



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

THURSDAY 2ND JANUARY 2014

Thursday 19th December 2013

Dear Councillor

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

THURSDAY, 2ND JANUARY 2014

A G E N D A

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| 1 | Apologies for Absence | | |
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Committee Membership:

Cllr L Goff (Chairman)

Cllr P Baggaley

Cllr Mrs I Brown (Vice
Chairman)

Cllr K Clayton

Cllr R Crowe

Cllr Miss R Dawn

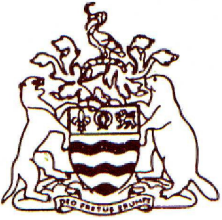
Cllr D Lloyd

Cllr B Richardson

Cllr T Roberts MBE

Cllr S Wallace

Cllr C Wetton



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Agenda Item No: 2

Committee Date: Thursday 2nd January, 2014

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 27th November 2013 in the Council Chamber, Town Hall.

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

Prior to the commencement of the meeting Cllr S Wallace registered his concerns about the level of non-attendance at this Committee for the last two meetings, the Chairman undertook to raise his concern with the Leader of the Council.

PR43/13/14 Minutes

The Minutes of the last meeting held on Wednesday 30th October 2013 were **AGREED** and signed as a true and correct record with the proviso arising from **PR44/13/14** below.

PR44/13/14 Matters Arising

PR37/13/14 – Outstanding Planning Applications

13/01486 – 54/56 Charles Street

The Town Clerk confirmed that there had been **No Objection** passed on this application; there was some confusion at the last meeting as the plan could not be found.

PR39/13/14 – Miscellaneous Applications

b. Street Naming Requests

The Chairman informed the meeting that there were in fact 2 soldiers named 'Marshall' from the Newark area; the Marshall referred to at the previous meeting was awarded the Victoria Cross in the India Campaign. Discussion followed as to whether the initials VC should follow the name i.e., MARSHALL VC CLOSE/LANE/STREET and it was **AGREED** that this should be the recommendation.

It was also **AGREED** that the minute of the last meeting should be amended to reflect the fact that the individual referred to was a VC recipient from the India Campaign, not World War 1.

PR42/13/14 – Public Consultation on the Draft Development Contributions and Planning Obligations Supplementary Planning Document (SPD)

The Town Clerk asked if Members were happy that the comments recorded were a fair and reasonable account of what was said at the last meeting and this was **AGREED**.

PR45/13/14 Declarations of Interest

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

PR46/13/14 Outstanding Planning Applications

13/01414/FUL Hillside Medical Supplies Ltd, 7 Glenholme Park, Brunel Drive, Newark

Installation of fire escape window to first floor of industrial building fronting Brunel Drive to provide means of escape for first floor enclosed office with door access/exit direct onto staircase.

No Objection was raised to this application.

- 13/01449/FUL 10-20 & 22-44 Nicholsons Wharf, Mather Road, Newark**
Replacement of softwood windows and sliding/single doors with powder coated aluminium.
No Objection was raised to this application.
- 13/01464/LBC Newark Castle Station, Great North Road, Newark**
Installation of 'wi-fi' access points (antennas) around the station.
No Objection was raised to this application.
- 13/01489/FUL Land adjacent to Filling Station, Bowbridge Road, Newark**
Erection of four start-up industrial units with associated parking.
An Objection was raised to this application on the grounds that there should be more/additional parking made available at this site.
- 13/01513/ADV & Britannia Building Society, 37 Stodman Street, Newark**
13/01577/LBC 1 x non illuminated fascia sign, 1 x non illuminated hanging sign.
Cllr Mrs I Brown and Cllr L Goff declared a personal interest in these applications.
No Objection was raised to these applications.
- 13/01550/FUL 21 Brewers Wharf, Newark**
Householder application for demolition of existing conservatory and erection of oak framed orangery.
No Objection was raised to this application.
- 13/01569/FUL & Michael Foreman Pension Fund, 19 Bridge Street, Newark**
13/01666/LBC Replacement shop front.
Cllr R A Crowe and Cllr K Clayton declared a personal interest in these applications.
No Objection was raised to these application.
- 13/01626/FUL Newark Town Council, Town Hall, Market Place, Newark**
Installation of a wi-fi service.
No Objection was raised to this application.

13/01628/LBC Rocco & Sons Ltd, 7-9 Bridge Street, Newark

Installation of 1 x Ruckus (colour coded to suit the brick fascia) – 8800 Access Point unit will be wall mounted on to the front (South West) face of 7 Bridge Street in line with the existing street lighting unit (1) and associated mains power connection unit as per site elevation. The unit and mounting bracket will be colour coded to suit. Power for the unit will be fed from the existing wall mounted mains power connection unit.

No Objection was raised to this application.

13/01629/LBC Newark Town Council, Town Hall, Market Place, Newark

Installation of the following 4 elements installed within and upon the building structure: BT Internet Fibre delivered to the basement area via existing ducting, Link Cabling from the basement to the roof space via existing risers, 1 x 5GHz radio communications base unit installed in the roof space with onward cabling to -1 x 5GHz radio communications dish (200 x 200 x 33mm) fitted alongside existing radio communications equipment on the roof area.

No Objection was raised to this application.

13/01682/ADV Iceland Foodstore, London Road, Newark

Proposed internally illuminated gantry car park sign.

No Objection was raised to this application, provided it is within the current Policy for illuminated signs.

It was also suggested that the sign should be on a timer switch in the interest of energy consumption.

PR47/13/14 Notice of NSDC Planning Decisions

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

PR48/13/14 Miscellaneous Applications

a. Amended Plans

13/00918/FUL - The Wing Tavern Public House, 13 Bridge Street, Newark

Change of use (and extension) from redundant public house to 6 residential units.

No Objection was raised to this application.

b.

South Kesteven District Council

**S13/2699/FUL – 5 Wind Turbines, Hough on the Hill,
Grantham**

Members considered and discussed the information received.

The Chairman proposed that this Committee should not support the objection document being produced by Hough on the Hill Parish Council, on the grounds that the area in question is too remote from the Newark Town Council boundary to have any significant detrimental environmental impact. This was seconded by Cllr T Roberts MBE.

Following a vote the above proposal was **AGREED**.

Meeting Closed:	7.55pm	Next Meeting:	Thursday 2nd January 2014
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Agenda Item No: 5

Committee Date: Thursday 2nd January, 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 /2013/1394	Revision 1 of 1	Applicant Rushing Arrow c/o RG&P Architects 130 New Walk Leicester	Location Land to the rear of 4 Middle Gate, Newark
Received 9/12/13			Grid Reference 479818 : 354033
Type FUL			

Description – 6 Dwellings

DisRef/Year/App.No /2013/1646	Revision 1 of 1	Applicant Newark & Notts Child Bereavement & Loss Centre (Sue's Place) 12 Morton House Appleton Gate Newark	Location 'Newnham' 3 Kings Road, Newark
Received 2/12/13			Grid Reference 480001 : 354170
Type FUL			

Description – Installation of a disabled ramp to the front of the property.

DisRef/Year/App.No /2013/1647	Revision 1 of 1	Applicant Mr I Trotter 13 The Avenue Newark	Location 13 The Avenue, Newark
Received 28/11/13			Grid Reference 480741 : 353190
Type FUL			

Description – Householder application for extension to the existing garage and formation of adjoining garage with flat roof.

DisRef/Year/App.No /2013/1693	Revision 1 of 1	Applicant Mr D Jones Millfield Cottage Station Road Rolleston Notts	Location 29 Wilson Street, Newark
Received 2/12/13			Grid Reference 479907 : 353965
Type FUL			

Description – Conversion of an existing grade 2 listed building into a house of multiple occupancy and the reconfiguration of existing retail unit.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/1694	1 of 1	Mr D Jones Millfield Cottage Station Road Rolleston Notts	29 Wilson Street, Newark
Received 2/12/13			<u>Grid Reference</u>
Type FUL			479907 : 353965

Description – Conversion of an existing grade 2 listed building into a house of multiple occupancy and the reconfiguration of existing retail unit.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/1755	1 of 1	Waitrose Ltd Partnership House Carlisle Place London SW1P 1BX	Waitrose Ltd, Ossington Way, Newark
Received 12/12/13			<u>Grid Reference</u>
Type FUL			479672 : 354282

Description – Installation of external horticulture units to the front of store and associated works.

DisRef/Year/App.No.	Revision	Applicant	Location
2013/1778	1 of 1	Star Pubs 33 Ellesby Road Edinburgh EH12 6HX	Spring House, Farndon Road, Newark
Received 16/12/13			<u>Grid Reference</u>
Type ADV			479152 : 353329

Description – Erection of illuminated and non illuminated signs to the exterior of the building.

DisRef/Year/App.No	Revision	Applicant	Location
2013/1779	1 of 1	Star Pubs 33 Ellesby Road Edinburgh EH12 6HX	Spring House, Farndon Road, Newark
Received 16/12/13			<u>Grid Reference</u>
Type LBC			479152 : 353329

Description – Erection of illuminated and non illuminated signs to the exterior of the building.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/1808	1 of 1	Pilates by Philippa Ltd	Paxtons Court Shopping Centre, 23-25 Slaughterhouse Lane, Newark
Received 17/12/13		Trent Cottage Peets Drive	
Type FUL		North Muskham Newark NG23 6NG	<u>Grid Reference</u> 479838 : 354106

Description – Change of use from A1 (retail) to D2 (Pilates and Low Back Pain Studio).

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	13/01286/FUL	Full Planning Permission
Date Registered	24 September 2013	
Proposal	Householder application for retrospective erection of a conservatory.	
Location	11 Fairway, Newark	
Applicant	Mr K Wilson, 11 Fairway, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	19/11/2013	
Application No	13/01375/FUL	Full Planning Permission
Date Registered	3 October 2013	
Proposal	Infilling of 2 no. boundary wall openings with associated works including the removal of modern external timber stair.	
Location	Weston Mill Pottery, Navigation Yard, Mill Gate, Newark	
Applicant	Willoughby 396, Navigation Yard, Millgate, Newark	
Agent	Guy St John Taylor Associates, Top Lock Studio, Navigation Yard, Mill Gate, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	22/11/2013	
Application No	13/01451/FUL	Full Planning Permission
Date Registered	10 October 2013	
Proposal	Re-building of fire damaged units.	
Location	Unit 5-7 Farrar Close, Newark	
Applicant	Britannia Land Ltd, March House, Gaulby Road, Kings Norton, Leicester	
Agent	Church Lukas Ltd, Imperial Building, 20 Victoria Street, Nottingham	
Decision	Application Permitted	Conditional Y
Decision Date	19/11/2013	
Application No	13/01376/LBC	Listed Building Consent
Date Registered	3 October 2013	
Proposal	Infilling of 2 no. boundary wall openings with associated works including the removal of modern external timber stair.	
Location	Weston Mill Pottery, Navigation Yard, Mill Gate, Newark	
Applicant	Willoughby 396, Navigation Yard, Mill Gate, Newark	
Agent	Guy St John Taylor Associates, Top Lock Studio, Navigation Yard, Mill Gate, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	22/11/2013	

Application No	13/01367/ADV	Advertisement Consent	
Date Registered	2 October 2013		
Proposal	Replacement internally illuminated sign, one new externally illuminated fascia sign, one replacement externally illuminated hanging sign and one internally illuminated menu sign.		
Location	Pizza Express, The Wharf, Newark		
Applicant	Pizza Express, Hunton House, Highbridge Estate, Oxford Road, Uxbridge, Middlesex		
Agent	Technical Signs, Hille Business Centre, 132 St Albans Road, Watford, Herts		
Decision	Application Permitted	Conditional	Y
Decision Date	27/11/2013		
Application No	13/01309/FUL	Full Planning Permission	
Date Registered	23 September 2013		
Proposal	Householder application for proposed single storey rear extension.		
Location	36 Chestnut Avenue, Newark		
Applicant	Miss Julie Gilbert, 36 Chestnut Avenue, Newark		
Agent	Mr K Robinson, 32 Blackbrook Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/11/2013		
Application No	13/01369/FUL	Full Planning Permission	
Date Registered	2 October 2013		
Proposal	Householder application for two storey extension to side.		
Location	1 Farmers Walk, Newark		
Applicant	Mr N Osborn, 1 Farmers Walk, Newark		
Agent	Mr T Sharpe, The Olde Barn, Church Walk, Brant Broughton, Lincoln		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2013		
Application No	13/01460/FUL	Full Planning Permission	
Date Registered	22 October 2013		
Proposal	Proposed change of use of ground floor from Class A2 Financial and Professional Services to Class A3 Restaurant.		
Location	Barclays Bank Plc, 41 Market Place, Newark		
Applicant	Oakgate (Newark) Ltd, Oakgate House, 25 Market Place, Wetherby, Leeds		
Agent	MM Planning, 123 Derwent Crescent, Howden, East Riding of Yorkshire		
Decision	Application Permitted	Conditional	N
Decision Date	29/11/2013		

Application No	13/01441/LBC	Listed Building Consent	
Date Registered	15 October 2013		
Proposal	Replacement internally illuminated sign, one new externally illuminated fascia sign, one replacement externally illuminated hanging sign and one internally illuminated menu sign.		
Location	Pizza Express, The Wharf, Newark		
Applicant	Pizza Express, Hunton House, Highbridge Estate, Oxford Road, Uxbridge, Middlesex		
Agent	Technical Signs, Hille Business Centre, 132 St Albans Road, Watford, Herts		
Decision	Application Permitted	Conditional	Y
Decision Date	29/11/2013		
Application No	13/01270/LDC	Lawful Development Certificate	
Date Registered	11 September 2013		
Proposal	Lawful Development Certificate for existing use of ground floor as a multi-disciplinary (primarily) Osteopathic Clinic and first and second floors as a residential dwelling with ancillary land to the rear of the property.		
Location	92 Harcourt Street, Newark		
Applicant	Mr M Nissim, 64 Harcourt Street, Newark		
Agent	Anthony Aspbury Associates Ltd, 20 Park Lane Business Centre, Park Lane, Basford, Nottingham		
Decision	Certificate Issued	Conditional	N
Decision Date	25/11/2013		
Application No	13/01060/FUL	Full Planning Permission	
Date Registered	5 August 2013		
Proposal	Proposed development of petrol filling station comprising of sales kiosk, canopy, 6 no. fuel pumps, forecourt, underground fuel tanks, carwash, LPG facility and alterations to boundary treatments.		
Location	Mastercare, Lovers Lane, Newark		
Applicant	Wm Morrison Supermarkets Plc c/o Agent		
Agent	Rapleys LLP, 1 st Floor, Pall Mall Court, 61-67 King Street, Manchester		
Decision	Application Refused	Conditional	N
Decision Date	04/12/2013		
Application No	13/01401/FUL	Full Planning Permission	
Date Registered	9 October 2013		
Proposal	Redevelopment of the existing petrol filling station to include demolition of existing structures and creation of a new 6 pump (12 filling position) petrol station with associated convenience kiosk.		
Location	Mayfield Petroleum Ltd, 23-25 London Road, Newark		
Applicant	Mayfield Petroleum Ltd, 23-25 London Road, Newark		
Agent	Deloitte LLP, 1 City Square, Leeds, W Yorks		
Decision	Application Permitted	Conditional	Y
Decision Date	04/12/2013		

Application No	13/00887/OUTM	Outline Planning Permission Major	
Date Registered	4 September 2013		
Proposal	Proposed erection of retail development bulky goods/open A1/Open A1 convenience uses and provision of car parking to serve same.		
Location	Land off North Gate, Newark		
Applicant	Newark Property Developments Ltd, 287 Regents Park Road, London		
Agent	Urbis Ltd, 9 Bankers Brae, Balfron, Glasgow		
Decision	Application Permitted	Conditional	Y
Decision Date	04/12/2013		
Application No	13/01453/ADV	Advertisement Consent	
Date Registered	16 October 2013		
Proposal	1 no. externally illuminated hanging sign, 1 no. externally illuminated signwriting direct to building, 2 no. lanterns, 4 no. non illuminated amenities.		
Location	Old Kings Arms, 19 Kirk Gate, Newark		
Applicant	Admiral Taverns, Steam Mill Street, Chester		
Agent	Ashleigh Signs Ltd, Ashleigh House, Marsh Street, Rothwell		
Decision	Application Permitted	Conditional	Y
Decision Date	11/12/2013		
Application No	13/01118/FUL	Full Planning Permission	
Date Registered	4 October 2013		
Proposal	Householder application for erection of a single storey side extension.		
Location	7 Eton Avenue, Newark		
Applicant	Mrs LePietra, 7 Eton Avenue, Newark		
Agent	Affordable Design and Planning, Church View Design Studio, 134A Main Street, Asfordby, Melton Mowbray, Leics		
Decision	Application Permitted	Conditional	Y
Decision Date	09/12/13		
Application No	13/01490/FUL	Full Planning Permission	
Date Registered	18 October 2013		
Proposal	Householder application for rear dormer for en-suite, pitched roof and cladding as front dormers.		
Location	6 Woodlands Close, Newark		
Applicant	Mr T Mort, 6 Woodlands Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	13/12/2013		

Application No	13/01338/FULM	Full Planning Permission Major	
Date Registered	22 October 2013		
Proposal	Change of use of office to retail unit.		
Location	Vodafone Ltd, Brunel Drive, Newark		
Applicant	Vodafone, Brunel Park, Brunel Drive, Newark		
Agent	CMI Workplace, Statford Village Office, 25 Walker Avenue, Wolverton Mill, Milton Keynes, Bucks		
Decision	Application Refused	Conditional	N
Decision Date	13/12/2013		
Application No	13/01448/LBC	Listed Building Consent	
Date Registered	15 October 2013		
Proposal	Repair cracking to front wall of stable block, repair cracking to rear upper wall of stable block, repair cracking to office/store partition wall on 1 st floor.		
Location	Newark Area Internal Drainage Board, 31 Castle Gate, Newark		
Applicant	Trent Valley Internal Drainage Board, 31 Castle Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/12/2013		
Application No	13/01423/LBC	Listed Building Consent	
Date Registered	16 October 2013		
Proposal	Overwriting of existing painted banner		
Location	Weston Mill Pottery, Navigation Yard, Mill Gate, Newark		
Applicant	Willoughby 396, Navigation House, Millgate, Newark		
Agent	Guy St John Taylor Associates, Top Lock Studio, Navigation Yard, Millgate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/12/2013		
Application No	13/01454/LBC	Listed Building Consent	
Date Registered	16 October 2013		
Proposal	Remove existing signs and lanterns and install new.		
Location	Old Kings Arms, 19 Kirk Gate, Newark		
Applicant	Admiral Taverns, Steam Mill Street, Chester		
Agent	Ashleigh Signs Ltd, Ashleigh House, Marsh Street, Rothwell		
Decision	Application Permitted	Conditional	Y
Decision Date	11/12/2013		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Planning Applications

Proposed Residents Parking Area – Northgate Area, Newark

Members are asked to comment on the proposed Resident’s Parking Scheme in the Northgate area.

**Proposed Residents Parking Scheme – Lime Grove and Jubilee Street, Newark
Monday to Saturday 8am to 6pm and No Waiting at any time Restrictions – TRO
3189 – Public Consultation**

Further to the original notification of this proposal considered at the Planning & Regeneration Committee on 30th October, 2013, the next stage is to publicly advertise the scheme. There have been no changes to the original design but Nottinghamshire County Council wish to consider any further views of residents and organisations regarding this matter.

The Public Notice and plan will be available to view at the meeting.

Lovers Lane Primary School Proposed Advisory 20mph Speed Limits

Members are asked to consider the above application.

Local Bus Services Consultation

Nottinghamshire County Council is currently reviewing the level of support that it provides for local bus services with a view to making some financial savings.

Members are asked to comment on the proposed changes for the Newark area which are attached at Appendix A.

Background Papers:	Papers will be available at the meeting
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk



Proposals

How are the changes likely to affect me?

The majority of bus services, routes and journeys will be unaffected. In some parts of the county you may find that your trip will require the use of two connecting buses rather than one direct bus. In other parts of the county you will find withdrawals of some high-cost, lightly used services as outlined on the [consultation page](#).

Proposed changes by area

Select an area below to view detailed proposals:

Ashfield and Mansfield
Bassetlaw
Broxtowe and Gedling
Newark and Sherwood

Financial support will be withdrawn from the following services, resulting in:

The removal of:

- one early morning journey (route 16)
- six evening or late night journeys (routes 1, 2, 4, 6, 7, 27)
- seven Sunday journeys (routes 13,15, 28A, 29, 29A, 37A, 39)
- three full services (routes 10A, 34, 44)

A reduction in:

- the frequency of three services (routes 1, 90, 100)