



# NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU  
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## **PLANNING COMMITTEE**

**WEDNESDAY 31<sup>ST</sup> JULY 2019**

Thursday 25<sup>th</sup> July 2019

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 31<sup>st</sup> July, 2019 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

A handwritten signature in black ink, appearing to read 'A. G. Mellor'.

Alan Mellor  
**Town Clerk**



## **PLANNING COMMITTEE**

**WEDNESDAY 31<sup>ST</sup> JULY 2019**

### **A G E N D A**

- |          |   |                         |                |
|----------|---|-------------------------|----------------|
| <b>1</b> | <b>Apologies for Absence</b>  |                         |                |
| <b>2</b> | <b>Minutes of the Meeting of the Planning Committee held on Wednesday 26<sup>th</sup> June 2019</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
| <b>3</b> | <b>Matters Arising</b>  | <b>Verbal</b>           |                |
| <b>4</b> | <b>Declarations of Interest</b>   | <b>Verbal</b>           |                |
| <b>5</b> | <b>Outstanding Planning Applications</b>  | <b>Report Attached</b>  | <b>Page 15</b> |
| <b>6</b> | <b>NSDC Planning Application Decisions</b>  | <b>Report Attached</b>  | <b>Page 23</b> |
| <b>7</b> | <b>Urgent Decision Taken Under The Scheme of Delegation</b>   | <b>Report Attached</b>  | <b>Page 31</b> |
| <b>8</b> | <b>Miscellaneous Applications</b>   | <b>Report Attached</b>  | <b>Page 33</b> |

#### **Committee Membership:**

Cllr T Mathias (Chair)  
Cllr E Cropper (Vice-Chair)  
Cllr J Baggaley  
Cllr M Cope  
Cllr R A Crowe  
Cllr L Goff  
Cllr D Ledger  
Cllr D Lloyd  
Cllr Ms J Oliver  
Cllr J Olson





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**Agenda Item No: 2**

**Committee Date: Wednesday 31<sup>st</sup> July 2019**

## **PLANNING COMMITTEE MINUTES**

Minutes of the Planning Committee held on Wednesday 26<sup>th</sup> June, 2019 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>T Mathias (Chair)</b>
	Councillor	E Cropper (Vice-Chair) J Baggaley (Ap) M Cope R A Crowe L Goff D Ledger D Lloyd Ms J Oliver J Olson
<b>In Attendance</b>	Town Clerk Councillors	Alan Mellor L Geary, J Henderson, D Jones, M Skinner
<b>Apologies</b>	Cllr J Baggaley	
<b>Taking Minutes:</b>	Planning Administrator	Mrs J Hemsall
<b>Public:</b>	There were 2 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

### **PR07/19/20 Minutes**

Cllr D Ledger queried Minute PR04/19/20, the fourth paragraph on page 7 was incorrect it should read: 'The Town Clerk said the current application

satisfied condition (i) and (iii) (not condition (ii))”

With this amendment the Minutes of the last meeting held on Wednesday 29<sup>th</sup> May, 2019 were **AGREED** and signed as a true and correct record.

**PR08/19/20 Matters Arising**

**PR04/19/20 Outstanding Planning Applications**

**18/01137/OUTM – Land off North Gate**

Delegated Authority was given to the Town Clerk in conjunction with the Chair and Vice Chair of this Committee to clarify the exact location of this application and comment thereafter.

The Town Clerk informed Members that the location had been clarified and the comments forwarded to NSDC, these were distributed to Members for their information and are as follows:

The Town Council has considered the above application and would make the following comments:

The Town Council decided to not Object to this application in January 2016.

It further considered the application when the request to vary Condition 25 was re-submitted. The Town Council considered this matter in August and September of last year and decided to Object on the basis that there was no Retail Impact Assessment to support the request.

This further application now has an accompanying Retail Impact Assessment along with an independent review of this document by Lambert Smith Hampton.

Since the original application was considered in 2016 the retail sector in Newark town centre has seen further decline; vacant shop units have increased and the recent closure of the Marks & Spencer shop on Stodman Street was a particular blow. As a national retailer with such a high profile they were viewed as being a key name which attracted shoppers into Newark town centre. The latest submitted Retail Impact Assessment states that this empty unit may have been sublet to Bargain Buys; however the Town Council would argue that this new tenant cannot play the same role as that of M & S and they do not represent a key retailer that can attract shoppers to the town centre.

In addition Newark is facing further challenges from the two major developments which have been granted by South Kesteven District Council for a Designer Outlet Village on the Downtown site (planning Ref S17/2155) and the ‘King 31’ development (planning Ref S17/1262), both of these developments are located on the edge of Grantham and will represent a further draw of shoppers away from Newark.

In summary therefore the Town Council's view is that the town centre retail sector has declined since the original application was considered in 2016 and it also faces further competition of the major new developments approved near Grantham.

The cumulative impact of these developments, together with this proposal on the Northgate site, will have a negative impact on Newark town centre that can be considered as being 'significantly adverse'.

Notwithstanding the fact that the Town Council didn't object to the original application in 2016 it is of the view that the retail sector in Newark town centre has seen a continuing decline as evidenced by the number of empty shops and the recent loss of M & S as a key retailer, this will be exacerbated by the additional competition from the out of town developments in Grantham. The cumulative impact when taken with the proposed Northgate development will be significantly adverse and therefore the Town Council objects to the variation of Condition 25 as now submitted.

**PR09/19/20 Declarations of Interest**

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

**PR10/19/20 Outstanding Planning Applications**

**19/00854/OUTM Flowserve Pump Division, Hawton Lane, Balderton, Newark**

Outline application with all matters reserved except access for a proposed 324 unit residential development on land at Flowserve premises, Hawton Lane, Balderton, Newark.

The Town Clerk informed Members that the Planning Officer for this application had been invited to attend the meeting but was unable to attend due to family commitments. The Officer had forwarded the detailed history of the application by email to the Town Clerk.

Cllr R A Crowe declared a personal interest in this application.

Applications for this site have been ongoing since 2006 but the Town Council had not previously been consulted due to the site being in Balderton. The Town Clerk suggested that the Town Council had now been consulted due to the boundary changes and the development of the land south of Newark.

Members **Agreed** to submit the following comments on the application to Newark & Sherwood District Council:

- (i) Members were concerned at the traffic impact this

development could have, with the increase in traffic using Hawton Lane to access/egress the proposed development site.

- (ii) Further, that a full Traffic Impact Assessment should be undertaken taking into account the implications for the new Southern Link Road, prior to this application being considered.
- (iii) Members were also concerned about the impact that this would have on the provision of schooling in the area, secondary schools in particular. The impact of this development on the future proposals for schools being planned for the adjacent Land South of Newark developments, need to be considered as a whole and this development should be required to contribute appropriate CIL/S106 monies to ensure that there is adequate provision of school places in the future
- (iv) In addition the design of new school provision and expansion of existing schools should take into account this development.
- (v) Any approval of this application should be accompanied with conditions to fit in with the timing of the adjacent land South of Newark development to ensure that the supply of new housing is sustainable.

It was **Agreed** that this application be referred back to the Committee when responses to the above comments have been received.

**19/00481/FUL**

**Unit 2, BPM Services, Bowbridge Road, Newark**

Proposed replacement industrial unit.

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

**19/00891/FUL**

**Blessed Fashions Retail, Unit 1, The Cavalier Building, Warwick Brewery, Newark**

**&**

**19/01023/LBC**

Change of Use from Class A2 to Class D2 to use as a Gym and Health establishment with additional shower and w/c cubicles.

**No Objection** was raised to these applications but Members would request that a condition is attached specifying that the D2 use be for a Gym only.

**19/00903/FUL**

**The Prince Rupert, 46 Stodman Street, Newark**



Part conversion of function room and secondary bar area into one bed flat. Installation of 2 no. new roof-lights and associated internal alterations. Part Change of Use from A4 to residential flat ancillary to PH for live-in landlord.

The Town Clerk advised Members that this application had been considered at the last meeting when No Objection was raised for Listed Building Consent. This application was now submitted for full planning Approval.

It was decided to **Object** to this application on the following grounds:

- (i) Members were concerned about the lack of available space for refuse bins for the property. These could be a potential safety hazard being placed in front of a fire escape.
- (ii) Members would like to see Newark & Sherwood District Council produce a Waste Strategy for residential waste within the Town Centre, due to the number of residential flats above retail premises increasing. Further, that a complete moratorium be imposed on any further 'Town Centre' residential developments being considered until such time as a Strategy has been produced and approved.

**19/00975/FULM The Piano School, Lincoln College, Mount Lane, Newark**

Change of Use from Piano School to ten self-contained sheltered housing apartments with extensions and alterations to include entrance lobby, lift, stairs and a bin store.

Cllr L Goff declared prejudicial interest in this application and left the room.

Cllr M Cope declared a personal interest.

The Town Clerk informed Members of the history of this site: The Town Council were consulted in 2015 for the conversion into 10 units and No Objection was raised. In 2016, Objection was raised regarding the over intensive impact on the site. Permission was granted by NSDC.

Members discussed any potential parking issues as the application had no parking provision.

Cllr J Olson read out the Highways comments submitted for this application and they had no objections.

It was decided that **No Objection** would be raised to this

application.

Cllr L Goff returned to the meeting.

**19/00990/FUL**

**35 Riverside Road, Newark**

Householder application for proposed side extension.

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

**19/01024/FUL**

**27B Carter Gate, Newark**

Change of Use from sui generis use to flexible uses with potential sub-divisions A1 or A2 or A3 or A5.

The Town Clerk explained to Members that a similar application on Carter Gate, had been submitted to Committee in February this year and that No Objection had been raised to the change of use to A1, A2 or A3 but Objection was raised to the change of use to A5, on the grounds that it would encourage traffic to use Carter Gate which has restrictions for loading only.

It was decided to make the same comments regarding this application.

Cllr M Cope raised concern about delivery vehicles for some of the takeaways in the town, parking illegally on double yellow lines. It was decided to pass on these concerns to the District Council.

**19/01026/FUL**

**7 Elm Avenue, Newark**

Householder application for new entrance wall and gates, replacement timber garage and single storey extension to rear of house.

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

**19/01060/FULM**

**2 Jubilee Street, Newark**

Demolition of existing building (no. 2) and erection of 4 bungalows (1 bedroom), 10 apartments (2 no. 2 bedroom and 8 no. 1 bedroom), access road with connection to the public highway, parking courtyard and associated infrastructure.

Cllr L Geary declared a non-pecuniary interest in this application.

Cllr Lloyd proposed an Objection to this application. He suggested that this site would provide a suitable parking area for the new development on the Bearings site. He would like to see a full and proper revised Traffic Impact Assessment carried out in conjunction with the land South of Newark. There should be a master plan for the site. All

applications should be subject to a moratorium.

Cllr E Cropper would Object on the loss of green space (wildlife corridors).

Cllr J Olson said that 70% of the trees would be removed if the development was to go ahead, the boundaries of all gardens onto Jubilee Street.

Cllr D Lloyd would like NSDC to consider this application after reviewing their Green Spaces Strategy.

**Objection** was raised to this application on the following grounds:

- i) Traffic Impact in an already congested area; a revised traffic impact assessment should be completed before the application is considered to include and taking into account, all existing and future traffic flows along Bowbridge Road. This should include the impacts arising from the land South of Newark developments and the Southern Link road.
- ii) All future applications should be subject to a moratorium until (i) above is complete
- iii) Loss of mature trees on the site and the detrimental amenity impact on existing adjacent properties and residents.
- iv) The application should not be considered further until the District Council's new Green Spaces Strategy has been approved.

**19/01107/FUL**

**89 Riverside Road, Newark**

Householder application for proposed entrance porch extension and proposed single storey rear extension.

Cllr R A Crowe declared a personal interest in this application.

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

**19/01123/FUL**

**3 Eastern Court, Newark**

Householder application for erection of Car Port.

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

**19/01118/FUL**

**Land adjacent 8 Harrisons Way, Newark**

One bedroomed bungalow.

**No Objection** was raised to this application provided there were no objections from neighbours.

**19/01127/LBC Trent Bridge, Great North Road, Newark**

Refurbishment and protection of the ironwork elements to the bridge.

The Town Clerk informed Members that he had been in talks with NCC to change the colour from green to Royalist Claret. Members were in favour of this.

**No Objection** was raised to this application on the understanding that it would be re-painted in Royalist Claret.

**19/01128/FUL Land adjacent 50 Middleton Road, Newark**

Erection of 4 dwellings and associated works (re-submission of application 19/00207/FUL).

Members decided to sustain their original objections for this application as the number of dwellings had not decreased.

It was **AGREED** to **OBJECT** to this application for the following reasons:

- (i) It was back-land development
- (ii) The site would be over intensive
- (iii) The proposed dwellings would not be in-keeping with the local street scene
- (iv) It would result in a loss of green space amenity for existing dwellings adjacent to the site.

**PR11/19/20 Notice of NSDC Planning Decisions**

The Committee **NOTED** the District Council Planning Decisions received since the last meeting but the following comment was made by Cllr D Lloyd:

**P28 – 19/00522/RMAM – Bellway Homes & Urban and Civic c/o Agent Parcel 1, Phase 2B, land East of Bowbridge Lane, Balderton, Newark**

Cllr Lloyd mentioned NCC's continuing objection to the inclusion of street trees in new build developments. It was agreed that the Town Clerk would write to both Nottinghamshire County Council and Newark & Sherwood District council asking that this policy is reversed and that all new developments should be required to include street trees as a standard position.

## PR12/19/20 Miscellaneous Applications

### a. Amended Applications

#### **19/00893/LBC – Newark Working Men’s Club, 13 Beacon Hill Road, Newark**

Revised scheme (amended basement layout) and detailed listed building information for the proposed conversion of Hatton House (former Newark Working Men’s Club, Beacon Hill Road, Newark), to form 8 apartments (previously approved under 18/00126/LBC). Part retrospective.

Cllr D Lloyd raised a Personal and Pecuniary Interest and left the room.

The Town Clerk informed Members that the original application did not have an accurate description of the amendments and that is why this application had been submitted.

Members **NOTED** this amendment.

#### **11/01300/FULM - PA Freight Services Ltd, International Logistics, Centre Park House, Farndon Road, Newark**

Re-configuration of access arrangements to existing freight yard and provision of new parking and turning area for commercial vehicles.

The Town Clerk informed Members of the history of this site, dating back to 2011.

It was felt that the responsible Highway Authorities need to be satisfied that the proposals represent a safe solution to the access/egress for this site.

It was decided to submit a ‘**Holding Objection**’ to this application until:

- i) The outcome of the A46 dualling was known
- ii) The District Council has approved a position with regard to the provision of an ‘Open Break’ between Farndon and Newark.

It was further **AGREED** that in the event that the District Council require substantive comments before the date of the next meeting of this Committee, then delegated authority be granted to the Town Clerk, in consultation with the Chair and Vice Chair of this Committee, to submit such comments as are deemed appropriate.

**b. Nottinghamshire County Council Applications**

**Severn Trent Water Ltd**

**Temporary Compound and Soil Store, land at Quibells Lane, Newark**

Retention and spreading of materials arising from flood alleviation works to provide improved agricultural land.

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

**Bowbridge Road and Unnamed Road, Newark**

**Proposed Parking Restrictions (TRO 3294)**

It is proposed to introduce 'No Waiting At Any Time' restrictions (double yellow lines) on Bowbridge Road, Newark. These restrictions are intended to facilitate safe access and egress to a new housing development.

Although Members were aware that these double yellow lines were required for safety, it was felt that the following should be carried out:

- i) Traffic Impact on an already congested area; a revised traffic impact assessment should be completed taking into account all existing and future traffic
- ii) All future applications should be subject to a moratorium until i) above is complete

**Planning Appeal Notification**

**18/02080/FUL – 40 Winthorpe Road, Newark**

Demolition of existing dwelling to create 4 new semi-detached dwellings.

Members **NOTED** this Planning Appeal.

<b>Meeting Closed:</b>	<b>8.30pm</b>	<b>Next Meeting:</b>	<b>Wednesday 31<sup>st</sup> July, 2019</b>
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**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers:</b>	<b>Attached</b>
<b>Lead Officer:</b>	<b>Alan Mellor</b> Tel: 01636 684801 Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a>





<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/00393/FUL Received 28.06.19	2GP Ltd 170-180 Carlton Road Nottingham NG3 2BB	Crown Building 41 Lombard Street Newark NG24 1EP

**Description** – Proposed renewal of windows, together with minor adjustments to existing fenestration associated with planning decision 18/01500/CPRIOR.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01025/FUL Received 28.06.19	Travis Perkins Unit 17 Waterside Ind. Park Leeds LS10 1RW	Travis Perkins Brunel Drive Newark

**Description** – Proposed building yard re-configuration incorporating stock height increase and parking space amendments.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01062/ADV Received 01.07.19	Happy Sundaes 85 Ermine Street Ancaster Lincs NG34 3QJ	Happy Sundaes 48 Kirk Gate Newark

**Description** – Addition of advertising vinyl to bottom of external windows and erection of signs to south and east fascias (retrospective).

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/00928/LBC Received 28.06.19	Happy Sundaes 85 Ermine Street Ancaster Lincs NG34 3QJ	Happy Sundaes 48 Kirk Gate Newark

**Description** – Erection of signage to south and east fascias (retrospective).

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01079/FUL Received 28.06.19	Happy Sundaes 85 Ermine Street Ancaster Lincs NG34 3QJ	Happy Sundaes 48 Kirk Gate Newark

**Description** – Change of Use to ice cream parlour and coffee shop (retrospective).

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01158/FUL  Received 27.06.19	Canal & River Trust The Heritage Skills Centre Canal Lane Hatton Warwick	Canal & River Trust Customer Services Building Mill Lane Newark

**Description** – Change of Use and minor alterations to Canal & River Trust Customer Services building for use as a Welcome Station.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01164/RMAM  Received 01.07.19	Countryside Properties Plc 1 Penman Way Grove Park Leicester	Land South of Newark Bowbridge Lane Balderton Newark Notts

**Description** – Reserved Matters application for parcels 4a and 4b of phase 1 to include layout, scale, landscaping for 160 residential dwellings and associated infrastructure.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01170/FUL  Received 15.07.19	Mr & Mrs Vincent 10 Syerston Way Newark NG24 2SU	10 Syerston Way Newark NG24 2SU

**Description** – Householder application for replacement of conservatory with rear single storey extension including internal alterations.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01182/FUL  Received 11.07.19	Mr P Campbell 15 Syerston Way Newark NG24 2SU	15 Syerston Way Newark NG24 2SU

**Description** – Change of Use of land, laying of hard-surfaced area and works to ditch to extend garden area (retrospective), siting of shed.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01183/FUL  Received 11.07.19	Mr M Burrell 17 Syerston Way Newark NG24 2SU	17 Syerston Way Newark NG24 2SU

**Description** – Change of Use of land, laying of ground materials, works to ditch to extend garden area (retrospective) and erection of shed.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01184/FUL	Mr D Fawcett 19 Syerston Way Newark NG24 2SU	19 Syerston Way Newark NG24 2SU
Received 12.07.19		

**Description** – Change of Use of land, laying of ground materials and works to ditch to extend garden area (retrospective).

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01191/FUL	Mr AC & V Van Deventer AJ's School of Dancing 32 Carter Gate Newark NG24 1UB	AJ's School of Dancing 32 Carter Gate Newark NG24 1UB
Received 02.07.19		

**Description** – Replacement of windows to first floor front elevation.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01211/LBC	NCHA Property Services Bulwell Nottingham	66 Victoria Street Newark NG24 4UN
Received 02.07.19		

**Description** – Install aluminium secondary glazing, repair and paint existing windows and replace the timber casement window with new double glazed timber casement windows on the rear extension.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01222/FUL	NCHA Property Services Bulwell Nottingham	2,4,6 and 8 Mather Road Newark NG24 1FB
Received 02.07.19		

**Description** – Householder application to remove the existing double glazed timber windows and replace with 'Residence 7' timber effect UPVc double glazed windows.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01225/FUL	Ogon Homes Ltd Oak Tree House Main Street Upton Newark	Renaissance Kirkby House 29A Albert Street Newark
Received 03.07.19		

**Description** – Demolish existing structures on the site and replace with 4 apartments and two separate dwellings.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01235/S73M	Persimmon Homes Nottingham Fountain House	Site at Beacon Hill Road Newark
Received 05.07.19	Southwell Road West Mansfield Notts	

**Description** – Application to vary condition 14 of planning permission 10/01256/FULM to omit the Emergency Access Link.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01263/FUL	Mr B Drake 18 Shelton Avenue	20 Shelton Avenue Newark NG24 4NX
Received 09.07.19	Newark NG24 4NX	

**Description** – Change of Use from a dwelling house (Class C3) to an office (Class B1(A))

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01279/FUL	Mr W Unwin 71 Riverside Road	71 Riverside Road Newark NG24 4RL
Received 09.07.19	Newark NG24 4RL	

**Description** – Householder application for erection of a side extension to dwelling.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01302/FUL	Mr & Mrs Dunbar 4 Pine Close	4 Pine Close Newark NG24 2AU
Received 17.07.19	Newark NG24 2AU	

**Description** – Householder application for single storey front extension, extend parking provision with electric car charging point.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01325/FUL	Mr P Chambers Victoria House	Victoria House 39 Victoria Street Newark NG24 4UU
Received 19.07.19	39 Victoria Street Newark NG24 4UU	

**Description** – Householder application for rear extension.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01330/FUL	Mr & Mrs Griffiths 65 Valley Prospect Newark NG24 4QN	65 Valley Prospect Newark NG24 4QN
Received 16.07.19		

**Description** – Householder application for replacement and enlarged front porch and utility pitched roof.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01206/LBC	Admiral Taverns The Steam Mill Business Centre Chester	Old Kings Arms Public House 19 Kirk Gate Newark
Received 02.07.19		

**Description** – Proposed internal alterations and refurbishment of the public house premises at ground and first floor levels.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01255/FUL	Admiral Taverns The Steam Mill Business Centre Chester	Admiral Taverns The Steam Mill Business Centre Chester
Received 19.07.19		

**Description** – External redecoration and rendering.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01256/LBC	Admiral Taverns The Steam Mill Business Centre Chester	Admiral Taverns The Steam Mill Business Centre Chester
Received 19.07.19		

**Description** – External redecoration and rendering.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01318/FUL	Wan Xiang He 17 John Gold Avenue Newark	15 Balderton Gate Newark
Received 22.07.19		

**Description** – Proposed change of use from a vacant shop to a Chinese Restaurant (Use Class A3) and alterations to Shopfront and Installation of Extract.

<b>Ref/Year/App.No</b>	<b>Applicant</b>	<b>Location</b>
19/01340/ADV	Mrs J Mitchell 5 <sup>th</sup> Floor One Croydon	Units 3 and 4 Beacon Hill Retail Park Beacon Hill Road Newark
Received 22.07.19		

**Description** – Fascia signs, window graphics and totem (other) / post signage.



**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL PLANNING DECISIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers</b>	<b>Attached</b>
<b>Lead Officer</b>	<b>Alan Mellor</b> <b>Tel: 01636 684801</b> <b>Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a></b>





<b>Application No</b>	19/00583/ADV	Advertisement Consent	
<b>Date Registered</b>	5 April 2019		
<b>Proposal</b>	Display 1 no. hanging sign from existing bracket and 1 no. information board sign on south east elevation.		
<b>Location</b>	14 Castle Gate, Newark		
<b>Applicant</b>	Ms A Meade, 14 Castle Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/06/2019		
<b>Application No</b>	19/00732/FUL	Full Planning Permission	
<b>Date Registered</b>	25 April 2019		
<b>Proposal</b>	Replace door and steps with plinth and window, install A/C unit.		
<b>Location</b>	HSBC, 30 Market Place, Newark		
<b>Applicant</b>	Corporate Real Estate, 62-76 Park Street, Southwark, London		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/06/2019		
<b>Application No</b>	19/00733/LBC	Listed Building Consent	
<b>Date Registered</b>	25 April 2019		
<b>Proposal</b>	Installation of A/C unit, replacement of door and steps with plinth and window and internal alterations.		
<b>Location</b>	HSBC, 30 Market Place, Newark		
<b>Applicant</b>	Corporate Real Estate, 62-76 Park Street, Southwark, London		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/06/2019		
<b>Application No</b>	19/00840/FUL	Full Planning Permission	
<b>Date Registered</b>	9 May 2019		
<b>Proposal</b>	Householder application for single storey side extension.		
<b>Location</b>	92 Middleton Road, Newark		
<b>Applicant</b>	Mr J Cottier, 92 Middleton Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	21/06/2019		

<b>Application No</b>	19/00830/FUL	Full Planning Permission	
<b>Date Registered</b>	1 May 2019		
<b>Proposal</b>	Application for the variation of Condition 6 to amend the opening hours of the store attached to application 17/01431/FUL: Demolition of existing Public House and erection of 2 new units comprising of a Use Class A1 convenience retail unit and a Use Class A1 (Non-Food) retail, with parking and landscaping and associated works.		
<b>Location</b>	The Co-Operative Group Food Ltd, Unit 1, Side Row, Newark		
<b>Applicant</b>	Mr Manton, c/o The Co-Operative Group Ltd, 1 Angel Square, Manchester.		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	25/06/2019		
<b>Application No</b>	19/00825/FUL	Full Planning Permission	
<b>Date Registered</b>	10 May 2019		
<b>Proposal</b>	Change of Use of A1 (retail) units to a gym/health and fitness centre (D2).		
<b>Location</b>	Units 2 and 3 Beacon Hill Retail Park, Beacon Hill Road, Newark		
<b>Applicant</b>	The Gym c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/07/2019		
<b>Application No</b>	19/00714/FUL	Full Planning Permission	
<b>Date Registered</b>	14 May 2019		
<b>Proposal</b>	Dropped kerb and creation of asphalt section across grass verge to create new vehicle access.		
<b>Location</b>	120 Lincoln Road, Newark		
<b>Applicant</b>	Mr D Colbeck, Trentfields, Station Road, Fiskerton, Notts		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	04/07/2019		
<b>Application No</b>	19/00891/FUL	Full Planning Permission	
<b>Date Registered</b>	3 June 2019		
<b>Proposal</b>	Change of Use from Class A2 to Class D2 to use as a Gym and Health establishment with additional shower and w/c cubicles.		
<b>Location</b>	Blessed Fashions, Retail Unit 1, The Cavalier Building, Warwick Brewery, Newark		
<b>Applicant</b>	Area Health and Fitness UK, 23 Nicholson Street, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	10/07/2019		

<b>Application No</b>	19/01023/LBC	Listed Building Consent
<b>Date Registered</b>	3 June 2019	
<b>Proposal</b>	Change of Use from Class A2 to Class D2 to use as a Gym and Health establishment with additional shower and w/c cubicles.	
<b>Location</b>	Blessed Fashions, Retail Unit 1, The Cavalier Building, Warwick Brewery, Newark	
<b>Applicant</b>	Arena Health & Fitness UK, 23 Nicholson Street, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	10/07/2019	
<b>Application No</b>	18/00919/FUL	Full Planning Permission
<b>Proposal</b>	Variation of condition 5(i) and 6(i) of planning permission 14/01106/FUL to make the site permanent.	
<b>Location</b>	The Abbatoir, Tolney Lane, Newark	
<b>Applicant</b>	Mr Bower c/o Agent	
<b>Decision</b>	<b>Application Returned</b>	<b>Conditional</b>   <b>N</b>
<b>Decision Date</b>	16/07/2019	
<b>Application No</b>	19/00385/RMAM	Reserved Matters Approval Major
<b>Date Registered</b>	26 February 2019	
<b>Proposal</b>	Application for reserved matters approval for landscaping for Hawton House SINC and public open space.	
<b>Location</b>	Land South of Newark, Bowbridge Lane, Balderton, Newark	
<b>Applicant</b>	Urban & Civic Plc	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	16/07/2019	
<b>Application No</b>	19/00806/FUL	Full Planning Permission
<b>Date Registered</b>	29 April 2019	
<b>Proposal</b>	Householder application for extensions and alterations to existing property and new brick boundary wall.	
<b>Location</b>	87 London Road, Newark	
<b>Applicant</b>	Mr & Mrs Bonner, 87 London Road, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	17/07/2019	

<b>Application No</b>	19/00893/LBC	Listed Building Consent
<b>Date Registered</b>	13 May 2019	
<b>Proposal</b>	Revised scheme (amended basement layout) and detailed listed building information for the proposed conversion of Hatton House (formerly Newark Working Men's Club), Beacon Hill Road, Newark, to form 8 apartments (previously approved under 18/00126/LBC). Part retrospective.	
<b>Location</b>	Newark Working Men's Club, 13 Beacon Hill Road, Newark	
<b>Applicant</b>	Oak Tree Homes Ltd, Main Street, Upton, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	18/07/2019	
<b>Application No</b>	19/00932/FUL	Full Planning Permission
<b>Date Registered</b>	17 May 2019	
<b>Proposal</b>	Replacement of Bridge Parapets	
<b>Location</b>	Bridge, Mill Lane, Newark	
<b>Applicant</b>	Canal & River Trust, Head Office, First Floor, North Station House, 500 Elder Gate, Milton Keynes	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	16/07/2019	
<b>Application No</b>	19/00667/LBC	Listed Building Consent
<b>Date Registered</b>	20 May 2019	
<b>Proposal</b>	Repoint chimney stack, rebuild Gable end wall, repair all windows and repaint like for like (retrospective).	
<b>Location</b>	Mediterranean Restaurant, 13-15 Castle Gate, Newark	
<b>Applicant</b>	Trentside Developments, 141 Hawton Road, Newark	
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>   <b>N</b>
<b>Decision Date</b>	15/07/2019	
<b>Application No</b>	19/00990/FUL	Full Planning Permission
<b>Date Registered</b>	28 May 2019	
<b>Proposal</b>	Householder application for proposed side extension.	
<b>Location</b>	35 Riverside Road, Newark	
<b>Applicant</b>	Mr Simpson, 35 Riverside Road, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	18/07/2019	

<b>Application No</b>	19/01055/HPRIOR		
<b>Date Registered</b>	31 May 2019		
<b>Proposal</b>	Householder prior approval for single storey rear extension. The length that the extension extends beyond the rear wall of the original house is 6.075 metres. Eaves height of the extension is 2.3 metres. Maximum height of the extension is 2.5 metres.		
<b>Location</b>	76 Farndon Road, Newark		
<b>Applicant</b>	Mr M Spowage, 76 Farndon Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	09/07/2019		
<b>Application No</b>	19/00891/FUL & 19/01023/LBC	Full Planning Permission	
<b>Date Registered</b>	3 June 2019		
<b>Proposal</b>	Change of use from Class A2 to Class D2 to use as a Gym and Health establishment with additional shower and w/c cubicles.		
<b>Location</b>	Blessed Fashions Retail, Unit 1, The Cavalier Building, Warwick Brewery, Newark		
<b>Applicant</b>	Arena Health & Fitness UK, 23 Nicholson Street, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	10/07/2019		
<b>Application No</b>	19/01111/CPRIOR		
<b>Date Registered</b>	13 June 2019		
<b>Proposal</b>	Notification of Prior approval for a proposed change of use of a building from office use (Class B1(a)) to a dwelling house (Class C3)		
<b>Location</b>	76 Appleton Gate, Newark		
<b>Applicant</b>	Mr A Wilson, 84 Grantham Road, Waddington, Lincoln		
<b>Decision</b>	<b>Planning Application not required</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/07/2019		
<b>Application No</b>	19/01127/LBC	Listed Building Consent	
<b>Date Registered</b>	18 June 2019		
<b>Proposal</b>	Refurbishment and protection of the ironwork elements to the bridge.		
<b>Location</b>	Trent Bridge, Great North Road, Newark		
<b>Applicant</b>	Via East Midlands, Highways Designs and Structures, Bilsthorpe		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/07/2019		



**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>URGENT DECISION TAKEN UNDER THE SCHEME OF DELEGATION</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**1. Recommendations**

1.1 To note the decision taken under the Scheme of Delegation to **Object** to the following application:

**Licensing Application – Variation to a Premise Licence for the White Hind, Carter Gate, Newark**

**2. Background**

2.1 Since the last meeting of the Planning Committee, an application has been received which required a response before the date of this meeting namely:-

(i) **Variation to a Premise Licence for the White Hind, Carter Gate, Newark – extension of opening hours from 2am to 3am on Thursday, Friday, Saturday and Sunday.**

2.2 It was agreed with the Chair and Vice-Chair of this Committee that this matter was not of sufficient importance to warrant calling a Special Meeting of this Committee or the Town Council.

In accordance with the Town Council’s Scheme of Delegation – paragraph 3.2 Urgent Matters, after consultation with the Chair and Vice-Chair of this Committee about this application, it was agreed that an **Objection** would be raised as follows:

- If approved, this will be the only establishment in Newark that is open this late. The Town Council is concerned that this application may set a precedent for other public houses to apply for similar extended opening hours, which is a situation that should be avoided.
- The Town Council has serious concerns about the current level of Town Centre problems; anti-social behaviour, vandalism and violence. It feels that an extension of opening hours will add to the frequency with which these problems occur and will result in Police resources being stretched to an extent that will have a detrimental, knock-on impact on the resources that are required on a daily basis, throughout the local community.

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise

the Committee of the decision taken.

**3. Financial, Legal, Equality & Risk Issues**

None.

<b>Background Papers:</b>	<b>Planning Application – Available at the Meeting</b>
<b>Lead Officer:</b>	<b>Alan Mellor</b> <b>Tel: 01636 684801</b> <b>Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a></b>



**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>MISCELLANEOUS APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**a. Amended Applications**

**11/01300/FULM – PA Freight Services Ltd, International Logistics Centre, Park House, Farndon Road, Newark**

Re-configuration of access arrangements to existing freight yard and provision of new parking and turning area for commercial vehicles.

**18/02330/FULM – Playing Field, Chestnut Avenue, Newark**

New build scheme comprising 16 x 2 bed houses, 6 x 1 bed flats for supported Housing and a shared house over two plots (each with 4 beds), for supported housing with associated staff office/overnight accommodation and a replacement Multi Use Games Area (MUGA).

**Amended drawings and proposal – The proposed site layout has changed including a reduction in the overall number of dwellings proposed. A replacement MUGA is now also proposed on site.**

**18/02362/FULM – Land Opposite 44 to 26 Fosse Road, Farndon, Newark**

Erection of a Mixed Use Development comprising petrol filling station and associated retail unit and drive through. 2 no. drive throughs, 2 no. offices and 103 bed hotel with associated ancillary facilities, landscaping, flood attenuation lagoon, associated engineering operations (including flood compensation measures) and sustainable drainage system (SuDS) along with associated vehicular and cycle parking and access from Fosse Way and all ancillary works.

**Revised drawings and supporting documentation.**

**19/00192/RMA – Land off Hutchinson Road, Newark**

Application for variation of Condition 01 to be varied to include for Drawing No. 1D/31/2017. Site Plan Revised and 03 to be varied to include for the revised boundary treatments shown on the above drawing attached to planning permission 17/01573/RMA.

**Revised Site Plan and amended description of development.**

**b. Nottinghamshire County Council Applications**

**Severn Trent Water (Applicant)**

**Temporary Compound and Soil Store, Land at Quibells Lane, Newark**

Retention and spreading of materials arising from flood alleviation works to provide improved agricultural land.

Members to **NOTE** that the above application has now been formally **GRANTED**.

**c. Pre-Application Consultation**

**Brunel Drive DNS, Industrial Estate, Newark**

EE and Hutchinson are in the process of upgrading a number of sites in the UK predominantly to make them 5G. This upgrade process will primarily involve swapping existing equipment and replacing this with similar new apparatus. The upgrade will not materially affect the building / installation of the surrounding area.

Members are asked to consider this Pre-Planning Application.

<b>Background Papers</b>	<b>Available at the Meeting</b>
<b>Lead Officer</b>	<b>Alan Mellor</b> <b>Tel: 01636 684801</b> <b>Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a></b>