



# NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU  
Tel: 01636 680333 ~ Fax: 01636 680350  
Email: [post@newark.gov.uk](mailto:post@newark.gov.uk) ~ Website: [www.newark.gov.uk](http://www.newark.gov.uk)

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## **PLANNING & REGENERATION COMMITTEE**

**WEDNESDAY 3<sup>RD</sup> JUNE 2015**

Thursday 28<sup>th</sup> May, 2015

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 3<sup>rd</sup> June, 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 3<sup>RD</sup> JUNE 2015**

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

- |          |   |                         |                |
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| <b>1</b> | <b>Apologies for Absence</b>  |                         |                |
| <b>2</b> | <b>Minutes of the Meeting of the Planning &amp; Regeneration Committee held on Wednesday 29<sup>th</sup> April, 2015.</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
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| <b>4</b> | <b>Declarations of Interest</b>   | <b>Verbal</b>           |                |
| <b>5</b> | <b>Outstanding Planning Applications</b>  | <b>Report Attached</b>  | <b>Page 13</b> |
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### **Committee Membership:**

Cllr D Hyde (Chairman)  
Cllr P Duncan (Vice-Chairman)  
Cllr Mrs C Barker-Powell  
Cllr Mrs I Brown  
Cllr M Cope  
Cllr Mrs G Dawn  
Cllr K Girling  
Cllr L Goff  
Cllr D Jones  
Cllr Mrs J Whicher  
Cllr R Williams





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**Agenda Item No: 2**

**Committee Date: Wednesday 3<sup>rd</sup> June, 2015**

## PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 29<sup>th</sup> April, 2015 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>L Goff (Chairman)</b>
	Councillor	P Baggaley (A) Mrs I Brown K Clayton (A) R Crowe D Lloyd B Richardson (Vice Chairman) (Ap) A Roberts MBE S Wallace (Ap)
<b>In Attendance</b>	Town Clerk	Alan Mellor
	Councillor	Mrs R Crowe
<b>Apologies</b>	Cllrs B Richardson, S Wallace	
<b>Taking Minutes:</b>	PA to the Town Clerk	Mrs H Crossland
<b>Public:</b>	There were 3 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

Prior to the commencement of the meeting a one minute silence was held in tribute to Councillor Mrs Marika Tribe who passed away earlier in the week.

### **PR73/14/15 Minutes**

The Minutes of the last meeting held on Wednesday 1<sup>st</sup> April, 2015 were **AGREED** and signed as a true and correct record.

**PR74/14/15 Matters Arising**

**15/00292/FUL – PA Freight Services, Farndon Road, Newark**

**15/00354/FUL – The Former Abbatoir, Tolney Lane, Newark**

The Town Clerk informed Members that both of the above applications were to be considered by the District Planning Committee next Tuesday, 5<sup>th</sup> May.

It had been agreed by this Committee previously that a Member should also attend; Cllr Mrs Irene Brown offered to attend on their behalf and this was **AGREED**.

**PR75/14/15 Declarations of Interest**

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

**PR76/14/15 Outstanding Planning Applications**

**14/02264/FUL      117 Mill Gate, Newark**

**&**                      Householder application for proposed single storey rear extension.

**14/02265/LBC**

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

**15/00440/RMA      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.

There was a general discussion about this application, and in particular the type of trees that were to be planted. Following further discussion it was **AGREED** that this point should be carried forward to the next Planning & Regeneration Committee when it is formed after the elections next week.

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

**15/00456/FUL      65 Boundary Road, Newark**

Householder application for internal alterations within existing structure of rear section. New French window to rear wall of single storey section. Existing window in current kitchen area to be replaced with French window.

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

**15/00516/FUL      Merkur House, Bowbridge Road, Newark**

Application to vary condition relating to approved drawings – planning permission 14/02049/FUL.

Cllr L Goff declared a personal interest in this application.

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

- 15/00532/FUL**      **8 Hill Vue Avenue, Newark**  
Householder application for side extension comprising first floor bedrooms and en suite over garage and carport together with internal alterations.  
**No Objection was raised to this application.**
- 15/00544/FUL**      **The Grange Hotel, 71-73 London Road, Newark**  
Change of use from 9 bedroom Grange Hotel's Annexe to 5/6 bedroom semi-detached house.  
Cllr R Crowe, Cllr Mrs R Crowe and Cllr L Goff declared a personal interest in this application.  
**No Objection was raised to this application.**
- 15/00550/FUL**      **6 Pine Close, Newark**  
Householder application for demolition of existing extension and alterations and extension to form kitchen and dining room to front of property.  
**No Objection was raised to this application.**
- 15/00563/FUL**      **11 Mill Gate, Newark**  
The addition of a Penthouse apartment, changes to the external appearance of the building and landscaping alterations.  
**No Objection was raised to this application.**
- 15/00569/ADV**      **9 St Mark's Lane, Newark**  
Replacement signage comprising of 3 no. illuminated fascia signs and 1 no. illuminated hanging sign.  
**Objection was raised to this application** for the following reasons:
- The signs are internally illuminated.
  - The SPD was adopted 2 months ago and these type of signs are not permissible.
- 15/00574/FUL**      **20 Pelham Street, Newark**  
Change of use and extension to existing outbuilding to form a detached single bedroom dwelling.  
**Objection was raised to this application** for the following reasons:
- The building is 'inappropriate' for the site
  - The building will take away the services of the existing properties
  - The building is over intensive.

- 15/00581/RMA Land off Heaton Close, Newark**  
Erection of 3 no. bungalows with access from Heaton Close and Randall Close.  
**No Objection was raised to this application.**
- 15/00585/FUL Per Aarsleff (UK) Ltd, Hawton Lane, Balderton, Newark**  
Provision of new Goliath crane to provide improved handling of stored products.  
**No Objection was raised to this application.**
- 15/00587/FUL Land adjacent 157 Boundary Road, Newark**  
Variation of condition 7 to vary approved elevation plans with provision of details relating to conditions 5 and 3 of planning permission 12/01519/FUL (erection of 1 no. detached dwelling).  
**No comment was passed on this application.**
- 15/00626/FUL The Cottage, 36A London Road, Newark**  
Householder application to demolish existing single garage and erect new double garage with first floor home office.  
**No Objection was raised to this application.**
- 15/00634/LBC The Old Magnus Buildings, 4 Appleton Gate, Newark**  
Proposed new 'lightwell' to south elevation of existing building to provide ventilation through new louvres to incoming gas services in existing basement.  
Councillors D Lloyd, T Roberts, Mrs I Brown and Mrs R Crowe declared a personal interest in this application.  
**No Objection was raised to this application.**
- 15/00643/FUL Regency Court, 5 Victoria Street, Newark**  
Erection of two bedroom bungalow.  
**Objection was raised to this application** for the following reasons:
- It is over intensification of the site
  - There will be a loss of amenities to the current flats
  - There will be no natural light
  - Traffic/parking impact
- 15/00673/FUL 10 Jubilee Street, Newark**  
Householder application for a proposed two storey and single storey rear extension.  
**No Objection was raised to this application.**



- 15/00599/FUL & 15/00600/ADV**      **St Mark's Place Shopping Centre, St Mark's Place, Newark**
- Shopping Centre rebrand with public realm improvements including new painted facades, signage, paving, lighting, planters and seating.
- Whilst the Town Council welcomes the overall intentions of the scheme, it wished to Object to some of the detailed elements within the applications; the following points were raised for consideration, and moderation of the scheme:**
- The main concern were the colour schemes proposed, particularly at the Clinton Arms entrance
  - It was felt that the colours schemes at the entrance points, where there is an interface between the new and old architectural parts of the town, should be reviewed to be more sympathetic to the historical built environment.
  - There should be no internally illuminated signs. The SPD was adopted 2 months ago and these type of signs are not permissible.
  - Halo lighting was suggested as an alternative, or uplighters
- 15/00607/LBC**      **24 Stodman Street, Newark**
- Re-paint of existing painted façade with new St Mark's Place branding.
- No Objection was raised to this application.**
- 15/00667/FULM**      **Land used for storage and work premises (Rose & Co), Parker Street, Newark**
- Application to vary condition 12 relating to the affordable housing scheme attached to planning application 14/00473/FULM for the residential development of 74 (56 affordable and 18 market) dwellings.
- No Objection was raised to this application.**
- 15/00672/FUL**      **73 Appleton Gate, Newark**
- Change of use of part of Day Nursery (D1 use) to form 4 no. 2 bedroomed apartments (C3 use).
- No Objection was raised to this application.**
- 15/00710/FUL**      **55 Bancroft Road, Newark**
- Householder application for demolition of existing garage and erection of single detached garage.
- No Objection was raised to this application.**

**PR77/14/15 Notice of NSDC Planning Decisions**

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

**PR78/14/15 Miscellaneous Applications**

**a. Amended/Additional Applications**

**Land North and East of Fernwood, West and East of Hollowdyke/Spring Lane, South of A1 and West of Railway Line, Fernwood.**

Proposed residential development for up to 950 dwellings and associated facilities (Education and Recreation) infrastructure and utilities; application for outline planning permission (including access).

**No Objection was raised to this application**

and it was **AGREED** to give the Town Clerk delegated authority to deal with any issues that might arise as the application is progressed.

It was **NOTED** that the objection from this Committee with regard to allotments is no longer valid.

**Land at Highfield School, London Road, Balderton, 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.

Members maintained their **OBJECTION**. It was also **AGREED** to give the Town Clerk delegated authority to deal with any issues that might arise as the application is progressed which may make the original objections no longer valid. The objections are as follows:

- (i) It will result in the loss of a 'Green' space between Newark and Balderton,
- (ii) The traffic impact assessment is poor and the Town Council does not accept the conclusions drawn from it.
- (iii) The application will exacerbate traffic congestion on London Road in particular,
- (iv) It was noted that the Environment Agency do not agree with the application. The Town Council also considers that there are very real concerns about flooding on the site,
- (v) A total of 14 high value Oak and Yew trees will be lost to make way for a car park and they will not be replaced with appropriate replacements,

- (vi) The site has some archaeological importance,
- (vii) The proposed new footpath goes through Newark Town Council allotments; the loss of which is not acceptable. There is also no Section 106 funding being proposed for open space and play areas,
- (viii) There is insufficient Social Housing,
- (ix) The development is over intensive and will result in the houses being too dense for the site,

**b. NCC Applications**

**Proposed Residents' Parking Scheme**

**Pelham Street Area, Newark**

NCC are proposing to implement a Residents' Parking Scheme on Pelham Street.

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

**Pre-Order Consultation**

NCC is proposing to make legal orders to register the routes at Newark as public rights of way.

**Members raised No Objection to this application** but asked the Town Clerk to investigate the areas of Boar Lane and St Marks Lane to see if they are rights of way.

**c. Licensing Applications**

**Lock Keeper's Cottage, 50-58 Castle Gate, Newark**

Councillors Mrs I Brown and Mrs R Crowe declared a prejudicial interest in this application and left the meeting.

**Members raised No Objection to the application for a new premise licence.**

Councillors Mrs I Brown and Mrs R Crowe re-joined the meeting following the decision above.

**d. Pre Application Consultation**

Members were invited to have pre application discussions with regard to the proposed 4G base station upgrade at Vodafone Call Centre, Roof Top of Newton House, Brunel Drive, Newark.

**Members made no comment on this pre application.**

<b>Meeting Closed:</b>	<b>8.30pm</b>	<b>Next Meeting:</b>	<b>Wednesday 3<sup>rd</sup> June, 2015</b>
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Agenda Item No: 5

Committee Date: Wednesday, 3<sup>rd</sup> June, 2015

**PLANNING & REGENERATION COMMITTEE**

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

**1. Recommendations**

- 1.1 That the Committee consider their response to the Schedule of Outstanding Planning Applications attached.
- 1.2 Any additional Planning Applications that are received which require comment will be tabled at the meeting.

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



<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/493	1 of 1	Turnbull & Co Ltd	Northern Road
Received 19.05.15		Northern Road	Newark
Type FULM		Newark	NG24 2ET
		NG24 2ET	

**Description** – Extension to existing trade counter building, extension to sales/showroom building and construction of storage warehouse by extension of existing building.

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<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/698	1 of 1	Home Retail Group	Homebase
Received 30.04.15		489-499 Avebury	Northgate Retail Park
Type ADV		Boulevard	Trent Lane
		Milton Keynes	Newark
		Bucks	
		MK9 2NW	

**Description** – Display set of newly designed signs to replace old and outdated branding.

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<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/727	1 of 1	Mr R Davy	2 Northern Road
Received 14.05.15		20 Oliver Close	Newark
Type FUL		Newark	NG24 2ET
		NG24 1RS	

**Description** – Change of use of car showroom to a kitchen and bedroom showroom.

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<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/733	1 of 1	George James	52 Cross Street
Received 11.05.15		Enterprises	Newark
Type FUL		50 Bullpit Road	NG24 1NZ
		Balderton	
		Newark	
		NG24 3LY	

**Description** – Conversion of single dwelling to two separate dwellings.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/757	1 of 1	NCHA	Railway Court
Received 21.05.15		3 Forest Court	Sikorski Close
Type FUL		Forest Road	Newark
		New Ollerton	
		Notts	
		NG22 9PL	

**Description** – Erection of satellite dish to existing antenna for communal use.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/790	1 of 1	NCHA	Railway Court
Received 21.05.15		3 Forest Court	Sikorski Close
Type LBC		Forest Road	Newark
		New Ollerton	
		Notts	
		NG22 9PL	

**Description** – Erection of satellite dish to existing antenna for communal use.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/794	1 of 1	Mr S Franks	15 Appleby Close
Received 18.05.15		15 Appleby Close	Newark
Type FUL		Newark	NG24 2LL
		NG24 2LL	

**Description** – Householder application for single storey extension.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2015/805	1 of 1	Mr P Walsh-	88 North Gate
Received 13.05.15		Kavanagh	Newark
Type FUL		88 North Gate	NG24 1HF
		Newark	
		NG24 1HF	

**Description** – Householder application for proposed re-render of external façade. Proposed new bay window to front elevation. Loft conversion with dormer window to roof.



**PLANNING & REGENERATION COMMITTEE**

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

**1. Recommendations**

1.1 That the Committee note the attached District Council Planning Decisions.

**2. Background**

2.1 Attached are the weekly decision list schedules, forwarded since the last Meeting by Newark & Sherwood District Council.

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



<b>Application No</b>	15/00406/ADV	Advertisement Consent	
<b>Date Registered</b>	10 March 2015		
<b>Proposal</b>	Replacement of an existing fascia sign		
<b>Location</b>	Lincolnshire Co-Op Foodstore, Churchill Drive, Newark		
<b>Applicant</b>	Lincolnshire Co-Op		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	29 April 2015		
<b>Application No</b>	15/00520/FUL	Full Planning Permission	
<b>Date Registered</b>	26 March 2015		
<b>Proposal</b>	Change of use from haulage yard to light industrial, erection of one steel framed workshop building with access yard and staff car parking.		
<b>Location</b>	14B Telford Drive, Newark		
<b>Applicant</b>			
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	29 April 2015		
<b>Application No</b>	15/00387/ADV	Advertisement Consent	
<b>Date Registered</b>	6 March 2015		
<b>Proposal</b>	Proposal for advertisement signage to include chevron logos to the existing fascia signs, 2 no. non illuminated heritage hanging signs for 2 no. non illuminated panel signs to the entrance.		
<b>Location</b>	Natwest, 1 Market Place, Newark		
<b>Applicant</b>			
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	30 April 2015		
<b>Application No</b>	15/00405/ADV	Advertisement Consent	
<b>Date Registered</b>	10 March 2015		
<b>Proposal</b>	Replacement of existing signage		
<b>Location</b>	Lincoln Co-Operative, Albert Street, Newark		
<b>Applicant</b>	Lincoln Co-Operative		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	24 April 2015		
<b>Application No</b>	15/00409/ADV	Advertisements Consent	
<b>Date Registered</b>	10 March 2015		
<b>Proposal</b>	Replacement of existing signage		
<b>Location</b>	Lincoln Co-Operative Society, Lincoln Road, Newark		
<b>Applicant</b>	Lincoln Co-Operative		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	29 April 2015		

<b>Application No</b>	15/00386/LBC	Listed Building Consent
<b>Date Registered</b>	6 March 2015	
<b>Proposal</b>	Proposal for advertisement signage to include chevron logos to the existing fascia signs, 2 no. non illuminated heritage hanging signs and 2 no. non illuminated panel signs to the entrance.	
<b>Location</b>	Natwest, 1 Market Place, Newark	
<b>Applicant</b>		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	30 April 2015	
<b>Application No</b>	15/00463/LBC	Listed Building Consent
<b>Date Registered</b>	12 March 2015	
<b>Proposal</b>	Conversion and change of use of 85 Millgate, Newark, from offices and shop to 6 no. residential apartments.	
<b>Location</b>	N & S Community & Voluntary Services, 85 Mill Gate, Newark	
<b>Applicant</b>	Yorkhouse Ltd, Edgefield House, Vicarage Lane, North Muskham, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	05/05/2015	
<b>Application No</b>	15/00136/FUL	Full Planning Permission
<b>Date Registered</b>	28 January 2015	
<b>Proposal</b>	Sub division of ground floor to form separate unit and change of use to a use within Class A1,2,3,4,5; new glazed entrance within original carriage arch and erection of single storey extension to rear.	
<b>Location</b>	All Spice Restaurant, 22-24 Castle Gate, Newark	
<b>Applicant</b>	Mr Asad Miah, All Spice Restaurant, 22-24 Castle Gate, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	15/05/2015	
<b>Application No</b>	15/00354/FUL	Full Planning Permission
<b>Date Registered</b>	26 February 2015	
<b>Proposal</b>	Variation of Conditions 6(i) and Condition 5(i) of Planning Permission 14/01106/FUL – Change of use of former abattoir site and paddock to gypsy and traveller caravan site.	
<b>Location</b>	The Former Abattoir Park, Tolney Lane, Newark	
<b>Applicant</b>	Mr Bower, Bowers Caravan Park, Tolney Lane, Newark	
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	15/05/2015	

<b>Application No</b>	15/00133/FUL	Full Planning Permission	
<b>Date Registered</b>	16 March 2015		
<b>Proposal</b>	Variation of condition 9 of planning permission 12/00934/FUL to extend opening hours. The premises shall not be open for customers outside the following hours: For A1 (retail) uses between the hours of 07:00 and 23:00 at all times.		
<b>Location</b>	Lincoln Co-Operative Society, Lincoln Road, Newark		
<b>Applicant</b>	Lincs Co-Op, Stanley Bett House, Tentercroft Street, Lincoln		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	11/05/2015		
<b>Application No</b>	15/00490/FUL	Full Planning Permission	
<b>Date Registered</b>	24 March 2015		
<b>Proposal</b>	Householder application for proposed single storey extension to rear of family dwelling to create larger kitchen and sun room in place of existing conservatory.		
<b>Location</b>	105 Hollies Avenue, Newark		
<b>Applicant</b>	Mr D Aspinall, 105 Hollies Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	13/05/2015		
<b>Application No</b>	15/00137/LBC	Listed Building Consent	
<b>Date Registered</b>	27 January 2015		
<b>Proposal</b>	Sub division of ground floor to form separate unit and change of use to a use within class A1-A5, new glazed entrance within original carriage arch and erection of single storey extension to rear.		
<b>Location</b>	All Spice Restaurant, 22-24 Castle Gate, Newark		
<b>Applicant</b>	Mr Asad Miah, All Spice Restaurant, 22-24 Castle Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	15/05/2015		
<b>Application No</b>	15/00516/FUL	Full Planning Permission	
<b>Date Registered</b>	26 March 2015		
<b>Proposal</b>	Application to vary condition relating to approved drawings – planning permission 14/02049/FUL		
<b>Location</b>	Merkur House, Bowbridge Road, Newark		
<b>Applicant</b>	M Wilkinson, Stanley Bett House, Tentercroft Street, Lincoln		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/05/2015		

<b>Application No</b>	15/00456/FUL	Full Planning Permission	
<b>Date Registered</b>	27 March 2015		
<b>Proposal</b>	Householder application for internal alterations within existing structure of rear section. New French window to rear wall of single storey section. Existing window in current kitchen area to be replaced with French window.		
<b>Location</b>	65 Boundary Road, Newark, NG24 4AJ		
<b>Applicant</b>	Mr G Paranagamage, 65 Boundary Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/05/2015		
<b>Application No</b>	15/00581/RMA	Reserved Matters	
<b>Date Registered</b>	2 April 2015		
<b>Proposal</b>	Erection of 3 no. bungalows with access from Heaton Close and Randall Close		
<b>Location</b>	Land off Heaton Close, Newark		
<b>Applicant</b>	Mr E Curry, 27 Long Lane, Farndon, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	22/05/2015		

**PLANNING & REGENERATION COMMITTEE**

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

**a. Amended Application & Application Brought Forward from Meeting on 29.04.15.**

**15/00082/FUL – Land South of Newark, Bowbridge Lane, Balderton, Newark (Amended)**

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.

**Amendment :** The applicant has amended the proposal to include a footpath link from the existing bridleway.

**15/00440/RMA – Land South of Newark, Bowbridge Lane, Balderton, Newark (Brought Forward)**

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.

There was a general discussion about this application and in particular, the type of trees that were to be planted. Following further discussion, it was AGREED that this point should be carried forward to the next Planning & Regeneration Committee when it is formed after the elections next week.

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

**b. Nottinghamshire County Council Applications**

**Newark Bridleway No. 65 – Modification Order 2015  
Commencing from Victoria Street for a distance of approximately 194 metres on Green Lane to the junction with Albert Street, Newark**

Members are asked to consider the above Order and any comments or objections to the Order must be sent to the Rights of Way Section at NCC by 24<sup>th</sup> June 2015.

**Newark Bridleway No. 50 and Footpath No's 51-64  
Modification Order 2015**

We have received notification that the above Order was made by Nottinghamshire County Council on 1<sup>st</sup> May 2015.

**c. Notification of Appeals**

**15/00068/FUL**

**Falcon Motors, 2 Northern Road, Newark**

**Proposed change of use of part of the site for siting of 5 no. shipping containers for self-storage use**

Members to NOTE that an appeal relating to the above application has been made to the Secretary of State. The appeal follows the conditions imposed on the granting of planning permission.

**d. Pre Application Consultation**

**Proposed Base Station Installation at the following sites:**

**117023, Land at Hawton Road, Newark**

**117191, Streetworks, Land at 7 Meering Avenue, Newark**

**117189, Land at Boundary Road, The Crescent, Newark**

**117194, Streetworks, Land at Ransome Close, Newark**

Members are asked to consider the above applications.

**e. Licensing Applications**

Members are asked to consider an application received for a new premise licence at 69 Castlegate, Newark.

<b>Background Papers:</b>	<b>None</b>
<b>Lead Officer:</b>	<b>Alan Mellor</b> Tel: 01636 684801 Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a>



**PLANNING & REGENERATION COMMITTEE**

<b>SUBJECT:</b>	<b>ST. MARKS SHOPPING CENTRE</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**1. Recommendations**

1.1 Members are asked to consider the seven applications that have been submitted for the re-design of St Marks Place and submit comments to the District Council.

**2. Background**

2.1 At the last meeting of this Committee two applications were considered relating to the proposed improvements to the general environment within the precinct.

Set out below are the comments that Members made at the last meeting:

**Minute for Applications 15/00599/FUL & 15/00600/ADV**

**St Mark’s Place Shopping Centre, St Mark’s Place, Newark**

Shopping Centre rebrand with public realm improvements including new painted facades, signage, paving, lighting, planters and seating.

**Whilst the Town Council welcomes the overall intentions of the scheme it wished to Object to some of the detailed elements within the applications; the following points were raised for consideration, and moderation of the scheme:**

- The main concern were the colour schemes proposed, particularly at the Clinton Arms entrance
- It was felt that the colours schemes at the entrance points, where there is an interface between the new and old architectural parts of the town, should be reviewed to be more sympathetic to the historical built environment.
- There should be no internally illuminated signs. The SPD was adopted 2 months ago and these type of signs are not permissible.
- Halo lighting was suggested as an alternative, or uplighters.

2.2 Since the last meeting five additional applications have been received for further elements of this overall scheme they are :

15/00601/LBC – Re-paint existing facades of 40 & 41 Market Place forming the access to Saracens Yard with new Saint marks Place Branding and Signage.

15/00603/LBC – Painting (including painted signage) of existing brick facades forming access to Clinton arms Court with new Saint Mark’s Place Branding and Signage.

15/00604/LBC – Re-paint existing façade forming access to Ecclestone’s Yard with new Saint Mark’s Place Branding and Signage.

15/00605/LBC – Re-paint of existing painted facades of 47 Market Place with new Saint Mark’s Place Branding and Signage.

15/00608/LBC – Attachment of overhead steel/aluminium sign forming part of new Saint Mark’s Place Branding.

2.3 Having spoken with the Planning Officers about these and the earlier applications, no decisions have yet been taken and therefore, I submit all seven applications to the Committee for consideration either individually or as a whole scheme if that is deemed appropriate.

**3. Historic England**

The District Council has now received comments from Historic England which are attached at Appendix 1 to this report.

As Members will see from their letter they have similar concerns about the proposals as were raised by this Committee in April.

Historic England’s conclusion is that they cannot support the applications as submitted and therefore recommend refusal unless the issues of concern are addressed by the applicant.

**4. Conclusion**

4.1 Clearly this is a significant set of proposals which are designed to improve the town centre environment and make Newark a more attractive place for shoppers and visitors.

As Members stated at the last meeting any proposals should also be in sympathy with existing historic architecture, I would invite Members to reconsider the proposals as contained in all seven applications together with the comments that have now been made by Historic England.

**8. Financial, Legal, Risk and Equality Issues**

None

<b>Background Papers:</b>	<b>None</b>
<b>Lead Officer:</b>	<b>Alan Mellor</b> <b>Tel: 01636 680801</b> <b>Email: alan.mellor@newark.gov.uk</b>

## APPENDIX 1







