



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 1ST JULY 2015

Thursday 25th June, 2015

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 1st July, 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

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

Alan Mellor
Town Clerk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 1ST JULY 2015

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 3 June, 2015. | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
| 4 | Declarations of Interest | Verbal | |
| 5 | Outstanding Planning Applications | Report Attached | Page 11 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 15 |
| 7 | Miscellaneous Applications | To follow if required | |

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 1st July, 2015

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 3rd June, 2015 in the Council Chamber, Town Hall.

Membership Present:	Councillor	Cllr D Hyde
	Councillor	Cllr P Duncan (Vice-Chairman) Cllr Mrs C Barker-Powell Cllr Mrs I Brown (Ap) Cllr M Cope Cllr Mrs G Dawn (Ap) Cllr K Girling Cllr L Goff Cllr D Jones (A) Cllr Mrs J Whicher Cllr R Williams
In Attendance	Town Clerk	Alan Mellor Katrin Loessner, Student from twin town in Germany; Emmendingen.
Apologies	Cllrs Mrs G Dawn & Mrs I Brown	
Taking Minutes:	Town Clerk	Alan Mellor
Public:	There was 1 member of the public present.	
Venue:	Council Chamber, Town Hall	

Prior to the commencement of the meeting the Chairman called upon all those present to observe a minutes silence in remembrance of Len Wilkes, an ex-Town Mayor, who sadly passed away recently.

The Chairman then welcomed all new Members to the meeting and set out the purpose and work of the Committee.

The Town Clerk informed Members that there would be Planning training arranged when all eighteen Town Councillors are in position.

There followed a brief discussion about the processes followed by the District Council in dealing with Planning Applications under officers Delegated powers. The Town Clerk advised that there was a popular misconception that if the Town Council objected to any Planning Application this would automatically be submitted to the District Council's planning Committee. However, under the District Council's Scheme of Delegation 'Minor' Planning Applications can still be dealt with by officers irrespective of any comments made by the Town Council. This matter is subject to introducing a new way of identifying such applications so that Members are aware of each individual applications status when they considering them.

PR1/15/16	<u>Minutes</u>	
	The Minutes of the last meeting held on Wednesday 29 th April, 2015 were AGREED and signed as a true and correct record.	
PR2/15/16	<u>Matters Arising</u>	
	There were no matters arising.	
PR3/15/16	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR4/15/16	Outstanding Planning Applications	
	15/00493/FULM	Turnbull & Co Ltd, Northern Road, Newark Extension to existing trade counter building, extension to sales/showroom building and construction of storage warehouse by extension of existing building. No Objection was raised to this application.
	15/00698/ADV	Homebase, Northgate Retail Park, Trent Lane, Newark Display set of newly designed signs to replace old and outdated branding. No Objection was raised to this application.
	15/00727/FUL	2 Northern Road, Newark Change of use of car showroom to a kitchen and bedroom showroom. No Objection was raised to this application.
	15/00733/FUL	52 Cross Street, Newark Conversion of single dwelling to two separate dwellings. No Objection was raised to this application.

	15/00757/FUL & 15/00790/LBC	Railway Court, Sikorski Close, Newark Erection of satellite dish to existing antenna for communal use. No Objection was raised to this application.
	15/00794/FUL	15 Appleby Close, Newark Householder application for single storey extension. No Objection was raised to this application.
	15/00805/FUL	88 North Gate, Newark Householder application for proposed re-render of external façade. Proposed new bay window to front elevation. Loft conversion with dormer window to roof. No Objection was raised to this application.
	15/00859/FUL & 15/00860/LBC	45 London Road Householder application for single storey rear extension, restoration of front door fanlight, internal re-ordering and general upgrading and repair works. No Objection was raised to this application.
	15/00876/FUL	Newark Hospital, Boundary Road, Newark The removal and replacement of 1 no. 15m high monopole and the replacement of 6 no. antennas with 3 no. antennas. The development also comprises the installation of 1 no. equipment cabinet and ancillary development thereto. No Objection was raised to this application.
	15/00877/FUL	Land North of Ransome Close, Beacon Hill, Newark The replacement of 1 no. 11.8m street works pole with 1 no. 12.5m pole. The development also comprises the replacement of 6 no. antennas with 3 no. antennas, the installation of 1 no. equipment cabinet and ancillary development thereto. No Objection was raised to this application.
	15/00895/FUL	8 Terry Avenue, Newark Householder application for 2 storey extension onto the rear of the existing property. No Objection was raised to this application.
PR5/15/16	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	

PR6/15/16	Miscellaneous Applications	
	a.	<p>Amended Application & Application Brought Forward from Meeting on 29.04.15</p> <p>15/00082/FUL – Land South of Newark, Bowbridge Lane, Balderton, Newark (Amended)</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.</p> <p>Amendment: The applicant has amended the proposal to include a footpath link from the existing bridleway.</p> <p>No Objection was raised to this application.</p> <p>15/00440/MRA – Land South of Newark, Bowbridge Lane, Balderton, Newark (Brought Forward)</p> <p>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.</p> <p>No Objection was raised to this application.</p>
	b.	<p>Nottinghamshire County Council Applications</p> <p>Newark Bridleway No. 65 – Modification Order 2015</p> <p>Commencing from Victoria Street for a distance of approximately 194 metres on Green Lane to the junction with Albert Street, Newark.</p> <p>Cllr K Girling was aware that this particular Bridleway was a matter of significant concern to local residents. There have been significant anti-social behaviour problems for local residents and this had led to them taking action to close it as through route. This resulted in a reduction of such problems in the area.</p> <p>It was AGREED that Cllr K Girling would take these issues up with Nottinghamshire County Council on the resident's behalf.</p> <p>Newark Bridleway No. 50 and Footpath No's 51-64 Modification Order 2015</p> <p>Members NOTED that the above Order was made by NCC on 1/5/15.</p>
	c.	<p>Notification of Appeals</p> <p>15/00068/FUL – Falcon Motors, 2 Northern Road, Newark</p> <p>Proposed change of use of part of the site for siting of 5 no. shipping containers for self-storage use</p> <p>Members NOTED that an Appeal relating to the above application has been made to the Secretary of State.</p>

	d.	<p>Pre Application Consultation</p> <p>Proposed Base Station Installation at the following sites:</p> <p>117023, Land at Hawton Road, Newark</p> <p>117191, Street works, Land at 7 Meering Avenue, Newark</p> <p>117189, Land at Boundary Road, The Crescent, Newark</p> <p>117194, Street works, Land at Ransome Close, Newark</p> <p>No Comment was made to these pre applications.</p>
	e.	<p>Licensing Applications</p> <p>69 Castle Gate, Newark – New Premise Licence</p> <p>No Objection was raised to this application.</p>
PR7/15/16	<p>St Mark's Shopping Centre</p> <p>Prior to these applications being considered the Town Clerk gave an update on the latest position.</p> <p>Having spoken with the Planning Officers the objections to the application from Historic England had not been resolved with either the applicant or the District Council.</p> <p>It was expected that the application would be considered by the Planning Committee on 7th July 2015, given that there was another meeting of this Committee scheduled for 1st July it would be possible for the matter to be deferred and considered at the next meeting when the outcome of discussions with Historic England have been concluded and Members can then consider the application in the knowledge of what is finally proposed. In addition by the 1st July the Town Council will have the full complement of 18 Councillors in position and the permanent appointments to this Committee are also in place.</p> <p>There followed a discussion on the scheme with various views expressed, the main points of concern where:</p> <ul style="list-style-type: none"> (i) The use of such bright colours at the points where the precinct meets the Market Place and the historic buildings within it, (ii) Concern that the use of colours which are currently considered 'fashionable' can quickly become unfashionable, (iii) The relation of the symbols to the town of Newark. <p>It was AGREED that the Town Clerk would pass on the above comments to the District Council and that the application be re-considered by this Committee at its next meeting on 1st July.</p>	

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 1st July, 2015
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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
/2015/547	1 of 1	Mrs E Lambert Chestnut Cottage South Street Normanton on Trent Notts	10 Huddlestons Wharf Newark NG24 4UL
Received 11.06.15			
Type FULL			

Description – Application to replace rotten wooden windows with same design in UPVC and replace door with UPVC.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/910	1 of 1	ALB Group Ltd ALB House 170 Carlton Road Carlton Nottingham	Barnby House 14 Barnby Gate Newark
Received 05.06.15			
Type FULL			

Description – Proposed fenestration improvements to the front of Barnby House, Barnby Gate, Newark.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/913	1 of 1	Catesby Estates (Residential) Ltd c/o Agent	Land South of Newark Bowbridge Lane Balderton Newark
Received 03.06.15			
Type RMAM			

Description – Reserved Matters comprising landscape details for the SLR Phase 1 works. The Outline Planning Permission is EIA development supported by an Environmental Statement.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/972	1 of 1	Co-Op Pharmacy 47 Sherwood Avenue Newark	Co-Op Pharmacy 47 Sherwood Avenue Newark
Received 08.06.15			
Type ADV			

Description – 1 x internally illuminated fascia, 1 x internally illuminated projector, 1 x single sided illuminated tray sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/979	1 of 1	Mr & Mrs Pegg 47 Lincoln Road Newark NG24 2BU	47 Lincoln Road Newark NG24 2BU
Received 09/06/15			
Type FULL			

Description – Proposed bungalow.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/989	1 of 1	CTIL Ltd c/o Agent	Land at Hawton Road Newark
Received 11.06.15			
Type FULL			

Description – Replacement of 1 no. 15m monopole and the replacement of 6 no. antennas with 3 no. antennas; removal of 1 no. equipment cabinet, the installation of 2 no. equipment cabinets and ancillary development thereto.

DisRef/Year/App.No	Revision	Applicant	Location
/2015/1030	1 of 1	Mr & Mrs Yeomans 246 Beacon Hill Road Newark NG24 2JP	246 Beacon Hill Road Newark NG24 2JP
Received 19.06.15			
Type FULL			

Description – Householder application for single storey extension to side of dwelling.

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	15/00563/FUL	Full Planning Permission	
Date Registered	8 April 2015		
Proposal	The addition of a Penthouse apartment, changes to the external appearance of the building and landscaping alterations.		
Location	11 Mill Gate, Newark		
Applicant	Capla Developments Ltd, Let It House, Lombard Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	03/06/2015		
Application No	14/02274/FUL	Full Planning Permission	
Date Registered	9 April 2015		
Proposal	Householder application for proposed single storey rear extension.		
Location	117 Mill Gate, Newark		
Applicant	Mr M Fawcett, 117 Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	01/06/2015		
Application No	14/02265/LBC	Listed Building Consent	
Date Registered	9 April 2015		
Proposal	Householder application for proposed single storey rear extension.		
Location	117 Mill Gate, Newark		
Applicant	Mr M Fawcett, 117 Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	01/06/2015		
Application No	15/SCR/0007	Screening Opinion	
Date Registered	21 May 2015		
Proposal	Request for screening opinion for Newark Sewers Strategy Project (comprising the construction of a 3km new transfer between Millgate/Farndon Road and Crankley Point STW using tunnelling techniques; upgrading of 11.6km of existing sewers using traditional open cut/trench techniques and associated works at Crankley Point STW).		
Location	Transfer Sewer from Millgate/Farndon Road to Sewage Works, Quibell Lane, Newark		
Applicant	Atkins Ltd, Trent House, RTC Business Park, London Road, Derby		
Decision	Application Closed	Conditional	
Decision Date	01/06/2015		

Application No	15/00138/FUL	Full Planning Permission	
Date Registered	29 January 2015		
Proposal	Creation of vehicular access way through marina car park to land beyond, including creating a gap in the existing perimeter bund (amended renewal of approved planning application 11/00412/FUL which has expired) including the creation of new replacement parking.		
Location	Kings Marina, Mather Road, Newark		
Applicant	Mr J Spottiswood, Red Bull Wharf, Congleton Road, South Church, Lawton, Stoke on Trent		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2015		
Application No	15/00585/FUL	Full Planning Permission	
Date Registered	16 April 2015		
Proposal	Provision of new Goliath Crane to provide improved handling of stored products.		
Location	Per Aarsleff (UK) Ltd, Hawton Lane, Balderton, Newark		
Applicant	As above		
Decision	Application Permitted	Conditional	Y
Decision Date	09/06/2015		
Application No	15/00673/FUL	Full Planning Permission	
Date Registered	21 April 2015		
Proposal	Householder application for a proposed two storey and single storey rear extension.		
Location	10 Jubilee Street, Newark		
Applicant	Mr & Mrs Rieger, 10 Jubilee Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/06/2015		
Application No	15/00710/FUL	Full Planning Permission	
Date Registered	24 April 2015		
Proposal	Householder application for demolition of existing garage and erection of single detached garage.		
Location	55 Bancroft Road, Newark		
Applicant	Mr C Hallam, 55 Bancroft Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/06/2015		

Application No	15/00569/ADV	Advertisement Consent	
Date Registered	15 April 2015		
Proposal	Replacement signage comprising of 3 no. non illuminated fascia signs and 1 no. illuminated hanging sign.		
Location	9 St Marks Lane, Newark		
Applicant	Mr W Willcox, 40 High Street, Somerset		
Decision	Application Permitted	Conditional	
Decision Date	16/06/2015		
Application No	15/00698/ADV	Advertisement Consent	
Date Registered	28 April 2015		
Proposal	Display set of newly designed signs to replace old and outdated branding.		
Location	Homebase, Northgate Retail Park, Trent Lane, Newark		
Applicant	Mr E Hodges, 489-499 Avebury Boulevard Central, Milton Keynes		
Decision	Application Permitted	Conditional	Y
Decision Date	15/06/2015		
Application No	15/00667/FULM	Full Planning Permission Major	
Date Registered	23 April 2015		
Proposal	Application to vary condition 12 relating to the affordable housing scheme attached to planning application 14/00473/FULM to the residential development of 74 dwellings.		
Location	Land used for storage and work premises (Rose and Co), Parker Street, Newark		
Applicant	Mr G Corbo, Tudorgate, Grange Business Park, Enderby Road, Whetstone, Leicester		
Decision	Application Permitted	Conditional	Y
Decision Date	15/06/2015		
Application No	15/00634/LBC	Listed Building Consent	
Date Registered	14 April 2015		
Proposal	Proposed new 'lightwell' to south elevation of existing building to provide ventilation through new louvres to incoming gas services in existing basement.		
Location	National Civil War Centre, Newark Museum, 14 Appleton Gate, Newark		
Applicant	NSDC, Kelham Hall, Newark		
Decision	Secretary of State	Conditional	Y
Decision Date	15/06/2015		