



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 27TH JANUARY 2016

Thursday, 21st January 2016

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 27th January, 2016 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&sinde=1>.

Yours sincerely

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 27TH JANUARY 2016

A G E N D A

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| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 30th December, 2015. | Minutes Attached | Page 5 |
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Committee Membership:

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



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Agenda Item No: 2

Committee Date: Wednesday 27th January, 2016

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 30th December, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) (A) Mrs C Barker-Powell Mrs I Brown (Ap) M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams
In Attendance	Councillor	D Hyde
Town Council Staff	Deputy Town Clerk	James Radley
Apologies	Cllr Mrs I Brown	
Taking Minutes:	PA to the Town Clerk	Mrs H Crossland
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR50/15/16	<u>Minutes</u>
	The Minutes of the last meeting held on Wednesday 25 th November, 2015 were AGREED and signed as a true and correct record.

PR51/15/16	<u>Matters Arising</u>	
	<p>Cllr Goff asked if there was an update available on PR49/15/16 – The Sawmill. There was nothing to report at this stage.</p> <p>Cllr Roberts MBE informed Members that he had attended the NSDC Planning Committee to talk about the brick walls and close fencing on Tolney Lane. NSDC have decided that they are to be removed.</p>	
PR52/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR53/15/16	<u>Outstanding Planning Applications</u>	
	15/01969/FUL	<p>65 Beech Avenue & 73 Eton Avenue, Newark</p> <p>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).</p> <p>No Objection was raised to this application.</p>
	15/01983/FUL	<p>96 Lincoln Road, Newark</p> <p>Construction of 6 no. 2 bedroom dwellings and associated parking/landscaping to the land to the rear of 96 Lincoln Road.</p> <p>No Objection was raised to this application.</p>
	15/02093/FUL	<p>Land South of Newark, Bowbridge Lane, Balderton, Newark</p> <p>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).</p> <p>No Objection was raised to this application.</p>
	15/02108/FUL	<p>115 Hawton Road, Newark</p> <p>Householder application for new roof to bay window, single storey front porch, two storey extension above existing garage and single storey extension to rear.</p> <p>No Objection was raised to this application.</p>

	15/02137/OUT	Barnby Road Academy, John Gold Avenue, Newark Single storey nursery building with associated play areas. Cllr T Roberts MBE declared a non-pecuniary interest in this application. No Objection was raised to this application.
	15/02150/FUL	Newark RUFC, Kelham Road, Newark Alterations, improvements and extension to existing club house and changing facilities. No Objection was raised to this application.
	15/02163/FUL	65 London Road, Newark Change of use to professional services A2 No Objection was raised to this application.
	15/02187/LBC	45 London Road, Newark Single storey rear extension, restoration of front door overlight, internal re-ordering and general upgrading and repair works. No Objection was raised to this application.
	15/02202/FUL	17 The Park, Newark Householder application to demolish the existing conservatory and erect a garden room. No Objection was raised to this application.
	15/02212/FUL	Normanville, Stanley Terrace, Newark Erection of replacement bungalow similar in size to the original dwelling. No Objection was raised to this application.
	15/02205/FUL	Land at rear of 65 North Gate, Newark Proposed change of use (Sui Generis) to a small portion of the existing internal service yard/car park to car wash facility (retrospective). Cllr D Lloyd asked that more details be given for this application in relation to the term Sui Generis.
	15/02247/ADV	Land at rear of 65 North Gate, Newark Proposed fascia and hoarding signs fixed to the boundary fence. There were no illustrations available for Members to

		look at so No Comment was made.
	15/02234/LBC	<p>Palace Theatre, 16-18 Appleton Gate, Newark</p> <p>Redecorate the courtyard with the 4 nearest bays being completed in an external breathable masonry paint to match the existing building façade colour.</p> <p>Cllrs D Lloyd and T Roberts MBE declared a non-pecuniary interest in this application.</p> <p>No Objection was raised to this application.</p>
	15/02256/FUL	<p>Land at Beacon Hill Road, Newark</p> <p>Construction of 4 new detached dwellings.</p> <p>Objection was raised to this application as it is a designated site of interest for Nature Conservation.</p>
	15/02257/FUL	<p>7 Bar Gate, Newark</p> <p>Change of use from A1 (shops) to A2 (financial and professional services) or A3 (restaurant and cafes) or A5 (hot food takeaway).</p> <p>After discussion Members said that they would only approve Change of Use to A2, financial and professional services. They felt that the other requests for Change of Use were already adequately served by existing properties in that area.</p>
	15/02258/FUL	<p>7 Bar Gate, Newark</p> <p>Change of use from A1 (shops) to A4 (drinking establishment)</p> <p>Objection was raised to this application. After discussion Members said that they would only approve Change of Use to A2, financial and professional services. They felt that the other requests for Change of Use were already adequately served by existing properties in that area.</p>
	15/02262/FUL	<p>1 to 3 Grosvenor Court, Brunel Drive, Newark</p> <p>The erection of 1.95m high security fencing, security gates and widening of entrance gates on south western elevation of building.</p> <p>No Objection was raised to this application.</p>
	15/02293/FUL	<p>138 Hawton Road, Newark</p> <p>Householder application for approval for items omitted from a previous approval – (15/01224/FUL) : Demolish</p>

		<p>existing front porch and build replacement front porch, erect single storey extension to rear) including, alter shape of the roof of the proposed rear extension to include a gable instead of a hip, roof window within the south slope of the roof to the extension, high level window to the south wall of the rear extension and solid fuel stove in the existing living room and insulated metal flue (re-submission).</p> <p>No Objection was raised to this application.</p>
PR54/15/16	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	
PR55/15/16	Miscellaneous Applications	
	a.	<p>Nottinghamshire County Council Applications Tongues Yard, Lombard Street, Newark Prohibition of Waiting and Loading/Unloading Traffic Regulation Order 2015 (3236)</p> <p>No Objection was raised to this application.</p>
	b.	<p>Notification of Appeals Notification of an Appeal against a Listed Building Enforcement Notice – Castle Gate Fish Bar, 47-51 Castle Gate, Newark</p> <p>Members NOTED that the above appeal has been lodged.</p>
	c.	<p>Licensing Applications The Atrium, 69 Castle Gate, Newark</p> <p>No Objection was raised to the variation to the premise licence for The Atrium.</p>

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 27th January, 2016
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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
/2015/2205	1 of 1	Trentside Developments 141 Hawton Road Newark NG24 4QG	Land at rear 65 North Gate Newark
Received 23.12.15			
Type FUL			

Description – Proposed change of use (Sui Generis) to a small portion of the existing internal service yard/car park to wash facility (retrospective).

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2247	1 of 1	Trentside Developments 141 Hawton Road Newark NG24 4QG	Land at rear 65 North Gate Newark
Received 29.12.15			
Type ADV			

Description – Proposed fascia and hoarding signs fixed to the boundary fence.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2276	1 of 1	Mr J Farrell Hill Farm Woods Lane Flintham NG23 5LR	Curtain Mill 7 Carter Gate Newark
Received 04.01.16			
Type FUL			

Description – Proposed alterations to shop and change of use of first and second floors (currently A1 use) to residential (C3 use) (1 no. 2 bedroom flat).

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2287	1 of 1	Mr J Farrell Hill Farm Woods Lane Flintham NG23 5LR	Curtain Mill 7 Carter Gate Newark
Received 05.01.16			
Type LBC			

Description – Proposed alterations to shop and change of use of first and second floors (currently A1 use) to residential (C3 use) (1 no. 2 bedroom flat)

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2299	1 of 1	N & S Homes Kelham Hall Newark NG23 5QX	Land at Bowbridge Road Newark
Received 20.01.16			
Type FULM			

Description – Proposed ‘extra care’ residential development for the elderly consisting of 60 single and two bed apartments and the associated communal spaces.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2302	1 of 1	Mr J Hinch 3 Kings Road Berkhamsted Herts HP4 3BD	13 Friary Road Newark NG24 1LE
Received 04.01.16			
Type FUL			

Description – Proposed change of use from dwelling house (class 3) to large house in multiple occupation (class – Sui Generis).

Revised Plans and Supporting Statement also included with this application.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/21	1 of 1	Mr S Godber 3 Eastern Court Newark NG24 1RT	3 Eastern Court Newark NG24 1RT
Received 11.01.16			
Type FUL			

Description – Householder application for proposed extensions and alterations to the existing back door to create a window and extend an existing window into a door.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/23	1 of 1	Mr T & Mrs S Sergeant 20 Friary Road Newark NG24 1LE	20 Friary Road Newark NG24 1LE
Received 11.10.16			
Type FUL			

Description – Householder application for proposed extension to the rear, erection of a small glazed porch to front on former garage, re-modelling of exterior to provide parking and turning space, replacement and minor alterations to existing windows and internal modifications.

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	15/01996/FUL	Full Planning Permission	
Date Registered	10 November 2015		
Proposal	Proposed extension and new car park		
Location	Minster Veterinary Centre, Maltkiln Lane, Newark		
Applicant	As Above		
Decision	Application Permitted	Conditional	Y
Decision Date	05/01/2016		
Application No	15/02076/FUL	Full Planning Permission	
Date Registered	20 November 2016		
Proposal	Proposed railings to the entrance area of the former Tax Office, Millgate		
Location	11 Mill Gate, Newark		
Applicant	Capla Developments, Let It House, Lombard Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/01/2016		
Application No	15/02108/FUL	Full Planning Permission	
Date Registered	27 November 2015		
Proposal	Householder application for new roof to bay window, single storey front porch, two storey extension above existing garage and single storey extension to rear.		
Location	115 Hawton Road, Newark		
Applicant	Mr P Boland, 140 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/01/2016		
Application No	15/02246/LBCLDC	LBC Lawful Development Certificate	
Date Registered	17 December 2016		
Proposal	Certificate of Lawfulness of Proposed works to a listed building comprising gas pipe works which are located externally at the back of the property and have been identified as being in poor condition and in need of replacement. The current pipework runs from the boiler located in the kitchen through to the external wall and along towards the bay window where it re-enters the building. There is approximately 20 metres of pipework to be replaced. The replacement pipework will be wrapped in an anti-corrosion wrap which is dark grey/black. Pipework will be replaced on a like for like basis and in the same location.		
Location	National Probation Service, 11 Appleton Gate, Newark		
Applicant	MOJ Estates, 11 Appleton Gate, Newark		
Decision	Certificate Issued	Conditional	N
Decision Date	05/01/2016		

Application No	15/02047/ADV	Advertisement Consent	
Date Registered	17 November 2015		
Proposal	Display of 1 no. non illuminated fascia sign and 1 no. non illuminated projecting sign.		
Location	Bon Marche, 46 Market Place, Newark		
Applicant	Bon Marche, Jubilee Way, Wakefield, West Yorks		
Decision	Application Refused	Conditional	
Decision Date	12/01/2016		
Application No	15/01538/FUL	Full Planning Permission	
Date Registered	3 September 2015		
Proposal	Change of use and provision of car park and caravan storage and conversion of existing building to café.		
Location	Vacant land, Northern Road, Newark		
Applicant	S R Pension Trust, Suite 16, Sheepbridge Business Centre, Chesterfield, Derbys		
Decision	Application Permitted	Conditional	Y
Decision Date	12/01/2016		
Application No	15/02065/FUL	Full Planning Permission	
Date Registered	18 November 2015		
Proposal	Householder application for the erection of a two storey rear extension		
Location	7 Spring Gardens, Newark		
Applicant	Mr & Mrs Elliot, 7 Spring Gardens		
Decision	Application Permitted	Conditional	Y
Decision Date	11/01/2016		
Application No	15/02048/LBC	Listed Building Consent	
Date Registered	17 November 2015		
Proposal	Remove existing shopfront fascia and projecting sign and replace with a 1 no. new non illuminated fascia and 1 no. non illuminated projecting sign.		
Location	Bon Marche, 46 Market Place, Newark		
Applicant	Bon March, Jubilee Way, Wakefield, West Yorks		
Decision	Application Refused	Conditional	
Decision Date	12/01/2016		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a.	<p>Amended Applications</p> <p>15/01858/FULM – Land Off North Gate, Newark Application to vary condition 25 of planning permission 13/00997/FULM 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). Retail Impact Assessment Received.</p> <p>15/02037/FUL & 15/02038/LBC Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front. Photographic Building Survey received.</p> <p>15/02163/FUL – 65 London Road, Newark Change of use to professional services A2. Amended red outline on the site location plan and block plan. (the red line on the western boundary has just moved slightly to allow for access into the parking area to the front of the building.</p>
b.	<p>Licensing Applications</p> <p>7 Market Place, Newark</p> <p>An application has been received in relation to a new premise licence for the above premises.</p>
c.	<p>Stopping Up of Highway (East Midlands) (No.) Order 201</p> <p>Members are asked to consider notice of the proposal to make an Order under section 247 of the Town and Country Planning Act 1990, by the Secretary of State, to authorise the stopping up of an area of highway on land bounded Heaton Close, Appleby Close, Collis Close and Randall Close, Newark.</p>

d.	Pre-Application Consultation for a Proposed '4G' Base Station Upgrade at (118370) Vodafone Call Centre, Rooftop of Newton House, Brunel Drive, Newark Pre-application comments are requested for the above proposal.
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Background Papers:	None
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk