



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 DECEMBER 2015

Monday, 21st December 2015

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 30th December, 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.nsdci.info/eplanning/default.aspx?sid=1&sindex=1>.

Yours sincerely

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 30TH DECEMBER 2015

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 25th November, 2015. | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
| 4 | Declarations of Interest | Verbal | |
| 5 | Outstanding Planning Applications | Report Attached | Page 11 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 17 |
| 7 | Miscellaneous Applications | Report Attached | Page 23 |

Committee Membership:

Cllr 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 December, 2015

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 25th November, 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 (Ap) L Goff D Lloyd (Ap) M Skinner (Ap) Mrs J Whicher R Williams
In Attendance	Town Clerk	Alan Mellor
Apologies	Cllrs M Cleasby, D Lloyd and M Skinner	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR43/15/16 Minutes

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

PR44/15/16 Matters Arising

15/01702/FUL – The Sawmill Public House, Beacon Hill Road, Newark

The Chairman informed Members that he would be attending the N&SDC Planning Meeting on behalf of this Committee, with regard to this application.

PR45/15/16 Declarations of Interest

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

PR46/15/16 Outstanding Planning Applications

15/01412/FUL Thorpe’s Warehouse, Navigation Yard, Mill Gate, Newark

Variation of Condition 2 from planning permission 11/00228/FUL

No Objection was raised to this application.

15/01414/LBC Thorpe’s Warehouse, Navigation Yard, Mill Gate, Newark

Variation of Condition 2 attached to planning permission 11/00229/LBC

No Objection was raised to this application.

15/01837/FUL Clay Lane Borehole Booster Pumping Station, Clay Lane, Newark

Installation of 3 no. (GRP) kiosks at Clay Lane Borehole Booster Pumping Station

No Objection was raised to this application.

15/01838/FUL 23 Hill Vue Gardens, Newark

Householder application for existing garage to be converted into a new bedroom. In addition to this there is to be a new extension connected to the bedroom to allow for a kitchen, WC and conservatory. The existing kitchen will also have minor alterations including a new door and window.

No Objection was raised to this application.

- 15/01927/LBC Newark Castle Station, Great North Road, Newark**
Proposed alterations to form a new ticket office and ancillary uses, including some new openings in existing walls.
No Objection was raised to this application.
- 15/01996/FUL Minster Veterinary Centre, Maltkiln Lane, Newark**
Proposed extension and new car park.
No Objection was raised to this application.
- 15/02004/FUL Telecommunications Base Station, Northgate Station, Appleton Gate, Newark**
The removal of the existing Phosco column and pitchfork antennas and its replacement with a new 15m Hutchinson mini macro column with 3 no. modern antennas mounted on a headframe, overall height 17.5m. There will be internal (non-visible) works within the existing equipment cabin and ancillary development.
No Objection was raised to this application.
- 15/02017/FUL 17 Saucemere Drive, Newark**
Householder application for the erection of a double garage.
No Objection was raised to this application.
- 15/02037/FUL Belams Bar and Bistro, 3 Carter Gate, Newark**
Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front.
No Objection was raised to this application.
- 15/02038/LBC Belams Bar and Bistro, 3 Carter Gate, Newark**
Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front.
No Objection was raised to this application.
- 15/02040/LBC Town Hall, Market Place, Newark**
Supplementation of the existing rot damaged timber roof structure to the right of centre roof hip (from external inspection) on the Town Hall and Buttermarket. To be done with the addition of treated timbers to assist in the carrying of the applied loads, the insertion of galvanised

steel strengthening rods into the main dragon tie secured using Woodweld PU adhesive.

No Objection was raised to this application.

15/02047/ADV Bon Marche, 46 Market Place, Newark

Display of 1 no. non illuminated fascia sign and 1 no. non illuminated projecting sign.

No Objection was raised to this application.

15/02048/LBC Bon Marche, 46 Market Place, Newark

Remove existing shop front fascia and projecting sign and replace with 1 no. new non illuminated fascia and 1 no. non illuminated projecting sign.

No Objection was raised to this application.

15/02065/FUL 7 Spring Gardens, Newark

Householder application for the erection of a two storey rear extension.

No Objection was raised to this application, provided there are no objections from neighbours.

15/02074/FUL 72 Appleton Gate, Newark

Erection of rear single storey extension and conversion of dwelling into house of multiple occupancy.

No Objection was raised to this application, provided there are no objections from neighbours.

15/02076/FUL 11 Mill Gate, Newark

Proposed railings to the entrance area of the former Tax Office, Millgate, Newark.

No Objection was raised to this application.

PR47/15/16 Notice of NSDC Planning Decisions

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

PR48/15/16 Urgent Decision Taken Under The Scheme of Delegation

Members **NOTED** the decision taken under the Scheme of Delegation not to object to the Licensing Application received for a minor variation to the existing License in relation to The Trivet, 12 Chain Lane, Newark.

PR49/15/16 Miscellaneous Applications

- a. **Nottinghamshire County Council Applications**
Newark Bridleway No. 50 and Footpath No's 51-64 Modification Order 2015
Members **NOTED** the confirmation of the above Order made under Section 53 of the Wildlife and Countryside Act 1981.
- b. **Notification of Appeals**
15/01245/FUL – Unit 15, Jessop Way, Newark
Change of usage to D2 to allow for a fitness area and personal training centre to be set up.
Members **NOTED** that an appeal relating to the above site has been made to the Secretary of State.
- c. **Nomination for an Asset of Community Value in Newark**
The Sawmill Public House, Beacon Hill Road, Newark
Members considered the Nomination for an Asset of Community Value in Newark relating to the above premises and the decision was made to **SUPPORT** this application.
- d. **Licensing Applications**
White Hart Bar & Restaurant, White Hart Yard, Market Place, Newark
Cllr Mrs I Brown left the meeting and took no part in the discussions regarding these applications.
No Objection was raised to the application for the above premises for a variation to the Premise Licence.
Beaumont Cross Hotel, Newark
No Objection was raised to this application for the above premises for a variation to the Premise Licence.
Cllr Mrs I Brown returned to the meeting.

Meeting Closed:	7.50pm	Next Meeting:	Wednesday 30th December, 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
/2015/1969	1 of 1	Hawtonville Local Ltd 65 Beech Avenue Newark NG24 4JN	65 Beech Avenue & 73 Eton Avenue Newark NG24 4JN
Received 16.12.15			
Type FUL			

Description – Internal alterations to increase the retail area and the construction of two single storey rear extensions together with a front entrance porch enclosure all to No. 65 Beech Avenue. Internal alterations to increase kitchen area with the installation of new extract flues to No. 73 Eton Avenue. New shopfronts with associated sun blind canopies over to both No. 65 Beech Avenue and No. 73 Eton Avenue (retrospective).

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1983	1 of 1	Mr J Ward 96 Lincoln Road Newark NG24 2DQ	96 Lincoln Road Newark NG24 2DQ
Received 15.12.15			
Type FUL			

Description – Construction of 6 No. 2 bedroom dwellings and associated parking/landscaping to the land to the rear of 96 Lincoln Road.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2093	1 of 1	Catesby Estates (Residential) Ltd c/o Agent	Land South of Newark Bowbridge Lane Balderton Newark
Received 25.12.15			
Type FUL			

Description – Proposed bridge over structure for cyclists, pedestrian and equestrian traffic using the Sustrans Route crossing the proposed Southern Link Road at Land South of Newark (resubmission).

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2108	1 of 1	Mr P Boland 140 Hawton Road Newark NG24 4QF	115 Hawton Road Newark NG24 4QE
Received 30.11.15			
Type FUL			

Description – Householder application for new roof to bay window, single storey front porch, two storey extension above existing garage and single storey extension to rear.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2137	1 of 1	Barnby Road Academy John Gold Avenue Newark NG24 1RU	John Gold Avenue Newark NG24 1RU

Received 08.12.15

Type OUT

Description – Single storey nursery building with associated play areas.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2150	1 of 1	Newark RUFC c/o Agent	Kelham Road Newark

Received 07.12.15

Type FUL

Description – Alterations, improvements and extension to existing club house and changing facilities.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2163	1 of 1	J Roberts Architects 1 James Street Lincoln LN2 1QD	65 London Road Newark NG24 1RZ

Received 07.12.15

Type FUL

Description – Change of use to professional services A2

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2187	1 of 1	Dr C Cragoe 45 London Road Newark NG24 1RZ	45 London Road Newark NG24 1RZ

Received 09.12.15

Type LBC

Description – Single storey rear extension, restoration of front door overlight, internal re-ordering and general upgrading and repair works.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2202	1 of 1	Mr & Mrs C Soden 17 The Park Newark NG24 1SD	17 The Park Newark NG24 1SD

Received 11.12.15

Type FUL

Description – Householder application to demolish the existing conservatory and erect a garden room.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2212	1 of 1	Mr & Mrs A Turton	Normanville
		1A Stanley Terrace	Stanley Terrace
Received 16.12.15		Newark	Newark
Type FUL		NG24 2JA	NG24 2JA

Description – Erection of replacement bungalow similar in size to the original dwelling.

Agenda Item No: 6

Committee Date: Wednesday, 30th December, 2015

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	15/01932/LBCLDC	Lawful Development Certificate	
Date Registered	26 October 2015		
Proposal	Proposed repair work and removal of modern fixtures and fittings.		
Location	Newark Castle Station, Great North Road, Newark		
Applicant	East Midlands Trains, 1 Prospect Place, Millennium Way, Pride Park, Derby		
Decision	Certificate Issued	Conditional	N
Decision Date	24/11/2015		
Application No	15/01823/CPRIOR	Change of Use Prior Approvals	
Date Registered	9 October 2015		
Proposal	Change of use of vacant retail shop (class A1) to a tea room (class A3)		
Location	10 Saracens Head Yard, Newark		
Applicant	Miss C Jansons, 728 Moor Road, Bestwood Village, Nottingham		
Decision	Planning Application Required	Conditional	Y
Decision Date	03/12/2015		
Application No	15/02062/RAIL	Railway Undertakers	
Date Registered	17 November 2015		
Proposal	Installation of replacement automatic ticket machines		
Location	Newark Northgate Station, Lincoln Street, Newark		
Applicant	Network Rail, Property Floor 3A, George Stephenson House, Toft Green, York		
Decision	Permitted Development	Conditional	N
Decision Date	02/12/2015		
Application No	15/01774/FUL	Full Planning Permission	
Date Registered	2 October 2015		
Proposal	Householder application for proposed single storey rear extension.		
Location	13 Friary Road, Newark		
Applicant	Mr J Hinch, 3 Kings Road, Berkhamstead, Herts		
Decision	Application Permitted	Conditional	Y
Decision Date	08/12/2015		

Application No	15/01878/FUL	Full Planning Permission	
Date Registered	19 October 2015		
Proposal	Change of use of the car/van showroom to a kitchen and bathroom showroom.		
Location	2 Northern Road, Newark		
Applicant	Mr R Davy, 20 Oliver Close, Newark		
Decision	Application Refused	Conditional	N
Decision Date	07/12/2015		
Application No	15/01893/FUL	Full Planning Permission	
Date Registered	20 October 2015		
Proposal	All windows and doors to Top Lock Studio to be replaced with powder-coat aluminium windows and doors. A ground floor window will be removed and replaced with a new entrance door and a new glass balustrade to serve the first floor French doors is proposed.		
Location	Guy St John Taylor Associates, Top Lock House, Navigation Yard, Mill Gate, Newark		
Applicant	Guy Taylor Associates, Top Lock Studio, Navigation Yard, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/12/2015		
Application No	15/01927/LBC	Listed Building Consent	
Date Registered	26 October 2015		
Proposal	Proposed alterations to form a new ticket office and ancillary uses, including some new openings in existing walls.		
Location	Newark Castle Station, Great North Road, Newark		
Applicant	East Midlands Trains, 1 Prospect Place, Millennium Way, Pride Park, Derby		
Decision	Application Permitted	Conditional	Y
Decision Date	07/12/2015		
Application No	15/01839/OUT	Outline Planning Permission	
Date Registered	12 October 2015		
Proposal	Proposed residential development (outline)		
Location	Land to the North of Hutchinson Road (between the Woodlands and Lilburne Close), Newark		
Applicant	Mrs P Thompson c/o IBA Planning Ltd		
Decision	Application Permitted	Conditional	Y
Decision Date	07/12/2015		

Application No	14/01640/FULM	Full Planning Permission Major	
Date Registered	3 December 2014		
Proposal	Remove/vary conditions 5 and 6 attached to the planning permission granted on appeal at Plots 1-10 Green Park, Tolney Lane.		
Location	Plots 1-10 Green Park, Tolney Lane, Newark		
Applicant	Mr & Mrs Coates, Gray, Wilson, Knowles, Calladine & Biddle Plots 1-10 Tolney Lane, Newark		
Decision	Application Refused	Conditional	N
Decision Date	18/12/2015		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

**Tongues Yard, Lombard Street, Newark
Prohibition of Waiting and Loading/Unloading Traffic Regulation Order 2015
(3236)**

Members are asked to consider Proposals to install No Loading and Unloading at Any Time restrictions (Kerb markings) along both sides of Tongues Yard from its junction with Lombard Street.

b. Notification of Appeals

**Notification of Appeal against a Listed Building Enforcement Notice
Castle Gate Fish Bar, 47-51 Castle Gate, Newark**

Sign 1: The Castle Gate Fish Bar, red, metal internally illuminated box fascia sign.

Sign 2: The Castle Gate Fish Bar, red, metal, internally illuminated, hanging sign affixed to a black metal bracket.

An Appeal has been lodged against the issuing of a Listed Buildings Enforcement Notice by Newark & Sherwood District Council alleging that without the benefit of Listed Building Consent, unauthorised works, as stated above, to a Grade II listed building, have taken place.

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