



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 30TH SEPTEMBER 2015

Thursday 24th September, 2015

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 30th September, 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 30TH SEPTEMBER 2015

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 2nd September, 2015. | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
| 4 | Declarations of Interest | Verbal | |
| 5 | Outstanding Planning Applications | Report Attached | Page 13 |
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Committee Membership:

Cllr T Roberts MBE (Chairman)
Cllr Ms H Gent (Vice-Chairman)
Cllr Mrs C Barker-Powell
Cllr Mrs I Brown
Cllr M Cleasby
Cllr L Goff
Cllr D Lloyd
Cllr M Skinner
Cllr Mrs J Whicher
Cllr R Williams



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Agenda Item No: 2

Committee Date: Wednesday 30th September, 2015

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 2nd September, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) Mrs C Barker-Powell Mrs I Brown M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams
In Attendance	Town Clerk Councillors	Alan Mellor P Duncan D Hyde
Apologies	None	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR22/15/16 Minutes

The Minutes of the last meeting held on Wednesday 29th July, 2015 were **AGREED** and signed as a true and correct record.

PR23/15/16 Matters Arising

There were no matters arising.

PR24/15/16 Declarations of Interest

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

PR25/15/16 Outstanding Planning Applications

15/01207/FUL Victoria Fish Bar, 62 Victoria Street, Newark

15/01239/LBC Removal of existing sign and replacement with a shorter sign and reduced lux lighting, adaption to extract flue to side. Screening of flue with GRP cladding, re-position satellite dish. Repair and re-point rear boundary wall.
&
15/01317/ADV

No Objection was raised to this application.

15/01224/FUL 138 Hawton Road, Newark

Householder application to demolish existing front porch and build replacement front porch and erect single storey extension to rear.

No Objection was raised to this application.

15/01228/FULM Newark Sugar Factory, Great North Road, Newark

Installation of 1 wind turbine with a maximum height to tip of 100m, access track, hardstanding, substation and associated infrastructure.

Following discussion, **No Objection was raised to this application.**

15/01242/FUL Discount Glass Centre Ltd, 30-32 North Gate, Newark

Remove existing shop front and door and replace with new timber door and three timber sash windows.

No Objection was raised to this application.

15/01243/FUL Unit 3, Robin Hood Walk, Newark

Change of use from A1 (retail) to a Gym falling within class D2 (assembly and leisure).

Following a vote, **Objection was raised to this application**, for the following reasons:

- a. The Retail Capacity Study that was carried out showed that Newark does not have enough large retail units.
- b. One of the reasons for the original permission

given was the fact that these are large retail units, the Committee is opposed to the application as it would result in a loss of a much needed large shopping unit.

15/01245/FUL Unit 15, Jessop Way, Newark

Change of use to D2 to allow for a fitness area and personal training centre to be set up.

Following a vote, **Objection was raised to this application** for the following reasons:

- a. The unit is on an industrial estate, not a retail park.
- b. The change of use is inappropriate for an industrial estate.
- c. The area should be kept for industrial use and job creation and not used for recreational activities.

15/01260/FULM Former Piano School, Mount Lane, Newark

Conversion into 10 units of residential accommodation.

No Objection was raised to this application, however, the Committee expressed some concern with regard to the possible over-intensification of the site and potential for noise disturbance given the number of units being proposed.

15/01307/FULM 17 North Gate, Newark

Housing Development to consist of 12 no. social housing units.

Cllrs Mrs I Brown, T Roberts and D Lloyd declared a non-prejudicial interest in this application.

No Objection was raised to this application.

15/01322/FUL 17 Sandhills Park, Newark

Householder application for first floor bedroom extension.

No Objection was raised to this application.

15/01358/FUL Unit 2 Barnby House, 14 Barnby Gate, Newark

Change of use from retail (A2) to tanning salon (sui Generis).

No Objection was raised to this application.

15/01391/ADV

5 Market Place, Newark

Cllr P Duncan left the meeting prior to this item being considered.

Signage to shop frontage windows, door, existing fascia, canopy, external post and banners around seating area.

Cllr Ms H Gent joined the meeting at this point.

Objection was raised to this application, for the following reason:

- a. The outside seating area would block the thoroughfare in a busy part of the town centre and the proposed banners around the seating area were inappropriate in the Market Place.

Following discussion of this application, the Town Clerk was asked to find out which cafes actually have permission to put seating areas outside.

15/01389/FUL

&

15/01390/LBC

5 Market Place, Newark

Change of use from an A1 retail unit to an A3 café/bistro. To install a kitchen area separated by a stud wall partition and swing door at the rear of the property. Upgrade the facilities and services and install an additional extractor fan, pipework to vent alongside an existing extractor. Install another WC opposite the existing WC and move the existing door to the cellar area. Proposed opening hours Mon – Thurs 8am – 5.30pm, Fri & Sat 8am – 10.30pm and Sun 9.30am to 5.30pm.

No Objection was raised to these applications.

15/01428/FUL

90 Riverside Road, Newark

Householder application for demolition of existing garden room, garage and WC and erection of new extension comprising garage, living room and shower WC.

No Objection was raised to this application.

15/01435/LBC

55 London Road, Newark

Reinstate window; in 1955 the original cellar window and its light well were sealed with bricks, debris, cement and a concrete cap. The proposal is to remove the concrete cap and excavate the rubble, bricks and cement in order to reinstate the original window well. The intention is to install a bespoke copy of the nine pane per frame,

Yorkshire sliding sash window as the original.

No Objection was raised to this application.

15/01456/FUL 1 Stanley Terrace, Newark

Sub-division of end terrace house to form two self-contained units.

No Objection was raised to this application.

15/01469/FULM Land adjacent to the Cattle Market, Great North Road, Newark

Proposed new council office and civic accommodation on existing public car park.

Cllrs Mrs I Brown, T Roberts and D Lloyd declared a non-prejudicial interest in this application.

No Objection was raised to this application, but the following points were raised:

- a. There will be a reduction in public parking spaces.
- b. Concern that there is a reduction in the number of lorry parking spaces.
- c. Where will the cycle racks be situated?

The Town Clerk pointed out that traffic is an issue on this site; he had spoken to Highways and a Traffic Impact Assessment has been carried out, on the assumption that there will be additional traffic movement.

15/01495/LBC Sir John Arderne Public House, 10 Market Place, Newark

Internal alterations to form staff toilet and changing facilities and staff room.

No Objection was raised to this application.

15/01515/FUL 1 The Avenue, Newark

Householder application to erect a part two storey and part single storey extension to the rear elevation (including demolition of the existing outstands and conservatory) and to extend the existing detached garage (including raising of the ridge) with altered vehicular access.

Cllr D Lloyd declared a personal interest in this application.

No Objection was raised to this application.

- 15/01091/FUL 11 Dorner Avenue, Newark**
Demolition of existing bungalow – residential development – revised design for 1 no. bungalow (re-submission of 15/00105/FUL).
No Objection was raised to this application.
- 15/01252/FUL Brownhills Service Centre, Brunel Drive, Newark**
Remove wooden shed, construct new brick security building with toilet and wash facilities. Add new Elsan point to rear of site.
Cllr M Skinner declared a pecuniary interest in this application and left the meeting.
No Objection was raised to this application.
Cllr M Skinner returned to the meeting.
- 15/01535/FUL 36 Hardwick Avenue, Newark**
Householder application for proposed extension and alterations to existing dwelling.
No Objection was raised to this application.
- 15/01554/FUL 8 Whomsley Close, Newark**
Householder application for proposed two storey side extension.
No Objection was raised to this application.

PR26/15/16 Notice of NSDC Planning Decisions

Cllr Ms H Gent declared a personal interest in **15/01024/FUL – Holden’s Furniture Store.**

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

PR27/15/16 Urgent Decision Taken Under the Scheme of Delegation

Members **NOTED** the decision taken under the Scheme of Delegation regarding a proposed extension to the car park at Per Aarsleff (UK) Ltd, Hawton Lane, Balderton, Newark.

PR28/15/16 Miscellaneous Applications

a. Amended Applications

14/01598/FULM – Land at the junction of Kelham Road and Great North Road, Newark

The Town Clerk reported that his understanding of this amended application was that it was going to be the

subject of a further round of public consultation; in particular the impact on the Market Place.

The Chairman proposed that this application be deferred, and that delegated authority be given to the Town Clerk, in conjunction with himself, to look at the impact on the town, and the Market Place, of another supermarket and that such information be submitted to the District Council for consideration as part of the Retail Impact discussions.

Following a vote, this was **AGREED**

15/00082/FUL – Land south of Newark, Bowbridge Lane, Balderton, Newark, Notts

No Objection was raised to this application.

15/00440/RMAM – Land south of Newark, Bowbridge Lane, Balderton, Newark, Notts

No Objection was raised to this application.

b. Licensing Applications

The Old Malt Shovel, Newark

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

Members raised **No Objection** to the application for a variation to the Premise Licence for the above premises.

Morrisons Supermarket, Kings Road, Newark

Members raised **No Objection** to the application for a minor variation to the Premise Licence for the above premises.

Cllr Mrs I Brown returned to the meeting.

c. Determination of the Nomination for an Asset of Community Value

Oscar's Inn, 105 Balderton Gate, Newark

Members **NOTED** this decision.

Nottinghamshire County Council

Proposed 20mph Speed Limit near Holy Trinity Primary & Nursery School, Newark

Members raised **No Objection** to this application.

Meeting Closed:	8.20pm	Next Meeting:	Wednesday 30th September, 2015
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Agenda Item No: 5

Committee Date: Wednesday, 30th September, 2015

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
/2015/1533	1 of 1	DB Woods Ltd	Potterdyke House
Received 02.09.15		Crown House	31 Lombard Street
Type LBC		Warrall Avenue	Newark
		Arnold	
		Nottingham	

Description – Alterations to Potterdyke House including internal reconfiguration and external paintwork.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1538	1 of 1	S R Pension Trust	Vacant land
Received 07.09.15		Suite 16	Northern Road
Type FUL		Sheepbridge	Newark
		Business Centre	
		Chesterfield	
		Derbys	
		S41 9ED	

Description – Change of use and provision of car park and caravan storage and conversion of existing building to café.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1555	1 of 1	Aldi Stores	35 North Gate
Received 08.09.15		Commercial Road	Newark
Type LBC		Goldthorpe	NG24 1HD
		S63 9FA	

Description – Listed Building Consent for repair and maintenance works to elevation of listed building.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1573	1 of 1	Mrs R Pacey	29 Coopers Yard
Received 02.09.15		149 Beardall Street	Newark
Type FUL		Hucknall	NG24 4UH
		Notts	
		NG15 7HA	

Description – Householder application for replacement windows.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1666	1 of 1	Mrs C Bishop 6 Dorner Avenue Newark NG24 4SH	6 Dorner Avenue Newark NG24 4SH
Received 16.09.15			
Type FUL			

Description – Householder application for 12 solar panels to pitched garage roof.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1701	1 of 1	Ms Pringle & Mr Fairweather 2 Woodside Farm Cottages Brougham Penrith Cumbria CA10 2AP	73, 75A & 75B Mill Gate Newark NG24 4TU
Received 21.09.15			
Type FUL			

Description – Replacement of doors and windows and removal of one window and one door.

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	15/01018/FUL	Full Planning Permission	
Date Registered	24 June 2015		
Proposal	Proposed extension to car park		
Location	Per Aarsleff (UK) Ltd, Hawton Lane, Balderton, Newark		
Applicant	As above		
Decision	Application Permitted	Conditional	Y
Decision Date	01/09/2015		
Application No	15/01279/FUL	Full Planning Permission	
Date Registered	21 July 2015		
Proposal	Proposed new security lodge with office facilities for Laurens Patisseries.		
Location	Laurens Patisseries Ltd, Jessop Way, Newark		
Applicant	As Above		
Decision	Application Permitted	Conditional	Y
Decision Date	03/09/2015		
Application No	15/01323/HPRIOR	Householder Prior Approvals	
Date Registered	4 August 2015		
Proposal	Householder Prior Approval for larger rear extension		
Location	15 Valley Prospect, Newark		
Applicant	Ms Jenkinson, 15 Valley Prospect, Newark		
Decision	Planning Application not Required	Conditional	N
Decision Date	03/09/2015		
Application No	15/00764/FUL	Full Planning Permission	
Date Registered	13 July 2015		
Proposal	Householder application for alterations and extension to form porch, rear and side extension to form utility, kitchen, garden room, garage, additional bedroom and shower room. Alterations to existing windows and insertion of additional windows. Demolition of existing garage. Partly retrospective.		
Location	9 Lightfoot Close, Newark		
Applicant	Mrs L Hall, 9 Lightfoot Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	07/09/2015		

Application No	15/01325/FUL	Full Planning Permission	
Date Registered	29 July 2015		
Proposal	Householder application for the erection of a two storey rear extension.		
Location	15 Hutchinson Road, Newark		
Applicant	Mr & Mrs Robinson, 15 Hutchinson Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/09/2015		
Application No	15/01532/LBCLDC	LBC Lawful Development Certificate	
Date Registered	24 August 2015		
Proposal	Lawful Development Certificate for proposed works to a listed building – replacement of slipped/missing tiles to existing roof.		
Location	The Ossington, Beast Market Hill, Newark		
Applicant	G W Price Ltd, c/o NG Chartered Surveyors, West Bridgford, Notts		
Decision	Certificate Issued	Conditional	N
Decision Date	11/09/2015		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

15/01389/FUL - 5 Market Place, Newark

Change of use from an A1 retail unit to an A3 café/bistro. To site tables and chairs to the front of the building. Install a kitchen area separated by a stud wall partition and swing door at the rear of the property. Upgrade the utilities and services and install an additional extractor fan pipework to vent alongside an existing extractor. Install another WC opposite the existing WC and move the existing door to the cellar area. Proposed opening hours: Monday – Thursday 08:00 – 17:30, Friday – Saturday 08:00 – 22:30 and Sunday 09:30 – 17:30.

Amended Proposal Description

15/00440/RMAM - Land South of Newark, Bowbridge Lane, Balderton, Notts

Application for Reserved Matters (relating to planning application no. 14/01978/OUTM) approval for access comprising Bowbridge Lane north of the southern link road including the junction with Bowbridge Road, Bowbridge Lane and Hawton Lane.

Revised Plans received 14th September, 2015.

15/01091/FUL – 11 Dorner Avenue, Newark

Demolition of existing bungalow. Residential development – revised design for 1 (no.) bungalow (resubmission of 15/00105/FUL) and change of use of land to private car park in association with nearby joinery workshop.

Revised Proposal Description and revised plans received 27th August, 2015.

b. Nottinghamshire County Council

Veolia ES Nottinghamshire Ltd

Newark Waste Transfer Station, Brunel Drive, Newark

Proposed construction and use of a cabin for use as a welfare cabin at the existing waste transfer station site.

Members to NOTE that the above application was formally **GRANTED** on 14 September, 2015.

b. Licensing Applications

The Royal Oak, 17 Castle Gate, Newark

An application has been received in relation to a new premise licence for The Royal Oak, 17 Castle Gate, Newark, NG24 1AZ.

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