



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 COMMITTEE

WEDNESDAY 30TH MAY 2018

Thursday 24th May 2018

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 30th May 2018 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 Castle House, Newark 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 COMMITTEE
WEDNESDAY 30TH MAY 2018

A G E N D A

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

Cllr M Skinner (Chairman)
Cllr S Haynes (Vice-Chairman)
Cllr Mrs C Barker-Powell
Cllr M Cleasby
Cllr Mrs G Dawn
Cllr Ms H Gent
Cllr D Hyde
Cllr D Lloyd
Cllr T Roberts MBE
Cllr R Williams



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Agenda Item No: 2

Committee Date: Wednesday 30th May 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 2nd May, 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell (Ap) Mrs G Dawn Ms H Gent L Goff S Haynes D Hyde D Lloyd (Ap) R Williams
In Attendance	Town Clerk Councillors	Alan Mellor I Brown, P Duncan & K Girling
Apologies	Cllrs Mrs C Barker-Powell & D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There was 1 member of the public present.	
Venue:	Council Chamber, Town Hall	

PR76/17/18 Minutes

The Minutes of the last meeting held on Wednesday 28th March 2018 were **AGREED** and signed as a true and correct record.

PR77/17/18 Matters Arising

There were no matters arising.

PR78/17/18 Declarations of Interest

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

PR79/17/18 Outstanding Planning Applications

18/00526/RMAM Land North and East of Existing Fernwood, Newark

Proposed residential development for up to 1050 dwellings and associated facilities (education and recreation), infrastructure and utilities. Application for outline permission (including access).

No Objection was raised to this application.

18/00591/FUL 7 Bowbridge Road, Newark

Conversion of residential property Use Class (C3 dwelling houses) to an 8 x bed HMO Use Class Sui Generis (houses in multiple occupation) and 3 storey side extension and ground floor rear extension.

It was decided to **OBJECT** to this application on the grounds that the development would be over intensive for the site and also the potential traffic impact with the property being in close proximity to the traffic lights. This could cause issues with the increased number of cars having to access/egress the property and also cause an issue with parking. Although some cars could be parked within the boundary of the property, there's the potential that other cars would have to be parked on Bowbridge Road which is already a very congested highway.

18/00592/FUL 11 Parliament Street, Newark

Householder application for proposed single storey rear extension and internal alterations.

No Objection was raised to this application.

18/00627/FUL Daloon, Brunel Drive, Newark

Raise height of two bays of an existing roof forming part of an existing industrial lean-to building.

No Objection was raised to this application.

18/00648/OUTM Land off North Gate, Newark

**&
Amended
Description**

Application for the removal of condition 25 attached to application 15/01858/OUTM. Application to vary condition 25 of planning permission 13/00997/OUTM for proposed erection of retail development bulky goods/open A1/open A1 convenience uses and provision of car parking to serve same. Proposal submitted to allow the use of Unit B as A1 (non-food).

Councillors Skinner & Haynes declared a prejudicial interest in this application and left the room for the discussion.

The Chairman explained that the Town Council Planning Committee had Objected to the original application 15/01858/OUTM, back in 2015 and one of the reasons for this objection was highway concerns. The original application was given permission by NSDC for a retail development for bulky goods/open A1/open A1 convenience uses. The removal of condition 25 would allow the sale of A1 Goods, cloths, food etc. Marks & Spencer have expressed an interest in moving to this retail park leaving a large retail unit available in the Town Centre. The Planning & Retail Statement estimates that the resulting trade impact of this proposal would result in a drop of approximately 6% in town centre retail activity if M & S were to move out of town.

Cllr D Hyde said that he was a strong advocate for keeping businesses in the centre of town and feels the town needs developing more. M & S have previously talked about developing the 1st floor of their current unit but now seemed to be in favour of moving.

Cllr R Williams said that he was concerned about vehicle access issues and thought that it would need a slip road to access the new retail park.

Cllr Ms H Gent said that she is in favour of the development. The bigger the shop units, the more the town progresses. Cllr Gent didn't think that Newark would be adversely affected by units being out of town. Newark town centre is growing as a boutique shopping centre, the market square is growing in strength with more small unique retailers moving in. Cllr Gent felt that M & S wanted to move to help them to continue trading. The food area in the current store is too small and needs expanding.

Cllr Mrs G Dawn felt that M & S would leave the town should they be unsuccessful with this application. Their

current unit is too small and with careful traffic management, this retail park could be successful. Cllr Mrs Dawn felt that if M & S were to move into this retail park, it would encourage other big retailers to come to Newark.

Cllr L Goff said people would be able to use public transport to visit the park. M & S are closing in other towns and it would be good to keep them here.

Cllr K Girling said that the current M & S site could be extended, this has been confirmed by St Marks Property Co. Therefore, it could be made a very significant store in the town. Boutique stores within the town rely on the 'anchor' stores such as M & S to bring people into the town. Their current store is in a prime location and is the highest grossing store of that size in the Country. M & S have not indicated that they will leave Newark if they are unsuccessful with this application.

Cllr Mrs I Brown said that she had spoken with Planning Officers at NSDC and they have agreed that the retail park can accommodate a shop of this size within the development. Cllr Mrs Brown felt that people don't come into Newark because of expensive parking. She felt that there is more to Newark than just the Town Centre and would therefore be supporting the application.

Cllr P Duncan said that when the application came through originally, there was a mention that Dunelm and Lidl would possibly be interested. The loss of M & S would be devastating for the town. Grantham has had the same experience and their town centre retail economy has suffered significantly since M&S moved out of the town centre.

It was decided **NOT TO OBJECT** to this application.

16/01958/RMAM Land off North Gate, Newark

Amended

Reserved Matters Application for the erection of retail development, bulky goods/open A1/open A1 convenience uses and provision of associated parking (and discharge of conditions attached to Outline Approval Reference 15/01858/OUTM relating to Phasing (2), Landscaping (3 & 17), Archaeology (5), Land Contamination (6), Drainage (8 & 9), Highway Requirements (10,13,14,27 & 28) Pedestrian Link (11), Appearance of Buildings (16), Waste (19), Service

Management Plan (22), Security Measures (24).

No Objection was raised to this application – As Above

Cllrs Skinner & Haynes returned to the meeting.

18/00660/FUL

14 Valley Prospect, Newark

Householder application for proposed demolition of existing flat roof extension / link. Proposed single storey side and rear extension including internal alterations and new access drive/parking/turning space off existing access.

No Objection was raised to this application.

18/00675/ADV

Savers, 22 Middle Gate, Newark

Display of replacement illuminated fascia and projecting sign.

Objection was raised to this application as internal illumination goes against the Shopfront and Advertisement Planning Policy.

18/00708/FUL

Compound 1, James Watt Road, Newark

Change of use from vacant undeveloped land to fenced compound for use for containerised self-storage.

No Objection was raised to this application.

18/00710/FUL

Land to the East of Top Row, Beacon Hill Road, Newark

Variation of condition 4 of planning permission 17/02305/FUL to allow for a phased development:

Phase 1 – site preparation works are carried out and completed, including material removal, installation of retaining structure and temporary access road.

Phase 2A – Plots 6-7

Phase 2B – Plots 1-2

Phase 2C – Plots 3-4-5

No Objection was raised to this application.

18/00744/LBC

37-39 Kirk Gate, Newark

Addition of internal entrance lobby to ground floor flat.
Addition of internal entrance lobby to first floor flat.

No Objection was raised to this application.

18/00746/FUL

1 Cherry Holt, Newark

Householder application for proposed single storey side

extension and detached garage, including new access drive.

No Objection was raised to this application.

18/00757/FUL 68 Harcourt Street, Newark

Householder planning application for installation of patio door system and a 1st floor balcony along with internal alterations.

No Objection was raised to this application.

18/00763/FUL 1 Randall Close, Newark

Householder application for erection of a single storey rear extension.

No Objection was raised to this application.

18/00636/FUL Newark Lorry Park, Great North Road, Newark

Provision of free standing Classroom, Tool Store, Portaloo and installation of removable training test track.

No Objection was raised to this application.

18/00794/FUL 156A Beacon Hill Road, Newark

Householder application for proposed single storey extensions to existing dwelling.

No Objection was raised to this application.

18/00795/FUL 11 Markwick Close, Newark

Householder application for two storey side extension, single storey extensions to the front and rear and including all associated external works.

No Objection was raised to this application.

18/00831/FUL 1B Nicholson Street, Newark

Householder application for proposed single storey rear extension.

No Objection was raised to this application.

PR80/17/18 Notice of NSDC Planning Decisions

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

PR81/17/18 Miscellaneous Applications

a. Amended Applications

No Applications were received

- b. Nottinghamshire County Council Applications**
The NCC (Bowbridge Road and Earp Avenue, Newark) (Prohibition of Waiting, Entrance Clearways and Residents' Controlled Zone) Traffic Regulation Order 2018 (3269)

Members NOTED that the above scheme is to be implemented as originally advertised with minor amendments. The amendment being as follows: 'Extend the 'residents only' parking bay within the controlled zone, on north-eastern side of Earp Avenue by 7m.

- c. Notifications of Appeal**

No notifications were received.

- d. Street Naming**

No applications were received.

Meeting Closed:	8.05pm	Next Meeting:	Wednesday 30th May, 2018
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PLANNING 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

Ref/Year/App.No	Revision	Applicant	Location
18/00125/FULM	1 of 1	Northgate Lettings Oak Tree House Main Street Upton Newark NG23 5SY	Newark Working Men's Club 13 Beacon Hill Road Newark NG24 1NT
Received 08/05/2018			

Description –

Ref/Year/App.No	Revision	Applicant	Location
18/00683/FUL	1 of 1	Mr M Moulds Parkwood Lodge 5 Newark Road Coddington Newark NG24 2QF	9 The Paddocks Newark NG24 1SS
Received 03.05.2018			

Description – Part conversion of 9 The Paddocks to create an additional Chalet Bungalow within the site.

Ref/Year/App.No	Revision	Applicant	Location
18/00772/LBC	1 of 1	Mr A Miah 22 Castle Gate Newark NG24 1BG	22-24 Castle Gate Newark NG24 1BG
Received 16.05.2018			

Description – Internal alterations for fit out of apartments to second floor

Ref/Year/App.No	Revision	Applicant	Location
18/00817/FUL	1 of 1	Shoby Investments Ltd 40 Winthorpe Road Newark NG24 2AB	40 Winthorpe Road Newark NG24 2AB
Received 18.05.2018			

Description – Resubmission of 5 new dwellings on existing site.

Ref/Year/App.No	Revision	Applicant	Location
18/00827/FUL	1 of 1	Mr R Audsley- Spence	9 Brewers Wharf Newark
Received 08.05.2018		9 Brewers Wharf Newark NG24 1ET	NG24 1ET

Description – Householder application to erect a full height stud wall within the garage at a depth 1500mm from the front door, to create a store shed to the front and a garden room to the rear, alterations to the doorways.

Ref/Year/App.No	Revision	Applicant	Location
18/00849/OUT	1 of 1	Mr D Thompson 91 Lincoln Road	Land at rear of 244 Beacon Hill Rd Newark
Received 09.05.2018		Newark NG24 2BU	

Description – Outline application for 4 no. new town houses with garages, new access road off Hutchinson Road.

Ref/Year/App.No	Revision	Applicant	Location
18/00865/FUL	1 of 1	Mr M Howes 35 Hinkley Road	73 Beacon Hill Road Newark
Received 10.05.2018		Stoney Stanton Leics LE9 4LJ	NG24 2JN

Description – Application for the removal/variation of conditions 1-10 attached to planning application 17/00034/OUT, the demolition of existing single storey house and garage, build new access and 4 no. 4 bedroom two storey houses with integral garages.

Ref/Year/App.No	Revision	Applicant	Location
18/00867/FUL	1 of 1	Barnby Road Primary & Nursery School	Barnby Road Primary & Nursery School
Received 09.05.2018		John Gold Avenue Newark NG24 1RU	John Gold Avenue Newark NG24 1RU

Description – Extension to school entrance.

Ref/Year/App.No	Revision	Applicant	Location
18/00868/HRN	1 of 1	NSDC Castle House Great North Road Newark NG24 1BY	Land adjacent to Newark R & M Cricket Club Sports Ground Kelham Road Newark
Received 10.05.2018			

Description – Removal of 36m of hedgerow in connection with development of second cricket pitch.

Ref/Year/App.No	Revision	Applicant	Location
18/00897/FUL	1 of 1	J D Wetherspoon Central Park Wetherspoon House Reeds Crescent Watford WD24 4QL	Sir John Arderne Public House 10 Market Place Newark
Received 16.05.2018			

Description – Extend an existing external seating area, on public footpath, comprising in total 6 tables and 24 chairs.

Ref/Year/App.No	Revision	Applicant	Location
18/00955/FUL	1 of 1	Mr G Wing 100 Eton Avenue Newark NG24 4JJ	100 Eton Avenue Newark NG24 4JJ
Received 22.05.2018			

Description – Householder application for removal of existing extension to be replaced with conservatory.

Ref/Year/App.No	Revision	Applicant	Location
18/00959/FUL	1 of 1	Mrs M Fletcher 104 Lincoln Road Newark NG24 2DQ	104 Lincoln Road Newark NG24 2DQ
Received 18.05.2018			

Description – Householder application for removal of existing conservatory and erection of single storey rear extension.

Ref/Year/App.No	Revision	Applicant	Location
18/00963/FUL	1 of 1	Mr & Mrs Clarke	19 Lawrence Street
Received 22.05.2018		19 Lawrence Street Newark NG24 1NE	Newark NG24 1NE

Description – Householder application for proposed part single, part two storey rear extension.

PLANNING 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	18/00441/FUL	Full Planning Permission	
Date Registered	1 March 2018		
Proposal	Householder application for erection of a boundary fence (part retrospective)		
Location	125 Hawton Road, Newark		
Applicant	Mr J Power, 83 Barnby Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	25/04/2018		
Application No	18/00464/FUL	Full Planning Permission	
Date Registered	6 March 2018		
Proposal	Householder application for proposed single storey extension to family dwelling.		
Location	13 Sandfield Way, Newark		
Applicant	Mr M Maciejak, 13 Sandfield Way, Newark		
Decision	Application Permitted	Conditional	
Decision Date	24/04/2018		
Application No	18/00469/FUL	Full Planning Permission	
Date Registered	6 March 2018		
Proposal	Householder application to extend the existing dormer on the front elevation to create an additional first floor room.		
Location	30 Riverside Road, Newark		
Applicant	Mr T Brott, 7 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	27/04/2018		
Application No	16/01212/FUL	Full Planning Permission	
Date Registered	29 July 2016		
Proposal	Application to vary condition 4 of planning application 01891615 to refer to a minimum unit floor area of 4000 sq ft rather than the 5000 sq ft presently specified and variation of S106 to broaden range of goods to be sold.		
Location	Beaconhill Retail Park, Northern Road, Newark		
Applicant	Mr S Hampson, Mayden Court, Northern Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/05/2018		

Application No	18/00018/FULM	Full Major Planning Permission	
Date Registered	7 February 2018		
Proposal	Construction of 23 no industrial units (use classes B1, B2 and B8) and all associated external works.		
Location	Plot 9 Brunel Business Park, Jessop Close, Newark		
Applicant	Mr C Coen, CF Property Ltd, Moor Farm, Coddington Lane, Stapleford, Lincs		
Decision	Application Permitted	Conditional	Y
Decision Date	01/05/2018		
Application No	18/00484/FUL	Full Planning Permission	
Date Registered	7 March 2018		
Proposal	Proposed 1.5 storey detached dwelling on land adjacent 'The Poplars' including vehicular access and boundary wall with electric gates to new dwelling and 'The Poplars'.		
Location	The Poplars, Barnby Road, Newark		
Applicant	Mr A Gorman, The Poplars, Barnby Road, Newark		
Decision	Application Permitted	Conditional	
Decision Date	01/05/2018		
Application No	18/00582/FUL	Full Planning Permission	
Date Registered	23 March 2018		
Proposal	Installation of new plant equipment.		
Location	Aldi Stores Ltd, North Gate, Newark		
Applicant	Aldi Stores Ltd, c/o The Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	01/05/2018		
Application No	18/00508/FUL	Full Planning Permission	
Date Registered	12 March 2018		
Proposal	Householder application for first floor side extension and ground floor rear extension.		
Location	38 Fairway, Newark		
Applicant	Mr J Dobb, 38 Fairway, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/05/2018		
Application No	16/01203/ADV	Advertisement Consent	
Date Registered			
Proposal	Signage		
Location	Amarillos, Tex-Mex Ltd, 2 London Road, Newark		
Applicant	Mr J Newman, Amarillos, Tex-Mex Ltd, 2 London Road, Newark		
Decision	Application Closed	Conditional	N
Decision Date	17/05/2018		

Application No	18/00383/FUL	Full Planning Application	
Date Registered	27 February 2018		
Proposal	Resurfacing, re-landscaping and re-design of layout to car park. Full re-roof and rendering of external walls to existing store.		
Location	Aldi Stores Ltd, North Gate, Newark		
Applicant	Aldi Stores Ltd, c/o Agent		
Decision	Application Refused	Conditional	
Decision Date	15/05/2018		
Application No	18/00554/FUL	Full Planning Application	
Date Registered	20 March 2018		
Proposal	Householder application for single storey front and rear extensions.		
Location	10 Robert Dukeson Avenue, Newark		
Applicant	Diana Wakefield, 10 Robert Dukeson Avenue, Newark		
Decision	Application Permitted	Conditional	
Decision Date	15/05/2018		
Application No	18/00710/FUL	Full Planning Application	
Date Registered	13 April 2018		
Proposal	Variation of Condition 4 of planning permission 17/02305/FUL to allow for a phased development Phase 1 – site preparation works are carried out and completed, including material removal, installation of retaining structure and temporary access road.		
Location	Land to the east of Top Row, Beacon Hill Road, Newark		
Applicant	Mannin Developments Ltd, Crab Lane, North Muskham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	16/05/2018		

Agenda Item No: 7

Committee Date: Wednesday 30th May 2018

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a.	Amended Applications No Applications received.
b.	Nottinghamshire County Council Applications No Applications received.
c.	Notification of Appeals No Applications received.

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