



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 1ST APRIL 2015

Thursday 26th March, 2015

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 1st April, 2015 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

WEDNESDAY 1ST APRIL 2015

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 25th February, 2015. | 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: Wednesday 1st April, 2015

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 25th February, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Goff (Chairman)
	Councillor	P Baggaley (A) Mrs I Brown K Clayton R Crowe D Lloyd B Richardson (Vice Chairman) A Roberts MBE S Wallace (Ap)
In Attendance	PA to the Town Clerk	Mrs H Crossland – taking Minutes
Apologies	Cllr S Wallace	
Public:	There were two members of the public present.	
Venue:	Council Chamber, Town Hall	

Prior to the start of the meeting, a one minute of silence was held, in respect of Mr Vincent Dobson, a former Town Councillor and Town Mayor.

PR58/14/15 Minutes

The Minutes of the last meeting held on Wednesday 28th January, 2015 were **AGREED** and signed as a true and correct record.

PR59/14/15 Matters Arising

There were no matters arising.

PR60/14/15 Declarations of Interest

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

PR61/14/15 Outstanding Planning Applications

15/00061/FULM Land at Lilac Close, Newark

6 no. one bedroom and 4 no. 2 bedroom flats, associated car parking and external works.

District Councillors present declared a personal interest in this application.

No Objection was raised to this application.

15/00078/LBC 99 Mill Gate, Newark

Removal of partition wall between living room and kitchen.

No Objection was raised to this application.

15/00092/FUL 4 Middle Gate, Newark

& Change of use with minor alterations from Class A1 to Class A2.

15/00093/LBC No Objection was raised to this application.

15/00096/ADV 4 Middle Gate, Newark

Proposed external applied signage to existing prepared fascia and applied signage to the existing glazed front window.

No Objection was raised to this application.

15/00103/FUL 56 Hawton Road, Newark

Householder application for proposed rear 1.5 storey extension, new double open garage, internal alterations and landscaping.

No Objection was raised to this application.

15/00105/FUL 11 Dorner Avenue, Newark

Demolition of existing bungalow. Residential development of 2 no. bungalows.

No Objection was raised to this application.

15/00125/FUL 10 Normanton Road, Newark

Householder application for proposed front porch and rear single storey extension.

No Objection was raised to this application.

15/00136/FUL All Spice, 22-24 Castle Gate, Newark

& Sub division of ground floor to form separate unit and change of use to a use within class A1 (shop), class A2 (financial and professional), class A3 (restaurant and café), class A4 (drinking establishment) or class A5 (hot food takeaway); new glazed
15/00137/LBC

entrance within original carriage arch and erection of single storey extension to rear.

No Objection was raised to this application; however, the Committee wished to highlight concern with regard to a possible excess of litter in the area.

15/00138/FUL

Kings Marina, Mather Road, Newark

Creation of vehicular access way through Marina car park to land beyond, including creating a gap in the existing perimeter bund (amended renewal of approved planning application 11/00412/FUL which has expired) including the creation of new replacement parking.

No Objection was raised to this application.

15/00144/LBC

119 Mill Gate, Newark

Retrospective permission for retention of roof light in the upper roof slope. Installation of conservation velux roof window in the lower roof slope.

No Objection was raised to this application.

15/00155/FUL

11 The Maltsters, Newark

Householder application to replace existing solid timber fence 1.85m high with new solid brickwork wall of identical height and layout. The new brickwork wall is to match existing garden walls to the property in appearance, construction and design. Height and plan layout of the new wall is to match that of the existing timber fence.

No Objection was raised to this application.

15/00166/FUL

Palace Theatre, 16 Appleton Gate, Newark

&

15/00167/LBC

Integration of front of house areas of the Palace Theatre with the National Civil War Centre. Enhancing of the existing box office, foyer, function room, bar area and wc's. Improvement of catering facilities.

District Councillors present declared a personal interest in this application.

No Objection was raised to this application.

15/00199/FUL

1A Nicholson Street, Newark

Proposed new bungalow (revised design to approved application no. 14/00752/FUL).

No Objection was raised to this application.

15/00202/FUL

Flats 1 and 2, 2 Middle Gate, Newark

The replacement of existing timber windows to the front and side elevations of flats 1 and 2 above Mark Jarvis Racing Services, Middlegate, Newark

No Objection was raised to this application, provided the replacement windows were 'like for like'.

15/00255/FUL 86 Riverside Road, Newark

Householder application for proposed two storey extension to existing family dwelling.

No Objection was raised to this application.

PR62/14/15 Notice of NSDC Planning Decisions

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

PR63/14/15 Urgent Decisions Taken Under The Scheme of Delegation

The Committee **NOTED** the decision taken under the Scheme of Delegation as outlined in the Agenda Report.

PR64/14/15 Miscellaneous Applications

a. Amended/Additional Applications

14/01964/FULM – Land at Highfields School, London Road, Balderton, Newark

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.

Members **OBJECTED** to this application for the reasons previously given; these were:

- (i) It will result in the loss of a 'Green' space between Newark and Balderton,
- (ii) The traffic impact assessment is poor and the Town Council does not accept the conclusions drawn from it.
- (iii) The application will exacerbate traffic congestion on London Road in particular,
- (iv) The application takes no account of Network Rails' proposals to amend the road layout at the rear of the site to effectively remove the current level crossing over the East Coast mainline,
- (v) It was noted that the Environment Agency do not agree with the application. The Town Council also considers that there are very real concerns about flooding on the site,
- (vi) A total of 14 high value Oak and Yew trees will be lost to make way for a car park and they will not be replaced with appropriate replacements,
- (vii) The site has some archaeological importance,
- (viii) The proposed new footpath goes through Newark

Town Council allotments; the loss of which is not acceptable. There is also no Section 106 funding being proposed for open space and play areas,

- (ix) There is insufficient Social Housing,
- (x) The development is over intensive and will result in the houses being too dense for the site,
- (xi) Concern that the development will have a further adverse impact on the local Toad population around the Barnby Road area.

b. Network Rail

Cllr T Roberts MBE joined the meeting at this point.

Members **CONSIDERED** the proposals by Network Rail for **Whitehouse Lane (Public Highway, Hatchet's Lane) Newark** and **Barnby Road, Newark** and **No Objections** were raised.

Cllr D Lloyd joined the meeting at this point.

c. Licensing Applications

Asda, Lombard Street, Newark

Cllr Mrs I Brown declared a prejudicial interest in this application and left the meeting.

No Objection was raised to the minor variation to the Premise Licence for Asda, Newark.

Cllr Mrs I Brown returned to the meeting.

d. Appeals

13/00889/FULM – Field Reference 8884, Cotham Road, Hawton, Newark

Members **NOTED** that an Appeal had been made to the Secretary of State for this application.

Meeting Closed:	7.40pm	Next Meeting:	Wednesday 1st April, 2015
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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
/2015/36	1 of 1	Ablehomes Ltd 4 Castle Gate Newark NG24 1AX	207 Hawton Road Newark NG24 4RQ
Received 26.02.15			

Type FULM

Description – Erection of 20 new build homes to replace existing consent 12/00572/FULM with social housing relocated to 17 North Gate, Newark.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/117	1 of 1	Holy Trinity Catholic Voluntary Academy Boundary Road Newark NG24 4AU	Holy Trinity Catholic Academy Boundary Road Newark NG24 4AU
Received 02.03.15			
Type FUL			

Description – Erection of 2.4m high fence and change of use of land to play and conservation area at land adjacent to Holy Trinity Academy.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/133	1 of 1	Lincolnshire Co-Op Stanley Bett House Tentercroft Street Lincoln LN5 7DB	Lincoln Co-Operative Society Lincoln Road Newark
Received 18.03.15			
Type FUL			

Description – Variation of condition 09 of planning permission 12/00934/FUL to extend opening hours. The premises shall not be open for customers outside the following hours: For A1 (retail) uses between the hours of 07:00 and 23:00 at all times.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/268	1 of 1	Barratt Homes 2 Horizon Place Nottingham Business Park Nottingham NG8 6PY	Hoval Ltd North Gate Newark
Received 23.02.15			
Type FULM			

Description – Application for the removal of condition 9 (crime scheme/CCTV) attached to application 10/00334/FULM for the erection of 71 no. dwellings with associated car parking and infrastructure.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/277	1 of 1	BB Mortgages Ltd 2 Mill Lane	2A Church Walk Newark
Received 26.02.15		Brant Broughton Lincs	NG24 1JS
Type FUL		LN5 0RP	

Description – Change of use from first floor office to Class A2

DisRef/Year/App.No	Revision	Applicant	Location
/2015/292	1 of 1	PA Freight Services Farndon Road	PA Freight Services Farndon Road
Received 09.03.15		Newark NG24 4SP	Newark NG24 4SP
Type FUL			

Description – Erection of a new gantry crane on an existing industrial site.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/309	1 of 1	Lincs Co-Op Ltd Whisby Way	Lincoln Co-Op Food store Sam Derry Close
Received 03.03.15		Lincoln LN6 3QT	Newark
Type ADV			

Description – Replacement of existing signage.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/333	1 of 1	Lincs Co-Op Ltd 15/23 Tentercroft St	Lincoln Co-Op Ltd 106 Bowbridge Road
Received 03.03.15		Lincoln LN5 7DB	Newark
Type ADV			

Description – Totem sign

Amended application received on 12th March – amended totem sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/334	1 of 1	Lincs Co-Op Ltd 15/23 Tentercroft St Lincoln LN5 7DB	Lincoln Co-Op Ltd 106 Bowbridge Road Newark
Received 16.03.15			
Type ADV			

Description – Internally illuminated fascia sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/354	1 of 1	Mr Bower Bowers Caravan Park Tolney Lane Newark NG24 1DA	The Former Abattoir Tolney Lane Newark
Received 02.03.15			
Type FUL			

Description – Variation of condition 6(i) to change wording from 28 days to 4 months and condition 5 (i) to change the wording from 3 months to 6 months of planning permission 14/01106/FUL – change of use of former abattoir site and paddock to gypsy and traveller caravan site.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/386	1 of 1	RBS Edinburgh Scotland	Natwest 1 Market Place Newark
Received 13.03.15			
Type LBC			

Description – Proposal for advertisement signage for 3 non illuminated lettering, 2 heritage hanging non illuminated signs and 3 miscellaneous permitted non illuminated signage items.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/387	1 of 1	RBS Edinburgh Scotland	Natwest 1 Market Place Newark
Received 13.03.15			
Type ADV			

Description – Proposal for advertisement signage for 3 non illuminated lettering, 2 heritage hanging non illuminated signs and 3 miscellaneous permitted non illuminated signage items.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/405 Received 12.03.15 Type ADV	1 of 1	Lincs Co-Op Ltd Whisby Way Lincoln LN6 3QT	Lincoln Co-Op Albert Street Newark
Description – Replacement of existing signage.			
DisRef/Year/App.No	Revision	Applicant	Location
/2015/406 Received 16.03.15 Type ADV	1 of 1	Lincs Co-Op Ltd Whisby Way Lincoln LN6 3QT	Lincoln Co-Op Churchill Drive Newark
Description – Replacement of an existing fascia sign.			
DisRef/Year/App.No	Revision	Applicant	Location
/2015/409 Received 16.03.15 Type ADV	1 of 1	Lincs Co-Op Ltd Whisby Way Lincoln LN6 3QT	Lincoln Co-Op Lincoln Road Newark
Description – Replacement of existing signage.			
DisRef/Year/App.No	Revision	Applicant	Location
/2015/430 Received 18.03.15 Type FUL	1 of 1	Yorkehouse Ltd Edgefield House Vicarage Lane North Muskham Newark	N & S Community & Voluntary Services 85 Mill Gate Newark
Description – Conversion and change of use of 85 Mill Gate from offices and shop to 6 no. residential apartments.			
DisRef/Year/App.No	Revision	Applicant	Location
/2015/463 Received 18.03.15 Type LBC	1 of 1	Yorkehouse Ltd Edgefield House Vicarage Lane North Muskham Newark	N & S Community & Voluntary Services 85 Mill Gate Newark
Description – Conversion and change of use of 85 Mill Gate from offices and shop to 6 no. residential apartments.			

DisRef/Year/App.No	Revision	Applicant	Location
/2015/464 Received 23.03.15 Type FUL	1 of 1	Mr J Willoughby Navigation Yard Millgate Newark NG24 4TS	Thorpes Warehouse Navigation Yard Millgate Newark NG24 4TN
Description – Variation of Condition 2 of Planning Permissions 11/00228/FUL and 11/00229/LBC to amend approved drawings.			

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	15/00029/FUL	Full Planning Permission
Date Registered	9 January 2015	
Proposal	Householder application for erection of single storey kitchen extension to replace existing single storey extension.	
Location	18 Dunholme Avenue, Newark, NG24 4AR	
Applicant	Levi Spratt, 18 Dunholme Avenue, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	23/02/2015	
Application No	15/00005/FUL	Full Planning Permission
Date Registered	12 January 2015	
Proposal	Reconfiguring the refurbishment of existing industrial units and associated external works.	
Location	Gateway (Textiles) Ltd, Northern Road, Newark	
Applicant	Mr S Hampson, c/o Core Architects, The Terrace, Grantham Street, Lincoln	
Decision	Application Permitted	Conditional Y
Decision Date	26/02/2015	
Application No	14/02260/FUL	Full Planning Permission
Date Registered	15 January 2015	
Proposal	Erection of satellite dish for communal use to existing antenna.	
Location	Stephenson House, Mather Road, Newark, NG24 1FZ	
Applicant	Nottingham Community Housing Association, 3 Forest Court, Forest Road, New Ollerton, Notts	
Decision	Application Permitted	Conditional Y
Decision Date	24/02/2015	
Application No	15/00010/LBC	Listed Building Consent
Date Registered	15 January 2015	
Proposal	Erection of satellite dish for communal use to existing antenna	
Location	1 Stephenson House, Mather Road, Newark, NG24 1FZ	
Applicant	Mrs Alison Greenwood, 3 Forest Court, Forest Road, New Ollerton, Notts	
Decision	Application Permitted	Conditional Y
Decision Date	24/02/2015	

Application No	14/02159/FUL	Full Planning Permission	
Date Registered	11 December 2014		
Proposal	Householder application for erection of first floor side extension over existing ground floor accommodation.		
Location	1 Hine Avenue, Newark, NG24 2LH		
Applicant	Mr N Parker, 9 Church Lane, Balderton, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	04/03/2015		
Application No	14/02254/FUL	Full Planning Permission	
Date Registered	24 December 2014		
Proposal	Conversion of family dwelling into house of multiple occupation. Insertion of window in place of garage door on front elevation. Retrospective permission for insertion of 2 no. velux roof windows to rear.		
Location	4 Salisbury Road, Newark, NG24 4HY		
Applicant	Mr A Pearlman, 10 Elmcroft Avenue, London		
Decision	Application Refused	Conditional	N
Decision Date	05/03/2015		
Application No	15/00155/FUL	Full Planning Permission	
Date Registered	2 February 2015		
Proposal	Householder application to replace existing solid timber fence 1.85m high with new solid brickwork wall of identical height and layout. The new brickwork wall is to match existing garden walls to the property in appearance, construction and design. Height and plan layout of the new wall is to match that of the existing timber fence.		
Location	11 The Maltsters, Newark, NG24 4RU		
Applicant	Mr J Lindson, 11 The Maltsters, Farndon Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	05/03/2015		
Application No	15/00214/LBCLDC	LBC Lawful Development Certificate	
Date Registered	13 February 2015		
Proposal	Siting of condenser unit and heat exchanger on the flat roof extension.		
Location	GH Porter Provisions, 1-3 Bridge Street, Newark, NG24 1EE		
Applicant	GH Porter Provisions, 1-3 Bridge Street, Newark, NG24 1EE		
Decision	Certificate Issued	Conditional	N
Decision Date	05/03/2015		

Application No	14/02212/FUL	Full Planning Permission	
Date Registered	8 January 2015		
Proposal	Reconfiguration of building from two units to four units incorporating 2 new internal walls, 4 new roller shutter doors, 3 new fire doors, 3 new internal toilet blocks. Change of use from B8 to B2 for unit 1 and B8 o B1 for units 3 and 4.		
Location	Grosvenor Court, Brunel Drive, Newark, NG24 2EA		
Applicant	Mr S Cardy, Unit 5 Brunel Business Park, Jessops Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/03/2015		
Application No	15/00103/FUL	Full Planning Permission	
Date Registered	26 January 2015		
Proposal	Householder application for proposed rear 1.5 storey extension, new double open garage, internal alterations and landscaping.		
Location	56 Hawton Road, Newark, NG24 4QB		
Applicant	Mr & Mrs M Turner, 56 Hawton Road, Newark, NG24 4QB		
Decision	Application Permitted	Conditional	Y
Decision Date	13/03/2015		
Application No	14/02080/LBC	Listed Building Consent	
Date Registered	15 January 2015		
Proposal	Siting of defibrillator mounting point to Grade II listed red telephone box.		
Location	Rear of Toni and Guy, 12-13 Market Place, Newark, NG24 1DU		
Applicant	Newark Town Council, Town Hall, Market Place, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/03/2015		
Application No	15/00107/ADV	Advertisement Consent	
Date Registered	23 January 2015		
Proposal	HSBC Global Design Standards, ATM signage, door signage		
Location	30 Market Place, Newark		
Applicant	Level 30, 8 Canada Square, London		
Decision	Application Permitted	Conditional	Y
Decision Date	18/03/2015		
Application No	15/00106/FUL	Full Planning Permission	
Date Registered	23 January 2015		
Proposal	Disabled access. Relocating existing external ATM to be situated through glazing.		
Location	30 Market Place, Newark		
Applicant	Level 30, 8 Canada Square, London		
Decision	Application Permitted	Conditional	Y
Decision Date	17/03/2015		

Application No	15/00116/FUL	Full Planning Permission	
Date Registered	26 January 2015		
Proposal	Householder application for proposed garage		
Location	39 Beacon Hill Road, Newark		
Applicant	Mr Royle, 39 Beacon Hill Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	20/03/2015		
Application No	15/00115/LBC	Listed Building Consent	
Date Registered	26 January 2015		
Proposal	Disabled Access. Relocating existing external ATM to be situated through glazing, infill the existing ATM's aperture with stone, like for like, re-installation of rails in front of existing external ATM. Installation of a door to create alternate/disabled access. Lowering an area of internal floor to gain access, install 2 no. ramps for disabled users, expanding the width of 1 no. door to accommodate disabled ramp and signage.		
Location	30 Market Place, Newark		
Applicant	Level 30, 8 Canada Square, London		
Decision	Application Permitted	Conditional	Y
Decision Date	18/03/2015		

PLANNING & REGENERATION COMMITTEE

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

1. Recommendations

1.1 To note the decision taken under the Scheme of Delegation not to object to the application for a new premise licence for 17 Carter Gate, Newark.

2. Background

2.1 Since the last meeting of the Planning & Regeneration Committee, an application has been received which required a response before the date of this meeting namely:-

(i) An application for a new premise licence for 17 Carter Gate, Newark.

2.2 I have agreed with the Chairman of this Committee that the 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, I have consulted with the Chairman of this Committee about this application and 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 decision 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 & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

14/02149/FUL – Brownhills Service Centre, Brunel Drive, Newark

Permission sought for up to 40 motorhomes to be parked on Brownhills overnight camping area 365 days a year. These bays will be used by Brownhills customers only who are staying overnight the night before or after service/repair work or collection of their new motorhome.

Members are asked to consider the **Change of proposal description and supporting statement** submitted on 19th March, 2015.

b. Notification of Appeals

Members to NOTE that appeals relating to the 2 sites below have been made to the Secretary of State. Both appeals follow the refusal of planning permission.

1 Nursery Court, Newark

Demolition of single garage and erection of detached one bedroom house (Resubmission of 14/00353/FUL)

Northgate Retail Park, Newark (14/01591/FUL)

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

c. Licensing Applications

National War Centre, Appleton Gate, Newark

Members are asked to consider an application 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:	CONSULTATION ON THE GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT PREFERRED STRATEGY
REPORT BY:	TOWN CLERK

1. Recommendations

Members are asked to consider the Gypsy & Traveller Development Plan Document Preferred Strategy and submit any comments to the District Council.

2. Background

2.1 The assessment and allocation of Gypsy & Traveller sites is set out in the District Councils' Core Strategy Development Plan, which was adopted in March 2011.

Within that document Core Policies 4 & 5 deal with need for such sites and the criteria for considering sites.

These policies are attached at Appendix 1.

The Core Strategy only dealt with demand for sites for the period up to 2012,

The subsequent Publication Allocations & Development Management DPD sets out the land allocations for housing, employment and retail to meet the needs of the District for the period up to 2026, clearly these two 'Planning' documents do not cover the same time period and therefore one of the main purposes of the above consultation document is to bring the policy for Gypsy & Traveller sites in line with the main policy document.

2.2 The initial policy draft Policy Document was issued for consultation in September 2013 and was considered by this Committee at its meeting held on 30th October 2013. The comments made at that meeting are included in Minute PR41/13/14 and are set out below:

Public Consultation on the Gypsy and Traveller Development Plan Document (DPD)

Question 1

Do you agree with the Methodologies set out in Appendix 1 and if not how would you change them?

This Committee does not agree; in the first instance, the 'Newark Urban Area' requires definition.

Question 2

Do you agree with the proposed approach to information gathering and if not what

changes or other method would you suggest?

The proposed approach to information gathering is explained, but not how that data would be tested.

Why not include the residents of Newark, who are the rest of the community, as well as the Gypsy and Travellers?

Question 3

Do you agree with the above definitions and if not how would you change them?

There is no issue with the definitions, as long as the Planning Laws are enforced (i.e. do not allow any more unauthorised sites to be added to Tolney Lane).

Question 4

Do you think that future pitch provision should be made in locations across the district, outside of the Green Belt, that satisfies the above criteria or continue to be made in and around Newark Urban Area and Ollerton & Boughton.

Yes; but in the wider part of Nottinghamshire, not just concentrated in Newark & Sherwood.

Question 5

Do you agree that Tolney Lane is an unsuitable location for the future allocation of pitches?

It is a suitable location, but there should not to be an extension to it.

The site could be better utilised if continuing development of the washland ceased. Improvements to the infrastructure of the area could be considered to better support what is already there.

Question 6

Do you know of any suitable and available sites that meet the above criteria? If so, please let us know by either writing in with a plan showing the location or contact us so that we can talk through the details of the site.

Members were unaware of any new sites that met the criteria.

Question 7

Do you represent or know of a community or group who would be interested in engaging in the on-going consultation process?

Newark Town Council Planning Committee.

2.3 This latest draft document which is out for consultation is attached at Appendix 2.

The document identifies an assessed need for new sites for the period up to 2028 as shown at paragraph 3.7.

The original proposals to allocate new sites in accordance with Core Policy 4 with 78% in the Newark Urban Area and 22% to Ollerton & Boughton has now been scrapped. It is proposed that new sites will be allocated in line with the Settlement Hierarchy, this is discussed at Paragraph 4.

The document also deals with the specific issues connected with Tolney Lane and its suitability, or not, to accommodate additional pitches, see Paragraph 6.

2.4 Members are requested to consider the four specific questions as well as the whole document and submit any comments to the District Council.

3. Legal, Financial, Equality and Risk Issues

None.

Background Papers:	District Council planning Strategies and Policy documents.
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

Gypsies, Travellers and Travelling Showpeople

5.14. Newark and Sherwood has a long tradition of Gypsies and Travellers living in certain locations in the District, mainly in Newark but also in Ollerton & Boughton. The Regional Plan sets out the future pitch requirement for the District, until 2012, of 84 pitches. This is based on research in the Nottinghamshire Gypsy and Traveller Accommodation Needs Assessment. Since the Assessment was published the District Council has made considerable progress in meeting this target. In total we have granted permission for 32 new pitches over this period which is around 38% of the total required. The breakdown of permissions is as follows:

Table 1

Location of new pitch provision	Pitches granted planning permission
Newark Urban Area	3
Ollerton & Boughton	29
Total	32

5.15 The Regional Plan does not identify any separate need for Travelling Showpeople pitch provision, however the Council will consider any unexpected demand as set out in Core Policy 5.

Core Policy 4

Gypsies & Travellers and Travelling Showpeople – New Pitch Provision

The District Council, will, with partners, address future Gypsy, Travellers and Travelling Showpeople pitch requirements for the District which is consistent with the East Midlands Regional Plan.

Future pitch provision will be provided largely in and around the Newark Urban Area and Ollerton & Boughton areas – on a scale which reflects, proportionately, the population size of these settlements:

Newark Urban Area	78%
Ollerton & Boughton	22%

The Council will identify and, where necessary, allocate 84 pitches to meet identified need through the Allocations & Development Management DPD.

Taking into account the 32 pitches granted planning permission since the Needs Assessment was published in 2007, a further 52 pitches are required. Given the location of the current permissions for pitch provision, it is likely that these allocations will be located in and around Newark Urban Area.

The District Council will keep under review the levels of need beyond 2012 as required in the Regional Plan. If such a review requires further pitch provision the District Council will seek to address such demand by the identification and, where necessary, allocation of additional pitches through a further DPD.

5.16 The policy for the selection of Sites for Gypsies & Travellers and Travelling Showpeople is derived from Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, Circular 04/2007 Planning for Travelling Showpeople and Designing Gypsy and Traveller Sites – A Good Practice Guide (May 2008). This policy will also guide decision making on individual applications for such sites.

Core Policy 5

Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople

The following criteria will be used to guide the process of allocation, in the Allocations & Development Management DPD, of individual sites and to help inform decisions on proposals reflecting unexpected demand:

1. The site would not lead to the loss, or adverse impact on, important heritage assets, nature conservation or biodiversity sites;
2. The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;
3. The site has safe and convenient access to the highway network;
4. The site would offer a suitable level of residential amenity to any proposed occupiers and have no adverse impact on the amenity of nearby residents;
5. The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity;
6. In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in PPS 25: Development and Flood Risk and the findings of the Newark and Sherwood Strategic Flood Risk Assessment. Where flooding is found to be an issue, the District Council will require the completion of a site specific Flood Risk Assessment.

Subject to the other provisions of this policy, the District Council will be prepared to consider proposals for additional pitch provision for Gypsies and Travellers on existing caravan sites (of all kinds) – including unused or under-used sites.