



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
Tel: 01636 680 333 ~ Fax: 01636 680 350
Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 30TH APRIL 2014

Thursday 24th April 2014

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 30th April, 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, 30TH APRIL 2014

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 2nd April 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 15 |
| 7 | Miscellaneous Applications | Report Attached | Page 21 |

Committee Membership:

Cllr L Goff (Chairman)

Cllr P Baggaley

Cllr Mrs I Brown (Vice
Chairman)

Cllr K Clayton

Cllr R Crowe

Cllr Mrs G Dawn

Cllr Miss R Dawn

Cllr D Lloyd

Cllr B Richardson

Cllr T Roberts MBE

Cllr S Wallace



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU

Tel: 01636 680 333 ~ Fax: 01636 680 350

Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

Agenda Item No: 2

Committee Date: Wednesday 30th April 2014

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 2nd April, 2014 in the Council Chamber, Town Hall.

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

PR68/13/14 Minutes

Cllr Mrs I Brown (Vice-Chairman) took the Chair for this meeting as the Chairman was absent.

The Minutes of the last meeting held on Wednesday 5th March, 2014 were **AGREED** and signed as a true and correct record.

PR69/13/14 Matters Arising

14/00353/FUL – 1 Nursery Court, Newark

The Town Clerk reminded Members that there had been No Objection raised to this application at the last meeting of this Committee; however, it had now come to light that there had been problems with this application being advertised, in that the usual letters that are sent to neighbouring properties did not get sent until the day before our meeting. Residents therefore did not have the opportunity to put any objections forward in time. There had been a lot of opposition from neighbours since and the Town Clerk advised that the Committee could revisit this application in the light of new information.

After discussion the Town Clerk was asked to write to the District Council to inform them that the Town Council wish to re-consider the application and that the statutory 6 weeks' notice for neighbouring properties to register their objections should be given. If necessary the application could be re-submitted to the next meeting of this Committee.

PR70/13/14 Declarations of Interest

All District Councillors declared a non-pecuniary interest in **14/00402/FULM – Land at Bowbridge Road, Newark.**

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

PR71/13/14 Outstanding Planning Applications

14/00121/FUL 43 Victoria Street, Newark

Householder application for removal of an existing open timber car port and replace with a double brick garage.

No Objection was raised to this application.

14/00252/FUL & 97 Mill Gate, Newark

14/00453/LBC Householder application to demolish existing rear extension and construct a single storey rear extension. Internal alterations to form first floor bathroom and replacement of first floor window to front elevation.

No Objection was raised to this application.

14/00402/FULM Land at Bowbridge Road, Newark

Erection of a new leisure centre including pool hall, sports hall, 2 squash courts, fitness suite, 2 exercise studios, café, changing rooms and associated administration rooms, car park and formation of new access road off Bowbridge Road.

No Objection was raised to this application.

14/00417/FUL Charles Lawrence International, Jessop Way, Newark

Erection of two storey extension to existing office.

No Objection was raised to this application.

- 14/00418/ADV Charles Lawrence International, Jessop Way, Newark**
Company logo (light box) fixed to the wall of the building.
No Objection was raised to this application.
- 14/00483/FUL Charles Lawrence International, Jessop Way, Newark**
Retrospective planning to permanently retain a temporary structure adjoining an existing building.
No Objection was raised to this application.
- 14/00465/OUTM Land North & East of Fernwood, West & East of Spring Lane, South of A1 and East of Railway Line, Fernwood**
Proposed residential development for up to 950 dwellings and associated facilities (Education & Recreation) infrastructure and utilities; application for outline planning permission (including access).

This application was discussed in detail. Members were concerned about the impact that this development would have on traffic flows in Newark arising from construction traffic and residents when the houses are completed.

Concerns were raised that this would have an adverse impact on traffic movements through the town centre.

Members felt that this development being brought forward means that the early implementation of the planned Southern Relief Road even more important to alleviate the concerns raised above.

In conclusion Members welcomed the fact that this development was now making progress and **No Objection was raised to the application.**

The Town Clerk was also asked to pass on to the District Council the above comments about the potential traffic impact and the urgency for the delivery of the Southern Relief Road.
- 14/00516/FUL 7 St Mark's Place, Newark**
Proposed stair enclosure to flat roof area to facilitate access to the first floor.
No Objection was raised to this application.
- 14/00519/FUL 160 Lincoln Road, Newark**
Householder application for erection of 2 storey side extension to house.
No Objection was raised to this application.

- 14/00522/FUL** **Edinburgh Lodge, Barnby Road, Newark**
Householder application for ground floor extension to rear.
No Objection was raised to this application.
- 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.
- 14/00530/FUL** **1 Markham Avenue, Newark**
Householder application for extension to dwelling.
No Objection was raised to this application, provided the dormer windows are set so that there is no overlooking of neighbouring properties.
- 14/00400/LBC** **Victoria Fish Bar, 62 Victoria Street, Newark**
Repair and re-paint existing windows, replace any damaged glass panes and insert glass pane into existing solid front door.
No Objection was raised to this application.
- 14/00473/FUL** **Land used for storage and work premises (Rose & Co), Parker Street, Newark**
Variation of conditions 9 and 10 attached to planning permission 11/00697/FULM to allow for the site to be split into two phases.
No Objection was raised to this application, provided there is no variation to the end date of the total completion of the development.
- 14/00548/FUL** **Junction of Church Street, Kirk Gate and Wilson Street, Newark**
02 Wi-Fi service enhancement for Newark Town Centre and Heritage Trail – 2 x Ruckus 7762 Wi-Fi___33 access point units will be deployed on the CCTV column below the existing camera housing, one facing North West towards Kirk Gate and one facing south/south west towards the Market Place.
Cllr D Lloyd declared a personal interest in this application.
No Objection was raised to this application.
- 14/00571/FUL** **62 Harcourt Street, Newark**
Householder application for proposed garden room.
No Objection was raised to this application.

PR72/13/14 Notice of NSDC Planning Decisions

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

PR73/13/14 Miscellaneous Applications

a. Licensing Applications

Morrisons Fuel, Lovers Lane, Newark

Application received regarding a New Premise Licence.

It was **NOTED** that this application had been withdrawn.

b. Nottinghamshire County Council Applications

Proposed addition of Staple Lane and Bowbridge Lane to the existing C3 Alverton, Aslockton, Balderton, Cotham, Elton on the Hill, Flawborough, Kilvington, Orston, Shelton, Staunton on the Vale Environmental Weight Restriction Order (3177).

The Committee decided, reluctantly, to raise **No Objection** to the extension of weight limits to the above two roads even though it remains of the view that the current impact of the traffic order on the C3 has had a very significant detrimental impact on Newark arising from an increase in the movements of HGV's through the Town Centre, along roads that are not equipped to take such traffic.

The Town Council was also very concerned that the expansion of traffic movements arising from the proposed MRF at Quarry Farm Transfer Station would have the impact of exacerbating the flow of HGV's through Newark Town Centre and create even more problems than exist at the moment.

c. Trent Skip Hire Limited, Quarry Farm Transfer Station, Bowbridge Lane, New Balderton, Newark

Proposed erection of a steel framed building for use as a materials recycling facility (MRF).

The Town Clerk informed Members that he had spoken to the Officer who is dealing with the C3 (above) and they were unaware of this application.

As far as the Town Clerk could tell, this proposal would amount to a 60 per day increase in vehicle movements (30 in, 30 out); in the paperwork it stated that the existing roads could deal with this.

During discussion it was noted that there appeared to be no coherent traffic plan within the proposal. Indeed, some restrictions would need to be lifted on the C3, otherwise vehicles would not be able to get to where they needed to be.

For the reasons stated above it was agreed that an **Objection was raised to this application.**

PR74/13/14 Street Naming

Member discussed this report in some detail. Cllr D Lloyd thought that at a previous meeting of this Committee it had been agreed that the Newark Civic Society be approached to prepare a list of possible names for the Town council to consider.

This matter had been discussed under Matter Arising at the meeting held on 2nd January when it was suggested that possibly Newark Civic Trust and Newark Historical Society be approached and asked to help produce a 'list' of names of prominent, important people from Newark.

After discussion it was **AGREED** that the Town Clerk would bring a further report on this subject to the September meeting of this Committee together with a list of names put forward by the above organisations.

PR75/13/14 Neighbourhood Plan

There was a general discussion with regard to this report.

All Members agreed that some form of plan for Newark Town Centre was required.

Members were also aware that the focus for the Town Council at the moment was to deal with the Devolved Services Project.

After further discussion it was **AGREED that no action should be taken at the moment to take forward a Neighbourhood Plan.**

However in the meantime the Town Clerk was asked to take forward discussions with the District Council with the aim of achieving a much greater involvement of the Town Council in the planning and agreement of Planning Section 106 Agreements.

It was also felt that in the interim period up to a decision being made on 'Devolved Services' that work should continue to achieve improvements in Partnership relationships particularly with regard to town centre issues.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 30th April 2014
------------------------	---------------	----------------------	---

Agenda Item No: 5

Committee Date: Wednesday 30th April 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
/2013/1879	1 of 1	Three Mobile c/o Pearce Signs Ltd	Three Mobile, 13 Stodman Street, Newark
Received 14.04.14		31 Heathlands Road	<u>Grid Reference</u>
Type ADV		Chandlers Ford Hampshire SO53 1GU	479758 : 353888

Description – Replacement advertisement signage – 1 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign, 1 no. set of window graphics.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/471	1 of 1	Ms R Wall 31 The Ivies Farndon Road Newark	31 The Ivies Newark NG24 4SR
Received 03.04.14		NG24 4SR	<u>Grid Reference</u>
Type FUL			478162 : 352835

Description – Householder application for conversion of integral garage to form kitchen and utility and erection of new double garage.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/545	1 of 1	Mr D Derry DATCH Ltd 82 The Mews London Road Newark	Crown & Mitre Public House 53 Castle Gate Newark
Received 10.04.14		NG24 1SQ	<u>Grid Reference</u>
Type LBC			479619 : 353886

Description – Partial removal of first floor to create void above ground floor, enclosed with wooden balustrades.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/615	1 of 1	Miss G Blake Ark Farm Beacon Heights Newark	Ark Farm, Beacon Heights, Newark
Received 10.04.14		NG24 2JS	<u>Grid Reference</u>
Type FUL			481571 : 353825

Description – Conversion of existing stables into habitable space.

DisRef/Year/App.No /2014/673	Revision 1 of 1	Applicant Mr A Birkhead 25 Valley Prospect Newark NG24 4QH	Location 25 Valley Prospect, Newark, NG24 4QH
Received 15.04.14			<u>Grid Reference</u> 478738 : 352344
Type FUL			

Description – Householder application for porch to front elevation.

DisRef/Year/App.No /2014/681	Revision 1 of 1	Applicant Mr R Winter Plot 11 Hirams Paddock Tolney Lane Newark NG24 1DA	Location Plots 11 & 12 Hiram's Paddock, Tolney Lane, Newark
Received 22.04.14			<u>Grid Reference</u> 478615 : 353753
Type FUL			

Description – Erection of 2 no. amenity blocks, 1 no. to plot 11 and 1 no. to plot 12 (re-submission of 13/00499/FUL)

DisRef/Year/App.No /2014/695	Revision 1 of 1	Applicant Ms C Jones 37 Boundary Road Newark NG24 4DZ	Location 37 Boundary Road, Newark, NG24 4DZ
Received 14.04.14			<u>Grid Reference</u> 479960 : 352908
Type FUL			

Description – Householder application for removal of timber clad garage and erection of single storey extension.

DisRef/Year/App.No /2014/703	Revision 1 of 1	Applicant Mr J Taylor & Mr P Petit-Breullh 55 London Road Newark NG24 1RZ	Location 55 London Road, Newark, NG24 1RZ
Received 16.04.14			<u>Grid Reference</u> 480389 : 353337
Type LBC			

Description – 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.

Agenda Item No: 6

Committee Date: Wednesday 30th April 2014

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	14/00263/ADV	Advertisement Consent	
Date Registered	12 February 2014		
Proposal	Corporate re-branding of 1 no. Automatic Transfer Machine (ATM) Bastion Unit		
Location	Newark Northgate Station, Lincoln Street, Newark		
Applicant	The Royal Bank of Scotland, 26 St Andrew Square, Edinburgh		
Agent	Currie & Brown, Poseidon House, Neptune Park, Maxwell Road, Plymouth, Devon		
Decision	Application Permitted	Conditional	Y
Decision Date	28/03/2014		
Application No	14/00135/FUL	Full Planning Permission	
Date Registered	5 February 2014		
Proposal	Change of use from B1 business to A3 restaurants and cafes and A5 hot food takeaways including internal alterations.		
Location	Citizens Advice Bureau, 2 Castle Gate, Newark		
Applicant	Mr Miah, Castle Cuisine, 1 Bar Gate, Newark, NG24 1ES		
Agent	The Evans Partnership, Prebend Passage, Westgate, Southwell, Notts, NG25 0JH		
Decision	Application Permitted	Conditional	Y
Decision Date	27/03/2014		
Application No	13/01825/FUL	Full Planning Permission	
Date Registered	7 February 2014		
Proposal	Residential development : 2 bungalows		
Location	114 Hawton Road, Newark, NG24 4QF		
Applicant	Mrs D Robertson, 114 Hawton Road, Newark, NG24 4QF		
Agent	Mr Clive Davies, Orchard House, 3 Farndon Road, Newark, NG24 4SB		
Decision	Application Permitted	Conditional	Y
Decision Date	27/03/2014		
Application No	14/00136/LBC	Listed Building Consent	
Date Registered	5 February 2014		
Proposal	Change of use from B1 business to A3 restaurants and cafes and A5 hot food takeaways including internal alterations and external signage.		
Location	Citizens Advice Bureau, 2 Castle Gate, Newark, NG24 1AX		
Applicant	Castle Cuisine, 1 Bar Gate, Newark, NG24 1ES		
Agent	The Evans Partnership, Prebend Passage, Westgate, Southwell, Notts, NG25 0JH		
Decision	Application Permitted	Conditional	Y
Decision Date	27/03/2014		

Application No	14/00273/FUL	Full Planning Permission	
Date Registered	14 February 2014		
Proposal	Householder application for proposed extension to the rear		
Location	19 Adwalton Close, Newark, NG24 2GT		
Applicant	Mr & Mrs D Meacham, 19 Adwalton Close, Newark, NG24 2GT		
Agent	Green Igloo, 87 Beacon Hill Road, Newark, NG24 2JN		
Decision	Application Permitted	Conditional	Y
Decision Date	03/04/2014		
Application No	14/00342/ADV	Advertisement Consent	
Date Registered	24 February 2014		
Proposal	Six non illuminated fixed plate signs		
Location	Northgate Business Centre Ltd, 38 & 40 North Gate, Newark, NG24 1EZ		
Applicant	As above		
Decision	Application Permitted	Conditional	Y
Decision Date	09/04/2014		
Application No	14/00344/ADV	Advertisement Consent	
Date Registered	24 February 2014		
Proposal	1 illuminated hanging sign and 2 non illuminated signs		
Location	Northgate Business Centre Ltd, 38 & 40 North Gate, Newark, NG24 1EZ		
Applicant	As above		
Decision	Application Permitted	Conditional	Y
Decision Date	07/04/2014		
Application No	14/00292/FUL	Full Planning Permission	
Date Registered	10 February 2014		
Proposal	Conversion of Dance Studio to five apartments (3 one bed and 2 two bed)		
Location	St Mary;s Church Rooms, Guildhall Street, Newark, NG24 1UH		
Applicant	Mr C Lager, Rose Cottage, Main Street, North Muskham, Newark, NG23 6ER		
Decision	Application Permitted	Conditional	Y
Decision Date	10/04/2014		
Application No	14/00353/FUL	Full Planning Permission	
Date Registered	25 February 2014		
Proposal	Demolition of single garage and erection of one bedroom house		
Location	1 Nursery Court, Newark, NG24 1NP		
Applicant	Mr K Noble, 1 Nursery Court, Newark, NG24 1NP		
Agent	Mr C Davies, Orchard House, 3 Farndon Road, Newark, NG24 4SB		
Decision	Application Permitted	Conditional	Y
Decision Date	11/04/2014		

Application No	14/00385/LBC	Listed Building Consent
Date Registered	3 March 2014	
Proposal	Display of 6 no. signs	
Location	Northgate Business Centre Ltd, 38 & 40 North Gate, Newark, NG24 1EZ	
Applicant	As above	
Decision	Application Permitted	Conditional Y
Decision Date	09/04/2014	
Application No	14/00386/LBC	Listed Building Consent
Date Registered	3 March 2014	
Proposal	Continue to display 3 no. signs and 1 no. illuminated hanging sign.	
Location	Northgate Business Centre Ltd, 38 & 40 North Gate, Newark, NG24 1EZ	
Applicant	As Above	
Decision	Application Permitted	Conditional Y
Decision Date	09/04/2014	
Application No	14/00250/ADV	Advertisement Consent
Date Registered	24 February 2014	
Proposal	Erection of 1 no. hanging sign, 1 no fixed fascia sign and 1 no. menu board.	
Location	Citizens Advice Bureau, 2 Castle Gate, Newark, NG24 1AX	
Applicant	Castle Cuisine, 1 Bar Gate, Newark, NG24 1ES	
Agent	The Evans Partnership, Prebend Passage, Westgate, Southwell, Notts, NG25 0JH	
Decision	Application Permitted	Conditional Y
Decision Date	16/04/2014	
Application No	14/00286/FUL	Full Planning Permission
Date Registered	19 February 2014	
Proposal	Proposed new shop front, replacement upper floor windows and demolition of wall to rear courtyard and reconstructed to enable new stairs.	
Location	Bentley's Fish Restaurant, 15 Middle Gate, Newark, NG24 1AG	
Applicant	As Above	
Agent	Ellis Healey Architecture, Round Foundry Media Centre, Foundry Street, Leeds, LS11 5QP	
Decision	Application Permitted	Conditional Y
Decision Date	17/04/2014	

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Licensing Applications

A premise variation application has been received for The Organ Grinder, Portland Street, Newark (previously known as The Horse & Gears).

b. Proposed Communications Installation

Notification has been received of a planning application to be submitted by Arqiva, agents for Waldon Telecom Ltd, for approval to install mobile phone network equipment at the Newark ATE. Prior notice has been given to enable the Town Council to put any views forward prior to preparing the application for submission to Newark & Sherwood District Council.

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