alterations to the building to include alterations to the openings, new windows and doors, structural repairs to the floor over kitchen, internal re-ordering to ensure the viability of bed and breakfast business.		
Location	55 London Road, Newark		
Applicant	Mr J Taylor & Mr P Petit-Breuilh, 55 London Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/06/2014		
Application No	14/00607/LBC	Listed Building Consent	
Date Registered	17 April 2014		
Proposal	Construction of a roof over existing enclosed yard		
Location	Northgate Business Centre, 40 North Gate, Newark		
Applicant	As Above		
Decision	Application Permitted	Conditional	N
Decision Date	12/06/2014		
Application No	14/00617/FUL	Full Planning Permission	
Date Registered	24 April 2014		
Proposal	Erection of non food A1 retail unit and A3 (restaurant/café) unit with associated parking and landscaping.		
Location	Maltkiln Lane, Newark		
Applicant	Harlaxton Estates Partnership, Mayden Park, Northern Road, Newark		
Decision	Application Refused	Conditional	N
Decision Date	18/06/2014		
Application No	14/00741/FUL	Full Planning Permission	
Date Registered	30 April 2014		
Proposal	Construction of 3 no. windows and air conditioning plant to first floor side elevation.		
Location	Newgate (Newark) Ltd, 2 Brunel Drive, Newark		
Applicant	As Above		
Decision	Application Permitted	Conditional	Y
Decision Date	17/06/2014		

Application No	PREAPP/00014/14	Pre Application
Date Registered	28 January 2014	
Proposal	Demolition of signal box.	
Location	Newark Castle Station Signal Box, Great North Road, Newark	
Applicant	Network Rail (Infrastructure) Ltd, Kings Place, 90 York Way, London	
Decision	Objection Raised	Conditional
Decision Date	18/06/2014	

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Licensing Applications

Ye Olde White Hart, Market Place, Newark

A variation to the existing premise licence has been received regarding the above premises.

b. Nottinghamshire County Council Applications

Location: Mount C of E Primary School, Kings Road, Newark

Proposed Development: New Multi use games area and floodlights

We have been notified by NCC that the above application was formally WITHDRAWN on 20 June 2014.

Location: Mount C of E Primary School, Kings Road, Newark

Proposed Development: Installation of artificial grass surfacing

An application has been received from Nottinghamshire County Council regarding the above application.

c. Proposed Development, Great North Road, Newark

Mulberry Developments are working in partnership with Sainsbury's Supermarkets Ltd to consult on plans to redevelop the former Nottinghamshire County Council Highways Depot off Great North Road in Newark and an invitation has been received for Town Councillors to preview their public exhibition on Friday 27th June, 2014. Please see Appendix A for further information.

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