



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
Tel: 01636 680 333 ~ Fax: 01636 680 350
Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING & REGENERATION COMMITTEE

WEDNESDAY 26th JUNE 2013

Thursday 20th June 2013

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 26th June 2013, 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, 26TH JUNE 2013

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 29th May 2013 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
| 4 | Declarations of Interest | Verbal | |
| 5 | Outstanding Planning Applications | Report Attached | Page 9 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 15 |
| 7 | Miscellaneous Applications | Report Attached | Page 21 |

Committee Membership:

Cllr L Goff (Chairman)

Cllr P Baggaley

Cllr Mrs I Brown (Vice
Chairman)

Cllr K Clayton

Cllr R Crowe

Cllr Mrs G Dawn

Cllr Miss R Dawn

Cllr D Lloyd

Cllr B Richardson

Cllr T Roberts MBE

Cllr S Wallace

Cllr C Wetton



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Agenda Item No: 2

Committee Date: Wednesday 26th June 2013

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 29th May 2013 in the Council Chamber, Town Hall.

Membership Present:	Councillor	Cllr L Goff (Chairman)
	Councillor	P Baggaley Mrs I Brown (Vice Chairman) K Clayton R Crowe Miss R Dawn (A) D Lloyd B Richardson (Ap) T Roberts MBE S Wallace (Ap) C Wetton
In Attendance	Town Clerk	Alan Mellor
Apologies	Cllrs. B Richardson & S Wallace	
Taking Minutes:	Town Clerk	Alan Mellor
Public:	There were two members of the public present.	
Venue:	Council Chamber, Town Hall	

PR1/13/14 Minutes

The Minutes of the last meeting held on Wednesday 1st May 2013 were **AGREED** and signed as a true and correct record.

PR2/13/14 **Matters Arising**

There were no matters arising.

PR3/13/14 **Declarations of Interest**

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

PR4/13/14 **Outstanding Planning Applications**

13/00295/LBC **H Whistler Ltd, 15 Carter Gate, Newark**

Repaint wooden fascia and attach signage.

No Objection was raised to this application.

13/00434/FUL **Mount C of E Primary School, Kings Road, Newark**

New multi use games area (MUGA) and floodlights.

No Objection was raised to this application.

13/00499/FUL **11 & 12 Hiram's Paddock, Tolney Lane, Newark**

Erection of amenity block and double garage to both plots.

It was decided to Object to this application for the following reasons:

- (i) The scale of the proposed buildings appeared to be excessive for the intended purpose.**
- (ii) The new buildings could have an adverse impact on the drainage on the site and the problems encountered with flooding in the area.**

13/00520/FUL **11 Hardwick Avenue, Newark**

Householder application for erection of a single storey extension to the side and rear.

It was decided to Object to this application, Members agreed that the District Council should be asked to undertake a site visit to ascertain whether or not the development would be intrusive to the next door neighbour.

13/00554/FUL **3 Hatton Gardens, Newark**

Householder application for second storey rear extension (re submission of 13/00270/FUL).

No Objection was raised to this application.

13/00570/FUL **6 Holden Crescent, Newark**

Householder application for proposed single and two storey extension to rear of property.

It was decided to Object to this application, Members agreed that the District Council should be asked to

undertake a site visit to ascertain whether or not the development would be intrusive to the next door neighbour. It was also felt that the development was out of character with the surrounding environment.

13/00573/TEL24 Outside 34 London Road, Newark

Proposed BT Cabinet.

No Objection was raised to this application.

13/00574/TEL24 Sleaford Road, Newark

Proposed BT Cabinet.

No Objection was raised to this application.

13/00575/TEL24 Ossington Way, Newark

Proposed BT Cabinet.

No Objection was raised to this application.

13/00613/ADV D B Wood Ltd, 47- 48 Stodman Street, Newark

Proposed BT Cabinet.

No Objection was raised to this application.

13/00614/FUL McDonald's Restaurant Ltd, Lincoln Road, Newark

The minor reconfiguration of the car park and drive thru land, to provide a side by side order point which includes a new signage island, reconfigured kerb lines and associated works to the site. The removal of Booth 1 and the construction of a new store room in its place. Booth 3 to be relocated to accommodate the new drive thru layout. The installation of 2 no. Customer Order Displays (COD).

No Objection was raised to this application.

PR5/13/14 Notice of NSDC Planning Decisions

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

PR6/13/14 Miscellaneous Applications

a. Licensing Applications

Before this item was discussed Cllr I Brown declared a prejudicial interest arising from her membership of the District Councils Licensing Committee, she left the room and took no part in the debate.

The Committee considered the following applications to vary the premise licence for the following establishments:

- (i) Co-Operative Store, Churchill Drive, Newark -

No Objection was raised to this application.

(ii) Co-Operative Store, Barnby Gate, Newark

No Objection was raised to this application.

(iii) Old Kings Arms, 19 Kirk Gate, Newark

It was decided to Object to this application for the following reasons:

(i) **The extension of opening hours until 2.30am would result in unacceptable levels of noise and disturbance to people living nearby.**

(ii) **The extension of opening hours was out of line with other public houses and bars operating in the Town Centre.**

PR7/13/14 Public Consultation on District Council Planning Documents

Members considered this document in detail and AGREED to send the following comments to the District Council:

‘Newark Town Council supports the overriding need for additional provision of affordable housing in and around Newark. However concerns were raised about the imposition of somewhat arbitrary targets on new developments and which may result in the non achievement of the levels of affordable housing identified and aimed for. In this connection the Town Council felt that a greater degree of flexibility should be incorporated into the proposals which would allow Planning Officers, and ultimately the District Council, to have the ability to negotiate with developers as to an appropriate level of affordable housing that can be delivered on a site by site basis, taking into account the buoyancy of prevailing financial market in new housing developments.’

PR8/13/14 Public Consultation on District Council Planning Document; Proposed Changes to the List of Infrastructure Projects to be Funded by CIL

After consideration of this document Members **AGREED** to support the proposed changes to the funding of projects to be funded through CIL.

Meeting Closed:	8.10pm	Next Meeting:	Wednesday 26th June 2013
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Agenda Item No: 5

Committee Date: Wednesday 26th June 2013

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 /2013/550	Revision 1 of 1	Applicant Escape Hair & Beauty 16 Kirk Gate Newark NG24 1AD	Location 16 Kirk Gate, Escape Hair & Beauty, Newark
Received 05/06/2013			<u>Grid Reference</u> 479817 : 354057
Type 6 Listed Building Code 9 Minor Retail			

Description – Painting woodwork on exterior of building in purple. Erection of studded walls to separate into a small room.

DisRef/Year/App.No /2013/588	Revision 1 of 1	Applicant Newark Beacon Innovation Centre Cafferata Way Beacon Hill Newark NG24 2TN	Location Cafferata Way, Innovation House, Newark
Received 05/06/2013			<u>Grid Reference</u> 481035 : 354071
Type 8 Advertisement Code 14 Advertisements			

Description – Advertisement board.

DisRef/Year/App.No /2013/612	Revision 1 of 1	Applicant Blueprint Interiors Ltd West Acre The Walnut Yard Langley Priory Diseworth Derby DE74 2QQ	Location 47-48 Stodman Street, D B Wood Ltd, Newark
Received 05/06/2013			<u>Grid Reference</u> 479664 : 353893
Type 1 Full Permission Code 7 Minor Offices			

Description – Replacement of aluminium curtain wall shop front with new thermally broken design. Front door location to be moved within elevation.

DisRef/Year/App.No /2013/675	Revision 1 of 1	Applicant Mr A Cork 15 Saucemere Dr Newark NG24 4HR	Location 15 Saucemere Drive, Newark
Received 05/06/2013			<u>Grid Reference</u> 479608 : 352900
Type 1 Full Permission Code 13 Householder			

Description – Householder application for single storey side extension to house.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/690	1 of 1	National Australia Group	15 St Mark's Lane, Yorkshire Bank, Newark
Received 12/06/2013		30 St Vincent Place Glasgow	<u>Grid Reference</u>
Type 1 Full Permission Code 10 Other Minor		G1 2HL	479758 : 353785

Description – Proposed alterations and improvements to frontage.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/698	1 of 1	Heritage Care in conjunction with TBRCS	109 Mill Gate, Newark
Received 05/06/2013		112-120 High Road Loughton	<u>Grid Reference</u>
Type 6 Listed Building Code 10 Other Minor		Essex IG10 4HJ	479242 : 353461

Description – Retrospective application for Listed Building Consent for the following works:

1. Removal and replacement of windows WAS01 and WAS02 to second floor level dormers on North-West elevation of block A.
2. Demolition of 20th Century block partition and subsequent erection of new stud partitions to form en suite

DisRef/Year/App.No	Revision	Applicant	Location
/2013/700	1 of 1	Midlands Co-Operative	11a Stodman Street, Ilkeston Co-Op Travel, Newark
Received 12/06/2013		Hermes Road Lichfield	<u>Grid Reference</u>
Type 8 Advertisement Code 14 Advertisements		Staffs WS13 6RH	479732 : 353897

Description – 2 x replacement fascia signs, 1 x replacement projection sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/707	1 of 1	Mr B Johnson	2 Fairway, Newark
Received 12/06/2013		2 Fairway Newark	<u>Grid Reference</u>
Type 1 Full Permission Code 6 Minor Dwellings		NG24 4RG	478771 : 352225

Description – Proposed new dwelling and garage.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/744	1 of 1	Manor Pharmacy c/o Allan Joyce Architects 16-20 Bath Street Nottingham NG1 1DF	46 Barnby Gate, Newark <u>Grid Reference</u> 480138 : 353762
Received 19/06/2013			
Type 1 Full Permission Code 12 Change of Use			

Description – Change of use of the rear of no. 46 from a dwelling (Class C3) to a pharmacy (Class A1). Demolition of the existing unauthorised rear extension to no. 46, construction of a new single storey extension and removal of part of some internal walls.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/745	1 of 1	Manor Pharmacy c/o Allan Joyce Architects 16-20 Bath Street Nottingham NG1 1DF	46 Barnby Gate, Newark <u>Grid Reference</u> 480138 : 353762
Received 12/06/2013			
Type 6 Listed Building Code 9 Minor Retail			

Description – Demolition of the existing unauthorised rear extension to no. 46, construction of a new single storey extension and removal of part of some internal walls.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/758	1 of 1	Brownhills Motorhomes Ltd A1/A46 Junction Newark NG24 2EA	A1/A46 Junction, Brownhills Motorhomes Ltd, Newark <u>Grid Reference</u> 481253 : 355631
Received 12/06/2013			
Type 17 User Defined Code 10 Other Minor			

Description – Prior notification of demolition of two storey office building.

DisRef/Year/App.No	Revision	Applicant	Location
/2013/654	1 of 1	Mr G Kelham 8 Cardinal Hinsley Close Newark NG24 4NQ	8 Cardinal Hinsley Close, Newark <u>Grid Reference</u> 479008 : 351969
Received 19/06/2013			
Type Code 6 Minor Dwellings			

Description – Lawful Development Certificate for an existing porch to front elevation.

DisRef/Year/App.No /2013/795	Revision 1 of 1	Applicant Mr I Trotter 13 The Avenue Newark NG24 1 ST	Location 13 The Avenue, Newark
Received 19/06/2013			<u>Grid Reference</u> 480741 : 353190
Type 1 Full Permission			
Code 13 Householder			

Description – Householder application for extension to existing garage incorporating car port under new pitched roof.

Agenda Item No: 6

Committee Date: Wednesday 26th June 2013

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	12/00653/FUL	Full Planning Permission
Date Registered	27 March 2013	
Proposal	Installation of ATM into front elevation	
Location	Lincoln Co-Operative Society, Lincoln Road, Newark	
Applicant	The Co-Operative Bank, 2 nd Floor, Miller Street, Manchester	
Agent	Matthew Stevenson, Darnton EGS, The Coach House, Monk Fryston Hall, Monk Fryston, Leeds	
Decision	Application Permitted	Conditional Y
Decision Date	21/05/2013	
Application No	13/00173/FUL	Full Planning Permission
Date Registered	27 March 2013	
Proposal	Erection of two storey rear extension to enlarge Flat 2 and to create additional flat to first floor (Flat 5).	
Location	Regency Court, 5 Victoria Street, Newark	
Applicant	Oak Tree Homes Ltd, Oak Tree House, Main Street, Upton, Newark	
Agent	Mr Clive Davies, Orchard House, 3 Farndon Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	22/05/2013	
Application No	13/00389/FUL	Full Planning Permission
Date Registered	3 April 2013	
Proposal	Installation of 2 no. Magox Reaction Tanks in front of the existing Beet End Building.	
Location	British Sugar Corporation Ltd, Great North Road, Newark	
Applicant	British Sugar Factory, Great North Road, Newark	
Agent	British Sugar Plc, Newark Sugar Factory, Great North Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	21/05/2013	
Application No	13/00395/LBC	Listed Building Consent
Date Registered	3 April 2013	
Proposal	Alterations to rear wing to enlarge ground floor flat (flat 2) and form additional first floor flat (flat 5).	
Location	Regency Court, 5 Victoria Street, Newark	
Applicant	Oak Tree Homes Ltd, Oak Tree House, Main Street, Upton, Newark	
Agent	Clive Davies, Orchard House, 3 Farndon Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	22/05/2013	

Application No	13/00314/LBC	Listed Building Consent
Date Registered	4 April 2013	
Proposal	The proposal comprises 4 elements within a single area of the second floor of Block A. Lift omitted from second floor level by terminating at first floor level. Previously proposed new partition walls forming storage areas, corridor and general room layout omitted in favour of largely open plan accommodation in the main for staff use. Removal of 20 th Century block wall (seated only on floor boards) and replacement with stud wall in same location. Installation of a small number of stud partitions and doors to suit the revised layout together with fittings as indicated (retrospective).	
Location	109 Mill Gate, Newark	
Applicant	Heritage Care in Conjunction with the British Red Cross Society, Connaught House, 112-120 High Road, Loughton, Essex	
Agent	Mr Andrew Oglesby, Oglesby & Limb Ltd, Suite 4-5, Market Chambers, Spalding, Lincs	
Decision	Application Permitted	Conditional Y
Decision Date	22/05/2013	
Application No	13/00070/FUL	Full Planning Permission
Date Registered	3 April 2013	
Proposal	Erection of 25m high mast lighting installation	
Location	British Sugar Corporation Ltd, Great North Road, Newark	
Applicant	British Sugar Plc – Mr N O’Callaghan	
Decision	Application Permitted	Conditional Y
Decision Date	29/05/2013	
Application No	13/00426/FUL	Full Planning Permission
Date Registered	9 April 2013	
Proposal	Erection of a detached single storey bungalow	
Location	114 Hawton Road, Newark	
Applicant	Mr & Mrs P Butler, Delfield House, 115 Beacon Hill Road, Newark	
Agent	Mr C Davies, Orchard House, 3 Farndon Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	28/05/2013	
Application No	13/00449/FUL	Full Planning Permission
Date Registered	19 April 2013	
Proposal	Householder application for conservatory to rear of the property	
Location	20 Salisbury Road, Newark	
Applicant	Mr J Harding, 20 Salisbury Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	28/05/2013	

Application No	13/00403/ADV	Advertisement Consent	
Date Registered	17 April 2013		
Proposal	New fascia, new projecting sign and new illuminated ATM collars		
Location	Halifax Plc, 48 Middle Gate, Newark		
Applicant	Lloyds Banking Group, PO Box 112, Canons House, Canons Way, Bristol		
Agent	Styles and Wood Ltd, Aspest House, Manchester Road, Altrincham, Cheshire		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2013		
Application No	13/00520/FUL	Full Planning Permission	
Date Registered	26 April 2013		
Proposal	Householder application for erection of a single storey extension to the side and rear.		
Location	11 Hardwick Avenue, Newark		
Applicant	Mr S Johnston, 11 Hardwick Avenue, Newark		
Agent	Hadyn Design & Build, 2 West End, Farndon, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	13/06/2013		
Application No	13/00554/FUL	Full Planning Permission	
Date Registered	3 May 2013		
Proposal	Householder application for first floor rear extension (re-submission of 13/00270/FUL)		
Location	3 Hatton Gardens, Newark		
Applicant	Mr Berrington, 9 Church Drive, Keyworth, Nottingham		
Agent	Affordable Design & Planning, Church View Design Studio, 13A Main Street, Asfordby, Melton Mowbray, Leics		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2013		
Application No	11/01572/FULM	Full Planning Permission Major	
Date Registered	29 April 2013		
Proposal	Erection of an office and light manufacturing building with associated car parking		
Location	Plot 15, Telford Drive, Newark		
Applicant	The Barcode Warehouse Ltd, Telford Drive, Newark		
Agent	Anthony Aspbury Associates Ltd, 20 Park Lane Business Centre, Park Lane, Basford, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	13/06/2013		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council – Proposed Parking Restrictions

Members are asked to comment on the following three proposals:

Lovers Lane and Barnby Gate, Newark

Following a review of existing restrictions it is proposed to:

1. introduce no waiting at any time on Lovers Lane around accesses into Queens Court and Tithe Barn Court.
2. introduce no waiting at any time on Barnby Gate around the junctions of Charlotte Close, William Street, Century Street, Whitfield Street and Sam Derry Close.
3. introduce no waiting at any time on parts of Barnby Gate between William Street and Cross Street.
4. remove excessive lengths of restrictions along Barnby Gate between Charlotte Close and Sam Derry Close.

Plans showing the proposals are attached at Appendix A and Appendix B

Castle Gate, Newark (permit holders’ only parking places)

Nottinghamshire County Council is in the process of transferring the Newark Registry Office from its present location in the old municipal buildings along Balderton Gate to the Gilstrap Centre in the grounds of Newark Castle. It is intended to allow vehicles being used in connection with the ceremonies to utilise the lay-by located in close proximity to the Gilstrap Centre along the castle ground side of Castle Gate.

Permits will be issued to allow these vehicles to park within the lay-by and only vehicles with permits will be allowed to park along the lay-by between the hours of 8am and 7pm, seven days a week. Parking within the bay will be unrestricted outside of these times. In addition to the above proposal, the bus stop currently located within the lay-by will be discontinued.

A plan showing the location and extents of the proposed restriction is attached at Appendix C.

Proposed Prohibition of Parking (Double Yellow Lines) and No Stopping on Entrance Clearway – Boundary Road and Holden Crescent, Newark.

Following the initial consultation, Nottinghamshire County Council have received several requests from residents on Boundary Road suggesting that the proposals did not go far enough to address the parking issues at this location. Therefore, in response to these requests, it is proposed to increase the extent of the double yellow lines further along Boundary Road and will include junction protection at Holden Crescent.

Also, as part of a Countywide initiative to make all School Keep Clear markings legally enforceable, it is proposed to make the School Keep Clear marking on Holden Crescent enforceable Monday to Friday from 8am to 9.30am and 3pm to 4.30pm.

A plan showing the proposals is attached at Appendix D.

Background Papers:	Papers will be available at the meeting
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk