



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 JULY 2014

Wednesday 23rd July 2014

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 30th July, 2014 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 JULY 2014

A G E N D A

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|----------|---|-------------------------|----------------|
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Committee Membership:

Cllr L Goff (Chairman)
Cllr P Baggaley
Cllr Mrs Irene Brown
Cllr K Clayton
Cllr R Crowe
Cllr D Lloyd
Cllr B Richardson (Vice Chairman)
Cllr A Roberts MBE
Cllr S Wallace



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Agenda Item No: 2

Committee Date: Wednesday 30th July 2014

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 2nd July 2014 in the Council Chamber, Town Hall.

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

PR7/14/15 Minutes

The Minutes of the last meeting held on Wednesday 4th June, 2014 were **AGREED** and signed as a true and correct record.

PR8/14/15 Matters Arising

There were no matters arising.

PR9/14/15 Declarations of Interest

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

PR10/14/15 Outstanding Planning Applications

14/00851/FUL 20 Pelham Street, Newark

Change of use of existing outbuilding to detached single bedroom dwelling.

Objection was raised to this application, on the following grounds:

1. It is over-intensification of the site.
2. The building is inappropriate for the area.
3. There is no parking provision; the area already has severe parking issues.
4. It would remove current storage facilities for some of the existing properties, leading to problems for the siting of dustbins in particular.

14/00895/LBC Pearman Antiques & Interiors

Fit new door to shop, new guttering to front of building and repaint exterior of building.

No Objection was raised to this application, provided it is in keeping with the area.

14/00960/ADV 24 Castle Gate, Newark

Fascia sign of individual letters, hanging sign, wall sign and window graphics.

No Objection was raised to this application.

14/01001/LBC 17-21 Boar Lane, Newark

Part demolition and removal of staircase to courtyard outbuilding. Introduction of a two storey glass roof enclosure to courtyard and reuse of upper storey to 18 Middlegate and the reintroduction of a staircase. All to create additional indoor and outdoor dining, entertainment, function room and bar with additional toilet facilities.

No Objection was raised to this application.

14/01018/FUL Jessop Way, Newark

Remove 2 x existing dock level roller shutter doors – infill with new cladding and add in new aluminium framed double glazed opening windows at ground floor and 1st floor levels to match

existing window lines.

No Objection was raised to this application.

14/01049/FUL

10 Clifton Crescent, Newark

Householder application for proposed first floor rear extension, room in the roof space and internal alterations.

No Objection was raised to this application.

14/01051/FUL

19 Bridge Street, Newark

Replacement shop front (re-submission of 13/01569/FUL).

Cllrs R A Crowe and T Roberts MBE declared a personal interest in this application.

No Objection was raised to this application.

14/01061/FUL

H & H Wholesale, 301 Bowbridge Road, Newark

Change of use from existing cash and carry warehouse (Class B8) to proposed engineering workshop (Class B2).

No Objection was raised to this application.

14/01063/FUL

75 Bancroft Road, Newark

Householder application to demolish conservatory and erect two storey rear extension to house and construction of new window to first floor west elevation.

No Objection was raised to this application.

14/01066/LBC

24 Castle Gate, Newark

Signage to front elevation.

No Objection was raised to this application.

14/01071/FUL

1 Nursery Court, Newark

Demolition of single garage and erection of detached one bedroom house (re-submission of 14/00353/FUL).

It was **NOTED** that on 11th April 2014, Full Planning Permission was granted for the original application; this was for a semi-detached property, as opposed to a detached property in this application.

After discussion, Cllr Mrs I Brown proposed, and Cllr D Lloyd seconded that this application be approved.

Cllr T Roberts MBE proposed, and Cllr L Goff seconded that Objection was raised to this application.

Following a vote, **Objection was raised to this application** for the following reasons:

1. Over intensification of the site.

2. The footprint for the proposed detached building is too small.

14/01104/FUL 9 Maun Green, Newark

Householder application for proposed single storey extension to front of property and tile pitched room over dormer.

No Objection was raised to this application.

14/01106/FUL The Abbatoir, Tolney Lane, Newark

Change of use of former abbatoir site and paddock to gypsy and traveller caravan site.

The Town Clerk informed Members that a previous application for this site had been before this Committee in January 2013, and **No Objection** had been raised. The District Council had, however, refused permission.

Following discussion, **support** was given to this application, with the following conditions:

1. There should be appropriate environmental enhancements for better landscaping and screening
2. The Environmental Agency should be content with development from a flood risk perspective and agreed works for flood mitigation are implemented.

At this point in the meeting, Cllr S Wallace raised the issue of banners and signs around Newark that were now out of date.

A general discussion followed and the Town Clerk said that he was making arrangements for any remaining Newark Festival banners and signs to be removed as soon as possible.

The Town Clerk also agreed to contact Nottinghamshire County Council with a view to the Town Council removing the various illegal banners that are currently attached to pedestrian railings at various sites throughout the town centre.

Cllr D Lloyd said that the District Council was in the process of trying to bring together the appropriate Local Authorities with the aim of achieving improved arrangements and control of 'A Boards', banners and other advertising signs in the town centre.

The Town Clerk also suggested that in order to obtain a higher profile for this issue and the raise the concerns formally with the appropriate authorities Councillors may wish to consider putting a motion on the next full Town Council meeting.

14/01092/FUL Newark Volkswagen, 2 Northern Road, Newark

Refurbishment of the existing cladding and roofing from the existing building to the rear of the site (proposed PDI vehicle pre/valet building) and parts of the main showroom/workshop building. Change of use for land purchased around existing PDI building (please refer to difference in red line/blue line boundaries). Alterations to the vehicle entrance to the site. New

boundary treatments and surfaces such as paladin fencing, knee rails, block paving and tarmac. Erection of a bin store to the rear of the building within existing storage compound.

No Objection was raised to this application.

14/01118/FUL R B Appliances, 43 Appleton Gate, Newark

Change of use from A1 to A2.

No Objection was raised to this application.

PR11/14/15 Notice of NSDC Planning Decisions

Cllr T Roberts MBE queried Application No PREAPP/00014/14 – Demolition of signal box, Newark Castle Station Signal Box; he said he had no recollection of ever seeing this before.

The Town Clerk agreed to check on this and let Members know.

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

PR12/14/15 Miscellaneous Applications

a. Licensing Applications

Ye Olde White Hart, Market Place, Newark

Cllr Mrs I Brown declared a prejudicial interest in this application and left the meeting.

Members raised **No Objection** to the variation to the existing premise licence.

Cllr Mrs I Brown returned to the meeting at this point.

b. Nottinghamshire County Council Applications

Mount C of E Primary School, Kings Road, Newark

New Multi use games area and floodlights

Members **NOTED** that the above application was formally WITHDRAWN on 20th June 2014.

Mount C of E Primary School, Kings Road, Newark

Installation of artificial grass surfacing

No Objection was raised to this application.

c. Proposed Development, Great North Road, Newark

Members **NOTED** the proposed development on Great North Road Newark.

Meeting Closed:	8.10pm	Next Meeting:	Wednesday 30th July, 2014
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Agenda Item No: 5

Committee Date: Wednesday 30th July 2014

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:	Planning applications papers.
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

DisRef/Year/App.No	Revision	Applicant	Location
/2014/00935	1 of 1	Jean Reynolds 206 Bowbridge Rd Newark Notts NG24 4EL	206 Bowbridge Road Newark Notts NG24 4EL

Received 07.07.14
Type FUL

Description - To have the existing dropped kerb in front of the garage extended and a second dropped kerb put in.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/00999	1 of 1	Adrian Tutty Farrar Close Brunel Drive Newark Notts NG24 2EG	Smith, Noble, Haslam, Wilson, Jenison and Clifton Houses Grange Road Newark Notts

Received 09.07.14
Type FULM

Description – Proposed security, accessibility and environmental improvements/refurbishment to Smith, Noble, Haslam, Wilson, Jenison and Clifton Houses, Grange Avenue, Newark.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/01052	1 of 1	Micjhael Foreman Pension Fund 19 Bridge Street Newark Notts NG24 1EE	19 Bridge Street Newark Notts NG24 1EE

Received 09.07.14
Type LBC

Description – Replacement shop front, repair and re-decoration of render and sash windows (Resubmission of 14/01666/LBC).

DisRef/Year/App.No	Revision	Applicant	Location
/2014/01178	1 of 1	Mr David Lynn 33 Crown Street Newark Notts NG24 4UY	33 Crown Street Newark Notts NG24 4UY

Received 30.06.14
Type FUL

Description – Householder application for the erection of single storey extension to the rear.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/01183	1 of 1	Mrs Alison Golland 2 Chestnut Avenue Newark Notts NG24 2BZ	2 Chestnut Avenue Newark Notts NG24 2BZ
Received 11.07.14			

Type FUL

Description – Householder application to Retain Boundary Fence.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/01198	1 of 1	Mr Brian Johnson 2 Fairway Newark Notts NG24 4RG	Land Adjoining 2 Fairway Newark Notts NG24 4RG
Received 08.07.14			

Type FUL

Description - Erection of new dwelling and garage (Resubmission of 13/00707/FUL).

DisRef/Year/App.No	Revision	Applicant	Location
/2014/01246	1 of 1	Mr John Winter 28 Montgomery Rd Newark Notts NG24 4HA	28 Montgomery Road Newark Notts NG24 4HA
Received 16.07.14			

Type FUL

Description Retrospective Householder Application for Conservatory

DisRef/Year/App.No	Revision	Applicant	Location
/2014/00878	1 of 1	Mr P D Wright 1 Deevon Farm Close Farndon Road Newark Notts NG24 4RS	117 Farndon Road Newark Notts NG24 4SP
Received 14.07.14			

Type FUL

Description – Demolition of existing house and outbuildings and erection of replacement house.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/01270	1 of 1	Mr Gavin Shields Halfords Autocentres Ltd	Halfords Autocentre Unit 3
Received 21.07.14		Icknield Street Drive Washford West	Strawberry Hall Lane Newark on Trent
Type ADV		Icknield Street Drive Redditch Worcestershire B98 0DE	Notts

Description – Freestanding totem sign.

DisRef/Year/App.No.	Revision	Applicant	Location
/2014/01280	1 of 1	Mr Tony Calvert 6 Elizabeth Road	6 Elizabeth Road Newark
Received 21.07.14		Newark Notts NG24 4NP	Notts NG24 4NP
Type FUL			

Description – Householder application for erection of extension to rear of building, demolish existing out building, extend kitchen, new utility room and downstairs bathroom.

DisRef/Year/App.No.	Revision	Applicant	Location
/2014/01279	1 of 1	Mr M Sly c/o Partners in Planning & Architecture Ltd	37A Beacon Hill Road Newark
Received 22.07.14		10 Manor Mews Bridge Street St Ives	Notts NG24 2JH
Type FUL		Cambs PE27 5UW	

Description – Erection of Dwelling (revised scheme pursuant to approval 12/00725/OUT)

DisRef/Year/App.No.	Revision	Applicant	Location
/2014/01284/01285	1 of 1	Mr David Jones Millfield Cottage	29 Wilson Street Newark
Received 22.07.14		Station Road Rolleston	Notts NG24 1EN
Type FUL/LBC		Notts NG23 55F	

Agenda Item No: 6

Committee Date: Wednesday 30th July 2014

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

Application No	14/00782/FUL	Full Planning Permission	
Date Registered	1 May 2014		
Proposal	Change of use from light industrial (manufacturing) and offices to retailing motor homes and offices.		
Location	Ampetronic Ltd, Northern Road, Newark, NG24 2ET		
Applicant	Seventy Seven Motor Company, Northern Road, Newark, NG24 2ET		
Decision	Application Permitted	Conditional	Y
Decision Date	25/06/2014		
Application No	14/00801/FUL	Full Planning Permission	
Date Registered	2 May 2014		
Proposal	Householder application for demolition of garage, side extension to house, construction of pitched roofs to front and rear extensions.		
Location	135 Grange Road, Newark, NG24 4PN		
Applicant	Mr & Mrs Thorpe, 135 Grange Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	24/06/2014		
Application No	14/00826/FUL	Full Planning Permission	
Date Registered	8 May 2014		
Proposal	Change of use from residential dwelling to house of multi-occupancy and conversion of existing loft space.		
Location	25 Sydney Street, Newark, Nottinghamshire NG24 1LX		
Applicant	MWS Property Group, Mrs Joli Waterland, 96 Appletongate, Newark, Nottinghamshire NG24 1LS		
Decision	Application Permitted	Conditional	Y
Decision Date	03/07/2014		
Application No	14/00473/FULM	Full Planning Permission Major	
Date Registered	12 March 2014		
Proposal	Variation of conditions attached to planning permission 11/00697/FULM to allow for the site to be split into two phases.		
Location	Land used for storage and work premises (Rose & Co), Parker Street, Newark on Trent, Nottinghamshire		
Applicant	Westleigh Development Ltd & DSG Ltd – Mr Michael Gisborne, Land used for storage and work premises (Rose & Co), Parker Street, Newark on Trent, Nottinghamshire		
Decision	Application Permitted	Conditional	Y
Decision Date	03/07/2014		

Application No	14/01142/CMA	County Matters	
Date Registered	24 June 2014		
Proposal	Installation of artificial grass surfacing. To view application please use the following link: http://www.nottinghamshire.gov.uk/planning/search/plandis.aspx?AppNo=F/3094		
Location	Mount Church of England Primary School, Kings Road, Newark On Trent, Nottinghamshire NG24 1EW		
Applicant	Mount C of E Primary School c/o Agent		
Decision	No Objection	Conditional	N
Decision Date	07/07/2014		
Application No	14/SCR/00035	Screening Opinion	
Date Registered	3 July 2014		
Proposal	Erection of a wind turbine		
Location	British Sugar Corporation Ltd, Great North Road, Newark On Trent, Nottinghamshire NG24 1DL		
Applicant	Engena Ltd, The Old Stables Bosmere Hall Creeping S Mary IP6 8LL		
Decision	Environmental Impact Assessment Not Required	Conditional	N
Decision Date	11/07/2014		
Application No	14/01015/TPO	Tree Preservation Orders	
Date Registered	4 June 2014		
Proposal	Felling of 1 No Cooper Beech Tree due to fungal disease at base of tree. Tree identified as T1 in schedule of TPO N185.		
Location	57 London Road, Newark On Trent, Nottinghamshire NG24 1RZ		
Applicant	Mrs Sarah Nissim, 57 London Road, Newark on Trent, Nottinghamshire NG24 1RZ		
Decision	Work Approved (TPO)	Conditional	Y
Decision Date	08/07/2014		
Application No	14/00928/ADV	Advertisement Consent	
Date Registered	22 May 2014		
Proposal	1 x No free standing sign		
Location	Holy Trinity Presbytery, Boundary Road, Newark on Trent, Nottinghamshire NG24 4AU		
Applicant	Reverend Father Michael, Holy Trinity Presbytery, Boundary Road, Newark on Trent, Nottinghamshire NG24 4AU		
Decision	Application Permitted	Conditional	Y
Decision Date	14/07/2014		

Application No	14/00677/FUL	Full Planning Permission	
Date Registered	20 May 2014		
Proposal	Householder application for change of use of workshop to annexe for family use, change one stable to office and one stable to utility room. In each respect all changes will be achieved with no exterior alteration to the buildings with exception of door and window styles. Two stables remain. (Retrospective)		
Location	Crees House, 2 Crees Lane, Newark on Trent, Nottinghamshire NG24 4TJ		
Applicant	Mrs Dina Hellier, Crees House, 2 Crees Lane, Newark on Trent, Nottinghamshire NG24 4TJ		
Decision	Application Permitted	Conditional	Y
Decision Date	14/07/2014		
Application No	14/00915/FUL	Full Planning Permission	
Date Registered	29 May 2014		
Proposal	Single storey extension to existing office building on the site and erection of a small fuel store located behind the extension in the arm of a stand-alone hopper.		
Location	Hoval Ltd, North Gate, Newark on Trent, Nottinghamshire NG24 1JN		
Applicant	Mr Kevin Stones, Hoval Ltd, North Gate, Newark on Trent, Nottinghamshire NG24 1JN		
Decision	Application Permitted	Conditional	Y
Decision Date	18/07/2014		
Application No	14/01128/TWCA		
Date Registered	16.07.14		
Proposal	T1: Crown lift to 4 metres 1 No. Copper Beech; T2: Fell 1 No. Silver Birch; T3: Remove low 150mm branch to 1 No. Copper Beech and crown lift to 4 metres; T4: Undertake 20% crown reduction to 1 No. Norway Maple and crown lift to 4 metres; T5: Reduce height to 1 No. Silver Birch by no more than 4 metres; T6: Crown lift all remaining trees to 3m over car parking area; T7: Remove overhanging branch tips from Cherry tree adjacent T1.		
Location	Orchard School, Appleton Gate, Newark, Notts		
Applicant	Mr John Beeley, Forest Farm Tree Services, Rannoch, 102 Kirkby Road, Sutton in Ashfield, Notts NG17 1GH		
Decision	Application Permitted	Conditional	Y
Decision Date	16.07.14		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 To note the decisions taken under the Scheme of Delegation not to object to the applications for new Premise Licences for the Trivet, 12 Chain Lane, Newark.

2. Background

2.1 Since the last meeting of the Planning & Regeneration Committee, a Licensing application has been received which required a response before the date of this meeting namely :-

- (i) An application for a new premise licence for the Trivet, 12 Chain Lane, Newark.

2.2 I have agreed with the Chairman of this Committee that the matter is not of sufficient importance to warrant calling a special meeting of this Committee or the Town Council.

In accordance with the Town Council's Scheme of Delegation - paragraph 3.2 Urgent Matters, I have consulted with the Chairman of this Committee about this application and it was agreed that no objections would be raised.

2.3 In accordance with the Scheme of Delegation this report is submitted to advise the Committee of the decisions taken.

3. Financial, Legal, Equality & Risk Issues

3.1 None.

Background Papers:	Premise Licence Variation Application – Available at the Meeting
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a.	Application for a Lawful Development Certificate
	An application has been submitted for a Certificate of Lawful Use or Development in respect of the Emmanuel Christian Centre Sherwood Avenue, Newark on Trent. Newark & Sherwood District Council would like to know if the Town Council has any first-hand knowledge of ' Any details pertaining to the last use of the building '.
b.	Licensing Application
	A new premise licence application has been received for 18 Castle Gate, Newark. Copies of the paperwork will be available at the meeting.
c.	Network Rail
	A public consultation exercise is currently underway seeking comments on the potential closure of level crossings on the route of the East Coast main Line. One of the proposals is for the Barnby Road level crossing which may have implications for the Town Councils' allotments which are near to the level crossing. A copy of the consultation document is attached at Appendix 1 for Members information.

Background Papers:	Planning applications papers.
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk