



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 MARCH 2016

Tuesday 22nd March 2016

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 30th March, 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&sindex=1>.

Yours sincerely

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 30TH MARCH 2016

A G E N D A

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|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
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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 30th March, 2016

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 17th February, 2016 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 (Ap) M Skinner Mrs J Whicher R Williams
In Attendance:	Town Councillors	P Duncan, D Hyde & K Girling
Officers Present:	Town Clerk	Alan Mellor
Apologies	Cllrs Mrs I Brown & D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There was one member of the public present.	
Venue:	Council Chamber, Town Hall	

PR62/15/16 Minutes

The Minutes of the last meeting held on Wednesday 27th January, 2016 were **AGREED** and signed as a true and correct record.

PR63/15/16 Matters Arising

There were no matters arising.

PR64/15/16 Declarations of Interest

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

PR65/15/16 Outstanding Planning Applications

16/00124/FULM Land adjacent to Newark Marina, Mill Gate, Newark

Erection of retirement living apartments for the elderly (category II type accommodation), comprising 34 self-contained apartments with communal facilities, landscaping and car parking.

The Chairman invited Councillors P Duncan & K Girling to speak on this application. Both had met with local residents about the proposal. They advised the Committee that there had been no objections raised by the local community and were supportive of the application.

No Objection was raised to this application.

16/00127/FUL 17 Maun Green, Newark

Householder application for single storey extension to north, south and west elevations. Demolition of garage.

No Objection was raised to this application.

16/00149/ADV Beacon Heights Supermarket, 22 Blatherwick Road, Newark

Display of new signage consisting of 2 no. illuminated fascia signs, 3 no. window graphics, 1 no. ACM direct print panels, 1 no. PETG frame and 4 no. poster frames.

No Objection was raised to this application.

16/00179/FUL 9 Vernon Avenue, Newark

Householder application for proposed two storey side extension to existing dwelling.

No Objection was raised to this application.

- 16/00175/FUL 4 Sandhills Close, Newark**
 Householder application for demolition and reconstruction of existing rear conservatory on new foundation.
No Objection was raised to this application.
- 16/00190/ADV Active4Today Ltd, Newark Sports and Fitness Centre, Bowbridge Road, Newark**
 Erection of a hoarding sign.
 Councillor T Roberts MBE declared a non-pecuniary interest in this application in his position as a District Councillor.
No Objection was raised to this application.
- 16/00229/FUL 29 Valley Prospect, Newark**
 Householder application for proposed two storey front extension and single storey rear extension to house.
No Objection was raised to this application.
- 16/00232/FUL 5 Windsor Avenue, Newark**
 Householder application for proposed two storey side extension to form 'annexe'.
No Objection was raised to this application.
- 16/00243/FUL 145 Hawton Road, Newark**
 Householder application for conversion of existing garage, single storey link, new pitched roof and porch. New white render to existing house.
No Objection was raised to this application.

PR66/15/16 Notice of NSDC Planning Decisions

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

PR67/15/16 Miscellaneous Applications

a. Amended Applications

15/00440/RMA – Land South of Newark

Revised plans including amendments to residential access for 252, 254 and 256 Bowbridge Road, Newark.

Councillor P Duncan advised the Committee that he had met with the local residents affected by the

proposed road layout along with Councillors M Cope & R A Crowe and representatives of the developer. He said that a solution had now been found that was acceptable to the local residents.

No Objection was raised to this application.

15/02205/FUL – Land at rear of 65 North Gate, Newark

Amended Proposal.

No Objection was raised to this application.

16/00023/FUL – 20 Friary Road, Newark

Amended Street Elevation

No Objection was raised to this application.

b. 15/01598/FULM – Land at the junction of Kelham Road and Great North Road, Newark (Sainsburys)

The Town Clerk tabled a report that had only just been received giving an Appraisal of the Retail Planning Issues associated with this application. He also advised Members that it was to be considered at a special meeting of the District Council's Planning Committee scheduled for 29th March 2016. Any comments from the Town Council would need to be submitted in advance of that date.

Given the importance of the application and significant impact that this development could have on Newark and the town centre in particular, the Chairman proposed that consideration of the application be deferred to a Special Meeting of the Planning Committee on a date to be confirmed with the Town Clerk.

This proposal was **AGREED** by all Members present.

c. Nottinghamshire Minerals Local Plan – Submission of Draft Formal Consultation Period Monday 15 February – Tuesday 29 March 2016.

The Chairman advised the Committee that the County Council was required by law to have a Minerals Local Plan, whilst the proposed document was however based on out of date information it was unlikely to now change significantly.

The town Clerk advised Members that when the draft Plan was considered by this Committee June 2014; it had been agreed to object to the Plan on the basis of traffic impact that would arise from the additional lorry

movements that would be accompanied with the extraction of gravel from the two new sites near to Newark at Langford & Averham.

Both of these sites remain in the Minerals Plan. The Averham site is planned to commence operations in 2016 with the Langford site not scheduled to start until 2020 at the earliest.

Members considered that these two sites would add to the existing traffic congestion around Newark and this factor had not been properly taken into account within the Plan.

It was **AGREED** therefore to **Object** to the Minerals Local Plan on the following grounds:

- (i) The proposed new sites near Newark at Averham & Langford will result in a significant increase in traffic volumes in and around Newark, with the majority being Heavy Goods Vehicles, this would further exacerbate the problems with traffic congestion in the Newark area.
- (ii) The use of the sites will also create noise and air pollution in the surrounding villages as well as in the town of Newark itself.

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 30th March, 2016
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SPECIAL PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Special Planning & Regeneration Committee held on Wednesday, 2nd March 2016, 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 M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher (Ap) R Williams
In Attendance:	Town Councillors	Mrs G Dawn, R Crowe, Mrs R Crowe, D Hyde, P Duncan & K Girling
Officers Present:	Town Clerk	Alan Mellor
Apologies	Cllr Mrs J Whicher	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There were 3 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR68/15/16 Declarations of Interest

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

PR69/15/16 Land at the junction of Kelham Road and Great North Road, Newark (Sainsburys)

The Chairman opened the meeting and stated that any Councillors present, who weren't on the Town Council's Planning Committee, could speak during the meeting if they wished to do so. Cllr Roberts MBE also informed the meeting that the Newark & Sherwood District Council's meeting for Sainsbury's had now been put back to 20th April. He then gave a brief summary of the proposed layout of the application and in particular the proposed road and traffic arrangements.

Cllr Hyde spoke about his disappointment that a Town Centre Plan is not in place but hopes that a Plan can now be put together. He said that he supported the Retail Impact Assessment report and agreed with its conclusion that another supermarket was not required in Newark. He spoke of Sainsbury's assertion that 200 new jobs will be available for local people, he was not convinced that these were new additional jobs; he felt that they merely represented a re-cycling of existing jobs within the retail sector of Newark. Cllr Hyde also mentioned that Sainsbury's were hoping to attract customers from Collingham, Mapperley, Southwell and Epperstone, one being approximately 16 miles from Newark, he didn't believe that the store would attract new customers travelling such distances to come to Newark. He felt that a Supermarket Petrol Station was no longer required in Newark as Asda already have a filling station which provides cheaper fuel. He felt that such a development should not be placed near an already congested roundabout and in such close proximity to a level crossing which experiences trains crossing approximately every half an hour at peak times of the day. Cllr Hyde strongly objected to this proposed development which he felt would overwhelm the independent retail sector of Newark.

Cllr L Goff said he was not able to support the application and spoke about the lack of parking spaces at the proposed site, that there would be disruption and noise for local residents and congestion on the roads around the site especially on Fridays and the weekends.

Cllr K Girling said the proposed development would have a detrimental impact on the residents of Kelham Road. This would be due to the increased traffic problems around the site and light and noise pollution. Noise would be generated especially from the air conditioning units which could be seen on the plans to be facing properties on Kelham Road. Cllr Girling suggested that an independent traffic assessment should be commissioned as he felt that the Traffic Impact Assessment done by NCC was poor and may not be impartial as the County Council clearly have a conflict of interest as they are selling the site and will obtain a significant capital receipt from the sale. Cllr Girling said there wasn't the capacity in Newark for another supermarket and that the population hadn't increased significantly. He also felt that another supermarket would have a detrimental effect on the Town Centre as a whole, detracting customers from the market and town centre shops. He said that Newark had a great

mix of independent stores and that another supermarket would tip some of these 'over the edge' and Newark would become a 'clone' town.

Cllr Mrs Dawn agreed with the previous statements and added that Newark Town Council are trying hard to regenerate the Market and having another supermarket would 'kill' the town centre. Cllr Dawn thought that the Highway Comments were incredible or even bizarre given the current level of traffic congestion in the town, also pointing out that having such a large development opposite the new Newark & Sherwood District Council building would cause traffic chaos.

Cllr Mrs Barker-Powell said she was also surprised at the Highway comments which didn't reflect the current problems that exist in the town and would be made worse by this development. She also agreed with previous statements and felt that the postcodes of people who Sainsbury's were hoping would use the new store, were much too far away and again, would detract from the Town Centre. The development would only take customers away from existing town centre retailers.

Cllr Lloyd wished to object on various grounds. He said the application should be considered against the twelve indicators for 'Ensuring the Vitality of Town Centres' as contained in the National Planning Policy Framework. He would endeavour to demonstrate that the application did not meet nine of the twelve indicators and therefore planning permission should not be granted. Some information within the application documents provided was contradictory and some data within these documents was unknown to him.

Landscaping – Cllr Lloyd felt the development doesn't include sufficient and appropriate landscaping. There is very little landscaping in the car park; this appears to be a deliberate design so that number of parking spaces are not reduced. The car park at Waitrose has been designed to include sympathetic landscaping and this should be included within the Sainsbury application. He also said that landscaping was required along the north west boundary with the A46 to ensure that the illumination of the site at night was not a distraction for motorists using that stretch of road. Improved landscaping was also required on the West boundary to mitigate the views of the development for the local residents who overlook the site.

He also felt that the illumination of the site at night would detract from the views of Newark Castle and the Parish Church and destroy the 'Heritage View' as people enter the town from the adjacent junction with the A46.

Cllr Lloyd raised the content of the Counsel's Opinion that the developer had obtained and submitted in support of the application. The Opinion argued that it would be appropriate for the Council to take into account a package of measure & initiatives to mitigate the adverse impact that a new supermarket would have on the existing town centre and the viability of the retail sector within it, if it considered that the level of impact would result in a refusal of the application. Such a package including the appointment of a Town Centre Manager, town centre marketing, shopfront grants, support

for and promotion of the market and skills training, would be funded through a Section 106 Agreement. However such a scenario would require proof of both the adverse impact and the package aimed at mitigation was appropriate and would address those impacts.

In relation to the town centre impacts he raised the evidence provided in the application relating to a study undertaken in Berwick upon Tweed. This shows an under estimate of displacement of food and convenience spend and that 'linked trips' were a nonsense despite a hopper bus being provided. There had been a clear impact on other town centre supermarkets/ convenience stores with a 52% overall reduction in trade. There had been a clear adverse viability/vitality impact on the town centre with over-estimates of linked pedestrian visits to the town centre and false assumptions of the impact of numbers of people driving into the town when it was easier not to.

Cllr Lloyd then turned to the Newark Town Centre Health Check document that has been commissioned by the District Council which assessed 'link trips'; 34% instead chose to leave, markets 16%, chains 14% and independent stores 12%.

Pedestrian flows were compared between 2009 and 2015. Lombard Street and Cartergate up 6,000, M&S down 3,000, Market Place up 7,000, Stodman Street (West) down by 1,000, Slaughterhouse Lane up 1,300, Paxtons Court down 4,000, Middle Gate & Kirk Gate up 10,000, Kirkgate (East) down 6,000. He argued that these changes were a reflection of the impact that arose from the ASDA store opening off Lombard Street in 2013 and, given that ASDA is 'in town', an assessment for 'edge of town' could only be worse.

Supermarket development in market towns – post impact study undertaken by AMT and Gyland & Lyle (Co-op), shopping patterns – the study proved rapid changes occur to local shopping patterns following a supermarket development. It also proved that the concept of 'clawback' ie capturing lost local spend was minimal if not nonsense.

Impact of reduced convenience turnover. Amesbury – 63%, Berwick – 52%, Callington – 26%, Forfar – 60% (also higher impact on Co-Op). Like for like – smaller stores just aren't comparable, can't use for comparison goods – footfall – competing with Asda and Morrisons, it damages linked trips and footfall (Hornsea shows 'in town' helps). Callington & Amesbury – lower quality shops fill gaps and destination worsens further. Clay Cross has shifted trade North – car parking free. All of which were significantly worse than retail impact assessments at the time of the planning application were estimated.

NPPF – significant adverse impact on vitality and viability of centre. No guidance. Level of trading impact – overall. Ability of centres to withstand – overall, not just convenience. Health checks. Sainsbury's forecast of £9.4m 2019 £10.44m 2024 comparison goods and static convenience of £24.59m. Convenience especially must surely include spend displacement

from the town centre.

Sainsbury's own letter argues that there is; 'systemic overtrading of existing stores (Morrisons & Aldi). 'Only mark food offer for brand loyal customers'. No reference to ASDA and Morrisons would surely dispute this assertion.

Household surveys consistently under represent the comparison turnover within our food stores – such studies are not representative, company average is more realistic (at 90% of average). Again proof of comparison spend impact.

Melton – on the BID, S106 for Town Centre, Phone App, Grants, Gateway signage and brand signage.

Indigo – committed to work in partnership with the Town Council, local businesses and a future appointed Town Centre Manager.

Vacant units assessed – up by 5 since 2014 (to 35) in Primary shopping area – up by 3 (to 12) with primary frontage. No assessment of who/what occupies them. Commercial yield static @ 7% since 2010 – given the dominance of a small number of landlords in Newark it would be!

Business Club evidence Dec 2014 – needs updating. Evidence of rents not reducing – 2 St Marks, Unit 10 Beaumont Cross, 23-25 Kirkgate, Unit 7 Buttermarket. Morrisons and Asda stores had busy car parks – limited evidence of linked trips on foot “does not give credence to suggestions of decline”. These are hardly primary retail units on which to base an assessment. Most remain vacant however and link trips were not proven to occur.

Cllr Lloyd summarised that he thought it essential to object on the grounds of retail impact (and to reiterate disbelief that any highways impacts were acceptable). Too many National Planning Policy Framework indicators on vitality and viability are being put at risk. Landscaping and heritage concerns remain predominant and the applicant has disregarded advice on both of these issues. He felt that any S106 proposals which might arise in some way to mitigate the retail impact would be cosmetic and incapable of remediating because the retail impact on the town centre would be so significant as this supermarket, unlike others, is an 'edge of town' not 'in town' development. Further, that should permission be granted, that a full re-assessment of the retail evidence provided in support of the application, and identified impacts, be used to derive appropriate conditions and S106 payments.

Cllr Duncan declared an interest as a retailer in the town. He has seen at first-hand what Supermarket offers can do to the smaller retailers in the town. Cllr Duncan was concerned that the empty units in the town centre are being taken over by lower quality shops and the variety of the retail offer available in the town centre was suffering as a result.

Cllr Mrs Brown reiterated that the traffic would impact on the town as a whole and not just in the area of the proposed development. She also

thought staff would be 'poached' from other stores.

The Town Clerk, Alan Mellor, said that he felt that it was still appropriate for the Town Council to make clear its concerns about the highway implications despite the lack of any objection from the County Council or Highways England. It would appear that as Highways England were not raising any objections in relation to the impact that the development would have on the 'Strategic Road Network'; as the Traffic Impact assessment did not classify the impacts as being 'severe', the County Council were not in a position to object purely on the grounds of the impact on the 'Local Road Network'. It is clear that Newark already suffers from severe traffic congestion at peak times and is susceptible to very small traffic incidents which create major hold ups and delays throughout the town. It seemed almost perverse therefore, that Highways England were prepared to accept that an additional level of traffic volume, however small, could be accommodated without any further detrimental impact on traffic congestion, particularly at such a sensitive point in the Strategic Road Network. He added that there appeared to be a disparity between the low levels of forecast additional vehicle movements at peak times and the assumptions made about the supermarket attracting new brand customers from neighbouring areas; how could the shop be commercially viable with these small numbers of additional traffic movements, notwithstanding the fact that at peak times the adjacent junction with the A46 and the Great North Road come to complete gridlock so frequently.

He pointed out that the Police had no objection to the development as long as they would not be asked to deal with any traffic related issues and/or offences that may occur in the future. The Fire Authority and the Ambulance Service are not statutory consultees and therefore, have not been consulted. The Town Council feel that they should be consulted as the development will add to traffic congestion and potentially make attendance at emergency incidents more difficult and longer. This is particularly pertinent to the Ambulance Service as they are already not achieving national targets for the timelines in attending emergency calls and the junction of the A46 and the A617 is the only route from Newark to Kings Mill hospital at Sutton In Ashfield; further congestion and delays at this junction could result in patients taking longer to be delivered to hospital for emergency care with associated adverse impact on their lives and health outcomes.

The Chairman raised the point that Severn Trent will be carrying out works within the Town Centre during the next 3 years, works will be carried out on the Robin Hood in the next 3 years and construction will be taking place of the Newark & Sherwood District Council headquarters relatively soon. All of this new work will add construction traffic movements within the town centre and further exacerbate the traffic congestion that is currently being experienced.

The Chairman was also concerned about noise pollution caused by the proposed development and primarily, the air conditioning units. He was

also fearful of trade in the town centre and the market being 'killed off'.

Cllr Lloyd mentioned that there is obviously no intention to dual the A46 bypassing Newark, as if so, this site would be required by Highways.

The Committee **AGREED** unanimously to Object to this application and granted delegated authority to the Town Clerk in consultation with the Chairman of this Committee to submit detailed objections to the District Council to reflect the various concerns raised by Members.

Meeting Closed:	8.20pm	Next Meeting:	30th March 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
/2013/1036	1 of 1	Gregory Electrical 34 Vernon Street Newark NG24 1PW	34 Vernon Street Newark NG24 1PW
Received 03.03.16			
Type LDC			

Description – Lawful Development Certificate for an existing conversion of loft to bedroom and en-suite.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1770	1 of 1	Mrs K Webster c/o Agent	Shannon Falls Tolney Lane Newark
Received 18.02.16			
Type FUL			

Description – Change of use of land to a private gypsy and traveller caravan site, consisting of one mobile home, two touring caravans and one amenity building.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/2277	1 of 1	Newstart Rental Renovations 31 Winthorpe Road Newark NG24 2DR	30 Albert Street Newark NG24 4BJ
Received 15.03.16			
Type FUL			

Description – Demolition of two storey and single storey rear extensions to retail unit and first floor flat. Change of use of retail unit to form Apartment 1. Erection of two storey and single storey rear extensions to enlarge Apartment 1 and 2 and form new Apartment 3.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/136	1 of 1	Bakkavor Group Bakkavor Desserts Jessop Way Newark NG24 2ER	Bakkavor Desserts Jessop Way Newark
Received 22.02.16			
Type FUL			

Description – Erection of 8m high flagpole with flag featuring the Bakkavor logo.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/137	1 of 1	Bakkavor Group Bakkavor Desserts Jessop Way Newark NG24 2ER	Bakkavor Desserts Jessop Way Newark
Received 22.02.16			
Type ADV			

Description – Erection of 8m high flagpole with flag featuring Bakkavor logo.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/166	1 of 1	Moy Park Ltd Main Street Anwick Village Sleaford Lincs NG34 9SL	Land at Stephenson Way Newark
Received 09.03.16			
Type FULM			

Description – Erection of Hatchery with ancillary building and associated external works.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/221	1 of 1	Riverside Violins 57-59 Castlegate Newark NG24 1BE	Riverside Violins 57-59 Castlegate Newark NG24 1BE
Received 07.03.16			
Type FUL			

Description – Change of use of first floor open premises from A1 to residential C3.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/303	1 of 1	Mr M Sly 37c Beacon Hill Rd Newark NG24 2JH	37a Beacon Hill Road Newark NG24 2JH
Received 07.03.16			
Type FUL			

Description – Change of use of the land to residential garden and retention of garden shed and woodstore.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/314	1 of 1	Ogon Homes Ltd Oak Tree House Main Street Upton Newark NG23 5SY	Newark Boys Club George Street Newark
Received 26.02.16			
Type FUL			

Description – Change of use of Boys Club to form 7 (no.) Apartments.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/339	1 of 1	Mrs J Jess 24 Wellington Close Heckington Sleaford Lincs NG34 9GZ	21 Kirk Gate Newark NG24 1AD
Received 03.03.16			
Type LBC			

Description – Remove an old shop sign which is a vinyl sign on a fascia above the shop window and replace this sign with a new shop sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/349	1 of 1	Mrs J Jess 24 Wellington Close Heckington Sleaford Lincs NG34 9GZ	21 Kirk Gate Newark NG24 1AD
Received 03.03.16			
Type ADV			

Description – Remove shop sign (vinyl lettering on white fascia) and replace with a new shop sign. The sign will be vinyl lettering and aluminium composite.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/340	1 of 1	Mrs J Finscham 115 Grange Road Newark NG24 4PL	115 Grange Road Newark NG24 4PL
Received 02.03.16			
Type FUL			

Description – Householder application for proposed single storey rear extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/389	1 of 1	Mr M Feely Darnto9n B3	32 Stodman Street Newark
Received 07.03.16		The Coach House Monk Fryston Hall	NG24 1AW
Type ADV		Monk Fryston Yorkshire LS25 5DU	

Description – New sign for Marks and Spencer including: 3 no. new fascia illuminated sign and 1 no. new non illuminated bus stop sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/394	1 of 1	Mr M Godney 156a Beacon Hill	156a Beacon Hill Road Newark
Received 09.03.16		Road Newark	NG24 2JJ
Type FUL		NG24 2JJ	

Description – Householder application for proposed single storey swimming pool extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/401	1 of 1	Mr P Adams 8 Beacon Hill Road	8 Beacon Hill Road Newark
Received 10.03.16		Newark	NG24 1NU
Type LBC		NG24 1NU	

Description – Retrospective permission to demolish the glasshouse including removal of the tiled floor.

DisRef/Year/App.No	Revision	Applicant	Location
/2016/457	1 of 1	Mr & Mrs Crerar 9 Cambridge	9 Cambridge Meadows Newark
Received 21.03.16		Meadows Newark	NG24 2GU
Type FUL		NG24 2GU	

Description – Householder application for proposed single storey rear extension.

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	15/02247/ADV	Advertisement Consent	
Date Registered	22 December 2015		
Proposal	Proposed fascia and hoarding signs fixed to the boundary fence		
Location	Land at rear 65 North Gate, Newark		
Applicant	Trentside Developments, 141 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/02/2016		
Application No	16/00144/CMASCR	County Matters Screening Opinions	
Date Registered	27 January 2016		
Proposal	Screening request for Waste Transfer Facility with storage and treatment operations.		
Location	Eurotech Environmental Ltd, c/o Agent		
Applicant	Nottinghamshire County Council, County Hall, West Bridgford, Notts		
Decision	Application Closed	Conditional	N
Decision Date	19/02/2016		
Application No	14/01525/FUL	Full Planning Permission	
Date Registered	14 October 2014		
Proposal	Demolition of existing building and extension to existing food store car park.		
Location	BR Electrics, 37B North Gate, Newark		
Applicant	Aldi Stores Ltd, Holly Lane, Atherstone, Warwickshire		
Decision	Application Permitted	Conditional	Y
Decision Date	17/02/2016		
Application No	15/02257/FUL	Full Planning Permission	
Date Registered	22 December 2015		
Proposal	Change of use from A1 (shops) to A2 (financial and professional services) or A3 (restaurant and cafes) or A5 (hot food takeaway).		
Location	7 Bar Gate, Newark		
Applicant	Aldergate Realities Ltd, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	16/02/2016		

Application No	15/02037/FUL	Full Planning Permission	
Date Registered	24 December 2015		
Proposal	Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front, also change of use of 2-4 Balderton Gate from Use Class A1 (shops) to A3 (café/restaurant).		
Location	Belams Bar and Bistro, 3 Carter Gate, Newark		
Applicant	Nedra Estates, PO Box 253, St Helier, Jersey		
Decision	Application Permitted	Conditional	Y
Decision Date	19/02/2016		
Application No	15/02038/LBC	Listed Building Consent	
Date Registered	24 December 2015		
Proposal	Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front.		
Location	Belams Bar and Bistro, 3 Carter Gate, Newark		
Applicant	Nedra Estates, PO Box 253, St Helier, Jersey		
Decision	Application Permitted	Conditional	Y
Decision Date	18/02/2016		
Application No	15/02137/OUT	Outline Planning Permission	
Date Registered	8 December 2015		
Proposal	Single storey nursery building with associated play areas		
Location	Barnby Road Primary and Nursery School, John Gold Avenue, Newark		
Applicant	Barnby Road Primary and Nursery School, John Gold Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	19/02/2016		
Application No	15/02150/FUL	Full Planning Permission	
Date Registered	11 December 2015		
Proposal	Alterations, improvements and extension to existing club house and changing facilities.		
Location	Newark Rugby Club, Kelham Road, Newark		
Applicant	Newark Rugby Club, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	24/02/2016		

Application No	15/02293/FUL	Full Planning Permission	
Date Registered	29 December 2015		
Proposal	Re submission of 15/01224/FUL (demolish existing front porch and build replacement front porch and erect single storey extension to rear) to now include items omitted from a previous approval including altering the 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.		
Location	138 Hawton Road, Newark		
Applicant	Mrs B Leighton, 138 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	23/02/2016		
Application No	15/02302/FUL	Full Planning Permission	
Date Registered	29 December 2015		
Proposal	Proposed change of use from dwelling house (class 3) to large house of multiple occupation (class Sui-Generis)		
Location	13 Friary Road, Newark		
Applicant	Mr J Hinch, 3 Kings Road, Berkhamsted, Herts		
Decision	Application Refused	Conditional	N
Decision Date	23/02/2016		
Application No	15/02276/FUL	Full Planning Permission	
Date Registered	30 December 2015		
Proposal	Proposed internal alterations to shop and alterations to shop front. Change of use of first floor (currently A1 use) to residential (C3 use) (1 no. 2 bedroom flat).		
Location	Curtain Mill, 7 Carter Gate, Newark		
Applicant	Mr J Farrell, Hill Farm, Woods Lane, Flintham, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	24/02/2016		
Application No	16/00133/HPRIOR	Householder Prior Approvals	
Date Registered	26 January 2016		
Proposal	Householder prior approval for the erection of a single storey rear extension. The length that the extension extends beyond the rear wall of the original house, 4.5m. Eaves height of the extension 2.325m. Maximum height of the extension 3.825m.		
Location	26 Jubilee Street, Newark		
Applicant	Mr & Mrs D Coyle, 26 Jubilee Street, Newark		
Decision	Planning Application Not Required	Conditional	N
Decision Date	24/02/2016		

Application No	15/02287/LBC	Listed Building Consent	
Date Registered	30 December 2015		
Proposal	Proposed internal alterations to shop and alterations to shop front. Change of use of first floor (currently A1 use) to residential (C3 use) (1 no. 2 bedroom flat).		
Location	Curtain Mill, 7 Carter Gate, Newark		
Applicant	Mr J Farrell, Hill Farm, Woods Lane, Flintham		
Decision	Application Permitted	Conditional	Y
Decision Date	24/02/2016		
Application No	16/00308/OUT	Outline Planning Permission	
Date Registered			
Proposal	Construction of 6 no. 2 bedroom dwellings and associated parking/landscaping.		
Location	Land to the rear of 96 Lincoln Road, Newark		
Applicant	Mr J Ward, 96 Lincoln Road, Newark		
Decision	Application Closed	Conditional	N
Decision Date	26/02/2016		
Application No	16/00177/TPO	Tree Preservation Orders	
Date Registered	2 February 2016		
Proposal	Removal of dead and defective limbs of 5 no. Lime Trees forming G3 of TPO N78		
Location	St Clairs Gate/28 and 30 The Park, Newark		
Applicant	Mr D Scott, Earp Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/02/2016		
Application No	16/00348/FUL	Full Planning Permission	
Date Registered	-		
Proposal	Shop sign to be removed, vinyl lettering and a new sign put in place. The sign will be on the fascia above the shop premises.		
Location	21 Kirk Gate, Newark		
Applicant	Mrs J Jess, 24 Wellington Close, Heckington, Sleaford, Lincs		
Decision	Planning Application not Required	Conditional	N
Decision Date	03/03/2016		

Application No	15/02205/FUL	Full Planning Permission	
Date Registered	22 December 2015		
Proposal	Proposed change of use (Sui Generis) to a small portion of the existing internal service yard/car park to car wash facility including resurfacing, the installation of drainage and the creation of a new access (retrospective).		
Location	Land at rear 65 North Gate, Newark		
Applicant	Trentside Developments, 141 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/03/2016		
Application No	16/00021/FUL	Full Planning Permission	
Date Registered	8 January 2016		
Proposal	Householder application for proposed extensions and alteration to the existing back door to create a window and extend an existing window into a door.		
Location	3 Eastern Court, Newark		
Applicant	Mr S Godber, 3 Eastern Court, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/03/2016		
Application No	16/00023/FUL	Full Planning Permission	
Date Registered	11 January 2016		
Proposal	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.		
Location	20 Friary Road, Newark		
Applicant	Mr & Mrs Sergeant, 20 Friary Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/03/2016		
Application No	15/01260/FULM	Full Planning Permission Major	
Date Registered	17 July 2015		
Proposal	Conversion into 14 rooms, 5 self-contained studios, 3 x 1 bedroom apartments and 1 x 2 bedroom apartment.		
Location	Former Piano School, Mount Lane, Newark		
Applicant	Unity Holdings Ltd, The Terrace, Grantham, Lincs		
Decision	Application Refused	Conditional	N
Decision Date	02/03/2016		

Application No	16/00159/HPRIOR	Householder Prior Approvals	
Date Registered	29 January 2016		
Proposal	Householder prior approval for single storey flat roofed rear extension. The length that the extension extends beyond the rear wall of the original house, 4.15m Eaves height of the extension, 3m maximum height of the extension: 3m.		
Location	4 Rufford Avenue, Newark		
Applicant	Mrs P Temporal, 4 Rufford Avenue, Newark		
Decision	Planning Application not Required	Conditional	N
Decision Date	29/02/2016		
Application No	16/00112/FUL	Full Planning Permission	
Date Registered	22 January 2016		
Proposal	Change of Use from A1 retail to A3 restaurant		
Location	45 Stodman Street, Newark		
Applicant	Oak Property Investments Ltd, 34 Shakespeare Street, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	09/03/2016		
Application No	16/00179/FUL	Full Planning Permission	
Date Registered	4 February 2016		
Proposal	Householder application for proposed two storey side extension to existing dwelling.		
Location	9 Vernon Avenue, Newark		
Applicant	Mr & Mrs Burrows, 9 Vernon Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	11/03/2016		
Application No	16/SCO/00001	Scoping Opinion	
Date Registered	22 January 2016		
Proposal	Proposed development on land east of Newark		
Location	Land East of Newark, Notts		
Applicant	William Davis Ltd, c/o Agent		
Decision	Environmental Impact Assessment Required	Conditional	N
Decision Date	11/03/2016		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

16/00106/FUL – 22 The Weavers, Newark

Householder application for demolition of existing single storey side extension and rear conservatory and construction of two storey extension to side and single storey extensions to front, rear and side. New French doors to rear elevation first floor level.

Amendment as follows:

Addition of single storey side extension;

Removal of the first floor rear French doors;

Alteration of the fenestration to the rear to add timber panel boarding. The front is proposed to replace the existing weatherboarding with new;

First floor internal layout change to create 4 bedrooms.

b. Licensing Applications

Members are asked to consider applications received for new premise licences for the following premises:

Harbour Master Tea Room, The Wharf, Newark

Amarillo's, 2 London Road, Newark

Newark Visitor Information Centre, Appletongate, Newark

c. Notification of Appeals

15/01573/FUL - 29 Coopers Yard, Newark

Householder application for replacement windows.

An Appeal relating to the above site has been made to the Secretary of State. The Appeal follows the refusal of a planning application.

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

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

An Appeal relating to this site has been made to the Secretary of State. The Appeal follows the refusal of a planning application.

d. Appeal Decision

14/01964/FULM - Highfields School, London Road, Newark

The Planning Inspector DISMISSED the appeal for the above application.

An Application for costs was made by Ben Bailey Homes against Newark & Sherwood District Council - this application is refused.

e. Street Naming

Since the last Planning & Regeneration Committee meeting on 17th February, we have been asked to put forward a street name for the new development at 111 Sleaford Road, Newark of 50 houses and 20 flats.

After consulting with Chairman of this Committee and the Leader of the Council, it was decided to put forward the name 'Varney'. The context is that Miss Varney was the unfound person after the R&M bombing - the new development being separated from that site only by the railway. Nice link from Harrison's Way (female heroism). The name 'Varney Place' has been forwarded by NSDC to Westleigh Developments and, I understand, that the name Varney Place has now been accepted by all parties.

f. Nottinghamshire County Council Applications

As part of the works to make all the 'School Keep Clear' markings in Nottinghamshire legally enforceable, the County Council is proposing to introduce a legal Order covering these markings in the Newark & Sherwood District. This Order is to include all the existing 'School Keep Clear' markings in the Newark & Sherwood District that were overlooked during the first phase of consultation. The Orders are being introduced to prohibit vehicles from stopping on the existing 'School Keep Clear' markings on Monday to Friday between 8am and 4.30pm.

Lovers Lane Primary & Nursery School, Warburton Street, Newark

Additional parking bays and no waiting at any time restrictions (double yellow lines) across car park entrance to the school, across the existing driveway to No. 1 and across the proposed new vehicular entrance to the side of 73 Appleton Gate.

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