



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
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Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 28TH OCTOBER 2015

Thursday 22nd October, 2015

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 28th October, 2015 held in the Council Chamber at the Town Hall.

Copies of the Planning Applications to be considered at this meeting can be viewed in advance at Newark Town Council's reception in the Town Hall, Newark Library, at the offices of the District Council in Kelham Hall or online via the Newark and Sherwood District Council's website planning portal:

<http://www.nsd.c.info/eplanning/default.aspx?sid=1&sindex=1>.

Yours sincerely

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 28TH OCTOBER 2015

A G E N D A

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|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
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| 3 | Matters Arising | Verbal | |
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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 28th October, 2015

PLANNING & REGENERATION COMMITTEE MINUTES

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

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	Ms H Gent (Vice-Chairman) Mrs C Barker-Powell Mrs I Brown M Cleasby L Goff D Lloyd M Skinner Mrs J Whicher R Williams
In Attendance	Town Clerk Councillor	Alan Mellor Dean Hyde
Apologies	Cllr Ms H Gent	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR29/15/16 Minutes

The Minutes of the last meeting held on Wednesday 2nd September, 2015 were **AGREED** and signed as a true and correct record.

PR30/15/16 Matters Arising

There were no matters arising.

PR31/15/16 Declarations of Interest

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

PR32/15/16 Outstanding Planning Applications

15/01533/LBC Potterdyke House, 31 Lombard Street, Newark

Alterations to Potterdyke House including internal reconfiguration and external paintwork.

No Objection was raised to this application.

15/01538/FUL Vacant Land, Northern Road, Newark

Change of use and provision of car park and caravan storage and conversion of existing building to café.

No Objection was raised to this application. However the Town Clerk was asked to register the Town Council's concerns about the potential traffic impact of this development.

15/01555/LBC 35 North Gate, Newark

Listed building consent for repair and maintenance works to elevation of listed building.

No Objection was raised to this application.

15/01573/FUL 29 Coopers Yard, Newark

Householder application for replacement windows.

No Objection was raised to this application.

15/01666/FUL 6 Dorner Avenue, Newark

Householder application for 12 solar panels to pitched garage roof.

Cllr D Lloyd declared a personal interest in this application.

No Objection was raised to this application.

15/01701/FUL 73, 75A and 75B Mill Gate, Newark

Replacement of doors and windows and removal of one window and one door.

No Objection was raised to this application.

15/01466/ADV Unit 2, 14 Barnby Gate, Newark

Signage to shopfront.

No Objection was raised to this application.

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

Demolition of existing public house and erection of 2 new units comprising of a class A1 convenience retail unit and a class A1 (non-food) retail, associated parking, landscaping and associated works.

After discussion, it was AGREED to DEFER this application to the next Planning Meeting scheduled to take place on 28.10.15.

15/01721/FUL 110 Middleton Road, Newark

Householder application for proposed two storey rear extension.

No Objection was raised to this application.

15/01730/LBC Navigation House, Mill Gate, Newark

Minor alterations to support proposed use as events venue, the majority of which are required in order to comply with building regulations.

No Objection was raised to this application.

PR33/15/16 Notice of NSDC Planning Decisions

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

PR34/15/16 Miscellaneous Applications

a. Amended Applications

15/01389/FUL - 5 Market Place, Newark

Change of use from an A1 retail unit to an A3 café/bistro. To site tables and chairs to the front of the building. Install a kitchen area separated by a stud wall partition and swing door at the rear of the property. Upgrade the utilities and services and install an additional extractor fan pipework to vent alongside an existing extractor. Install another WC opposite the existing WC and move the existing door to the cellar area. Proposed opening hours: Monday to Thursday 08:00 – 17:00, Friday – Saturday 08:00 – 22:30 and Sunday 09:30 – 17:30.

Amended Proposal Description

Objection was raised to this application. It was felt

that the siting of tables and chairs outside the premises on the footpath was not acceptable and would cause problems for pedestrians so close to Chain Lane.

It was AGREED that the Town Clerk should contact Nottinghamshire County Council to invite a Member of the Council to attend one of the Planning Meetings to discuss Pavement Licences and the siting of A Boards.

15/00440/RMAM – Land South of Newark, Bowbridge Lane, Balderton, Newark

Application for Reserved Matters (relating to planning application no. 14/01978/OUTM) approval for access comprising Bowbridge Lane north of the southern link road, including the junction with Bowbridge Road, Bowbridge Lane and Hawton Lane.

Revised Plans

No Objection was raised to this application.

15/01091/FUL – 11 Dorner Avenue, Newark

Demolition of existing bungalow. Residential development - revised design for 1 no. bungalow. (Re-submission of 15/00105/FUL and change of use of land to private car park in association with nearby joinery workshop.

Revised Proposal Description and Revised Plans

No Objection was raised to this application.

b. Nottinghamshire County Council Applications

Newark Waste Transfer Station, Brunel Drive, Newark

Proposed construction and use of a cabin for use as a welfare cabin at the existing waster transfer station site.

Members **NOTED** that this application was formally **GRANTED** on 14 September, 2015.

c. Licensing Applications

The Royal Oak, 17 Castle Gate, Newark

New Premise Licence

Cllr Mrs Brown left the meeting for this discussion.

No Objection was raised to this application for a new premise licence.

d. Appeal Notification

Land at Highfields School, London Road, Newark

Residential development comprising 91 units and associated infrastructure, including the relocation of the existing school car park and sports pitches, the provision of a MUGA and the removal of 8 TPO trees.

Cllr Mrs Brown returned to the Meeting.

Members NOTED that an Appeal for the above application has been made to the Secretary of State.

It was AGREED that Cllr D Lloyd should attend the Public Appeal to represent Newark Town Council.

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 28th October, 2015
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PLANNING & REGENERATION COMMITTEE

SUBJECT:	TOWN CENTRE ISSUES – NOTTINGHAMSHIRE COUNTY COUNCIL
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 None.

2. Background

2.1 The minutes of the last meeting of this Committee included a request for a representative from Notts. County Council to attend a future meeting to discuss issues around the control of 'A Boards' and Pavement Licences in the town centre.

2.2 The County Councils' District area Manager for Newark & Sherwood (Jo Horton) has agreed to attend this meeting to discuss issues of concern with Members

3. Financial, Legal, Risk & Equality Issues

3.1 None

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

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
/2015/1331	1 of 1	TSB Henry Duncan House 120 George Street Edinburgh Scotland	Lloyds TSB 37 Castle Gate Newark
Received 09/10/15			
Type FUL			

Description – To create a new external fire escape to the rear of the building.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1385	1 of 1	Mr N Partington 101 Farndon Road Newark	101 Farndon Road Newark
Received 06.10.15			
Type FUL			

Description – Householder application for single storey rear extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1774	1 of 1	Mr J Hinch 3 Kings Road Berkhamsted Herts	13 Friary Road Newark
Received 02.10.15			
Type FUL			

Description – Householder application for proposed single storey rear extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1826	1 of 1	The Bean & Vine 5 Market Place Newark	The Bean & Vine 5 Market Place Newark
Received 12.10.15			
Type ADV			

Description – Erection of 5 fascia signs and a canopy.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1839	1 of 1	Mrs P Thompson c/o IBA Planning Ltd	Land north of Hutchinson Road (between the Woodlands, Lilburne Close) Newark
Received 16.10.15			
Type OUT			

Description – Proposed residential development (outline)

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1858	1 of 1	Newark Property Developments Ltd	Land off North Gate Newark
Received 16.10.15		Grove Lodge	
Type FULM		287 Regents Park Road London	

Description – Application to vary condition 25 of planning permission 13/00997/OUTM for Proposed Erection of Retail Development Bulky Goods/Open A1/Open A1 Convenience uses and provision of car parking to serve same.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1878	1 of 1	Mr R Davy	2 Northern Road Newark
Received 21.10.15		20 Oliver Close Newark	
Type FUL			

Description – Change of use of the car/van showroom to a kitchen and bathroom showroom.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1702	1 of 1	Marstons Estates	The Sawmill Public House
Received 24.09.15		c/o Cerda Planning Birmingham	Beacon Hill Road Newark
Type FUL			

Description – Demolition of existing public house and erection of 2 new units comprising of a class A1 convenience retail unit and a class A1 (non-food) retail, associated parking, landscaping and associated works.

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	14/02184/FUL	Full Planning Permission
Date Registered	12 December 2014	
Proposal	Variation of Condition 9 of Planning Permission 02/02798/FULM to allow the sale of non-food goods by catalogue showroom retailer for up to 184m2 of the existing sales area.	
Location	Homebase Ltd, Northgate Retail Park, Trent Lane, Newark	
Applicant	Home Retail Group, c/o Boon Brown Planning, Yeovil, Somerset	
Decision	Application Permitted	Conditional Y
Decision Date	30/09/2015	
Application No	15/00626/FUL	Full Planning Permission
Date Registered	14 April 2015	
Proposal	Householder application to demolish existing single garage and erect new double garage with first floor home office.	
Location	The Cottage, 36A London Road, Newark	
Applicant	Mr Whittaker, Best Western Deincourt Hotel, London Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	29/09/2015	
Application No	15/00672/FUL	Full Planning Permission
Date Registered	23 April 2015	
Proposal	Change of use of part of Day Nursery (D1 use) to form 4 no. 2 bedroomed apartments (C3 use).	
Location	73 Appleton Gate, Newark	
Applicant	Mr G Terzza, 91 Trenchard Close, Newton, Nottingham	
Decision	Application Permitted	Conditional Y
Decision Date	30/09/2015	
Application No	15/01322/FUL	Full Planning Permission
Date Registered	29 July 2015	
Proposal	Householder application for first floor bedroom extension.	
Location	17 Sandhills Park, Newark	
Applicant	Mr Iorio, 17 Sandhills Park, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	30/09/2015	

Application No	15/00268/FULM	Full Planning Permission Major	
Date Registered	18 February 2015		
Proposal	Application for the removal of condition 9 (crime scheme/CCTV) attached to application 10/00334/FULM for the erection of 71 no. dwellings with associated car parking and infrastructure.		
Location	Hoval Ltd, North Gate, Newark		
Applicant	Mrs Kim Locker, Barratt Homes, 2 Horizon Place, Nottingham Business Park, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	28/09/2015		
Application No	15/01456/FUL	Full Planning Permission	
Date Registered	6 August 2015		
Proposal	Retrospective sub-division of end terrace house to form two self contained units.		
Location	1 Stanley Terrace, Newark		
Applicant	Mr A Turton, 1 Stanley Terrace, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/10/2015		
Application No	15/01358/FUL	Full Planning Permission	
Date Registered	14 August 2015		
Proposal	Change of use from retail (A2) to tanning salon (sui Generis)		
Location	Unit 2 Barnby House, 14 Barnby Gate, Newark		
Applicant	Mr R Gregor, 28 Field Maple Drive, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	06/10/2015		
Application No	15/01535/FUL	Full Planning Permission	
Date Registered	27 August 2015		
Proposal	Householder application for proposed extension and alterations to existing dwelling.		
Location	36 Hardwick Avenue, Newark		
Applicant	Mr & Mrs Smith, 36 Hardwick Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	08/10/2015		

Application No	15/01435/LBC	Listed Building Consent
Date Registered	10 August 2015	
Proposal	Reinstate window; in 1955, the original cellar window and its light well was sealed with bricks, debris, cement and a concrete cap. The proposal is to remove the concrete cap and excavate the rubble, bricks and cement in order to reinstate the original window well. The intention is to install a bespoke copy of the nine pane per frame, Yorkshire sliding sash window as the original.	
Location	55 London Road, Newark	
Applicant	Mr J Taylor, 55 London Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	05/10/2015	
Application No	15/00036/FULM	Full Planning Permission Major
Date Registered	24 February 2015	
Proposal	Erection of 20 new build homes to replace existing consent 12/00572/FULM with social housing relocated to 17 Northgate, Newark.	
Location	207 Hawton Road, Newark	
Applicant	Ablehomes Ltd, 4 Castlegate, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	13/10/2015	
Application No	15/01495/LBC	Listed Building Consent
Date Registered	21 August 2015	
Proposal	Internal alterations to form staff toilet and changing facilities and staff room.	
Location	Sir John Arderne Public House, 10 Market Place, Newark	
Applicant	JD Wetherspoon, Wetherspoon House, Reeds Crescent, Watford	
Decision	Application Permitted	Conditional Y
Decision Date	16/10/2015	

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a.	<p>Notification of Appeals</p> <p>15/01109/FUL – 1 Tudor Close, Newark Householder application to extend garden by erecting new fence closer to boundary to reduce dog fouling on land. Fence to be 6ft high with replacement existing gate in same position at rear of garden backing onto the driveway. Proposed fence to cut the corner from the driveway and to run adjacent to pavement 1 metre inside boundary.</p> <p>15/00574/FUL – 20 Pelham Street, Newark Change of use and extension to existing outbuilding to form a detached single bedroom dwelling.</p> <p>Members to NOTE that Appeals relating to the above sites have been made to the Secretary of State. The appeals follow the refusal of planning permission.</p>
b.	<p>Licensing Applications</p> <p>5 Market Place, (The Bean & Vine) Newark</p> <p>Members are asked to consider an application for a new premise licence for 5 Market Place, Newark.</p>

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

PLANNING & REGENERATION COMMITTEE

SUBJECT:	CONSULTATION ON NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK PLAN REVIEW ISSUES PAPER
REPORT BY:	TOWN CLERK

1.	<p>Recommendations</p> <p>Members are asked to consider the Newark & Sherwood Local Development Framework Plan Review Issues Paper and submit comments on the document as appropriate.</p>
2.	<p>Background</p> <p>The above document is attached at Appendix 1 for Members attention. District Council have published the document for public consultation and are seeking comments on some specific questions which are also attached at Appendix 1.</p> <p>Members are invited to consider this Issues paper and submit comment as appropriate to the District Council.</p>

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