



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 COMMITTEE

WEDNESDAY 28TH JUNE 2017

Thursday 22nd June 2017

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 28th June 2017 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 COMMITTEE

WEDNESDAY 28TH JUNE 2017

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 31st May 2017 | 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 17 |
| 7 | Miscellaneous Applications | Report Attached | Page 23 |
| 8 | Consultation on Planning Applications | Report Attached | Page 25 |

Committee Membership:

Cllr T Roberts MBE (Chairman)
Cllr M Skinner (Vice-Chairman)
Cllr Mrs C Barker-Powell
Cllr Mrs G Dawn
Cllr Ms H Gent
Cllr L Goff
Cllr S Haynes
Cllr D Hyde
Cllr D Lloyd
Cllr R Williams



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Agenda Item No: 2

Committee Date: Wednesday 28th June 2017

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 31st May 2017 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell Mrs G Dawn (A) Ms H Gent (A) L Goff S Haynes D Hyde (Ap) D Lloyd R Williams
In Attendance	Town Clerk Councillors	Alan Mellor R A Crowe, Mrs R Crowe, P Duncan & K Girling
Apologies	Cllr D Hyde	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There were 0 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR1/17/18 Minutes

The Minutes of the last meeting held on Wednesday 3rd May 2017 were **AGREED** and signed as a true and correct record.

PR2/17/18 **Matters Arising**

There were no matters arising.

PR3/17/18 **Declarations of Interest**

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

PR4/17/18 **Outstanding Planning Applications**

17/00807/FUL **Bede House Garage, Bede House Lane, Newark**

Change of use of the existing commercial garage to form two new dwellings including demolition of the existing cottage attached to the side of Bede House Garage.

No Objection was raised to this application.

17/00814/FUL **84 Albert Street, Newark**

Change of use of land to residential use with gravel parking area and block construction garage.

No Objection was raised to this application.

17/00823/FUL **Tickadee Boo, 1 Queen's Head Court, Newark**

Change of use from Retail (Class A1) to place of worship (D1).

Cllrs Girling & Duncan spoke in objection to this change of use as it would result in the loss of a Town Centre retail unit.

The Chairman proposed that the change of use be accepted, following a discussion this was approved and therefore **No Objection was raised to this application.**

17/00881/FUL **McDonald's Restaurants Ltd, Lincoln Road, Newark**

Refurbishment of restaurant to include alterations to elevations with the installation of a new 'folded roof' concept, comprising of aluminium cladding and the construction of extensions totalling 69.31sq m. The relocation of the entrance with new sliding doors and an additional drive thru booth to be formed to allow fast forward ordering, including associated works to the site. The reconfiguration of the parking bays to accommodate the extensions.

No Objection was raised to this application.

17/00906/ADV McDonald's Restaurants Ltd, Lincoln Road, Newark

Re-use existing freestanding sign head and appendage on new 10m pole in relocated position.

No Objection was raised to this application.

17/00775/FUL Land South of Newark, Bowbridge Lane, Balderton, Newark

Provide bridle path link between Sustrans and Key Phase 1 of Newark South.

No Objection was raised to this application.

17/00782/FUL Field Reference 5681, off Newark Road, Hawton, Newark

Application for use of highway at land South of Newark in order to provide dry access for Hawton in the event of flooding.

No Objection was raised to this application.

PR5/17/18 Notice of NSDC Planning Decisions

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

PR6/17/18 Miscellaneous Applications

a. Amended Applications

17/00749/ADV – Castle House, Great North Road, Newark

Display of logo and lettering on main façade.

Supporting email and examples of illuminated letters.

Councillors T Roberts MBE, D Lloyd, Mr R A Crowe, Mrs R Crowe, K Girling & P Duncan declared a non-prejudicial interest in this application.

No Objection was raised to this application provided the District Council's Conservation Officer was in agreement with the proposals.

b. Asset of Community Value in Newark

Newark Tennis Club, London Road, Newark

Members **NOTED** that NSDC had decided not to register Newark Tennis Club as an Asset of Community Value in Newark.

c. Withdrawal of the Draft Nottinghamshire Minerals Local Plan

Members NOTED that Nottinghamshire County Council is withdrawing the Nottinghamshire Minerals Local Plan which had been submitted to the Secretary of State for examination.

Meeting Closed:	7.20pm	Next Meeting:	Wednesday 28th June 2017
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Agenda Item No: 5

Committee Date: Wednesday 28th June 2017

PLANNING 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
/2017/777	1 of 1	Urban & Civic Plc c/o Agent	Land South of Newark Bowbridge Lane Newark

Received 01.06.17

Type RMA

Description – Reserved Matters comprising access from Hawton Road/Newark Road to the Southern Link Road.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/846	1 of 1	Windmill View Ltd 44 Elm Park Gardens Croydon Surrey	Co-Op Car Park Victoria Street Newark

Received 20.06.17

Type FUL

Description – Change of use of part of the existing car park to carwash and the siting of a cabin, porta-loo and canopy associated with the car wash. Reduction of overhanging branches of trees within the Conservation Area by maximum 1 metre and crown lift to maximum 4.3m to clear proposed canopy.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/847	1 of 1	Windmill View Ltd 44 Elm Park Gardens Croydon Surrey	Co Op Car Park Victoria Street Newark

Received 20.06.17

Type ADV

Description – Signage associated with proposed car wash, including detailing opening hours and charges.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/872	1 of 1	Greenwheel Nether Lock Hydro Ltd One America Square London	Land adjacent Newark Nether Weir Quibells Lane Newark

Received 01.06.17

Type FUL

Description – Proposed new intake on the riverbank upstream of Nether Lock Weir, adjacent to an existing British Sugar abstraction protected by a 150mm bar screen and floating boom. 3.4m diameter Archimedes Screw turbine within a new concrete channel bypassing the weir. A short tailrace channel returning the flow to the toe of the weir, also modifying a highways drainage outfall, powerhouse building, 5.25m x 4.75m in plan, enclosing the gearbox, generator and control panel. Brush-type eelpass within a protective steel enclosure, fitted to the external wall of the screw channel and a pair of armoured power cables, laid 900m from the hydro control shed back along the access track to the switchboard at King's Marina.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/882	1 of 1	McDonalds Restaurants Ltd	McDonalds Restaurants Ltd Lincoln Road Newark
Received 06.06.17		11-59 High Road East Finchley London	
Type ADV			

Description – Installation of 5 no. fascia signs.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/968	1 of 1	Mr A Gorman	The Poplars Barnby Road Newark
Received 01.06.17		28 Crown Street Newark	

Type FUL

Description – Householder application for proposed extension and alterations to existing dwelling and detached garage including new vehicular access.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/970	1 of 1	TUI UK	1 The Arcade Market Place Newark
Received 07.06.17		Wigmore House Wigmore Lane Luton	

Type LBC

Description – Change of vinyl signage to fascias.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/974	1 of 1	TUI UK	1 The Arcade Market Place Newark
Received 01.06.17		Wigmore House Wigmore Lane Luton	

Type ADV

Description – Vinyl sign to existing fascia panels.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/977	1 of 1	Mr B Antcliff	73 Balderton Gate Newark
Received 02.06.17		73 Balderton Gate Newark	

Type FUL

Description – Proposed single storey detached annexe.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/980	1 of 1	Ms J Price 7 Rivermead Newark	7 Rivermead Newark

Received 01.06.17

Type FUL

Description – Householder application for replacement porch to front elevation.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/982	1 of 1	British Sugar Plc Newark Sugar Factory Great North Road Newark	British Sugar Corp Ltd Great North Road Newark

Received 07.06.17

Type FUL

Description – Erection of new molasses tank to replace the existing.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/986	1 of 1	Mrs L Cooper 7 Coopers Yard Newark	7 Coopers Yard Newark

Received 20.06.17

Type FUL

Description – Householder application for replacement of front entrance door and outside storeroom door.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/995	1 of 1	Mr S Stevenson 78 Mill Gate Newark	78 Mill Gate Newark

Received 02.06.17

Type LBC

Description – Installation of an en-suite facility within an existing bedroom.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1007	1 of 1	Mr & Mrs Kent 81 Beacon Hill Rd Newark	81 Beacon Hill Road Newark

Received 05.06.17

Type FUL

Description – Householder application for the demolition of outbuilding and erection of single storey rear extension to original dwelling.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1027	1 of 1	Sandrock Developments Ltd c/o IBA Planning	Land opposite 25-27 Hutchinson Road Newark

Received 07.06.17

Type FUL

Description – Proposed erection of 1 no. 2 bedroom dormer bungalow.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1045	1 of 1	Mrs L Holloway Compton House 117 Balderton Gate Newark	Compton House 117 Balderton Gate Newark

Received 09.06.17

Type FUL

Description – Change of use from a bed and breakfast (C1) to a dwelling (C3).

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1046	1 of 1	Mr & Mrs Holmes 123 Beacon Hill Road Newark	123 Beacon Hill Road Newark

Received 08.06.17

Type FUL

Description – Householder application for single storey extension to front and conversion of existing garage.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1081	1 of 1	Mr P Collins c/o Agent	Russell House 21A London Road Newark

Received 14.06.17

Type FUL

Description – Proposed single storey extension to provide a glazed reception lobby and alterations to provide extra window to office.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1095	1 of 1	Mr & Mrs Greenfield 19 Lincoln Road Newark	19 Lincoln Road Newark

Received 15.06.17

Type FUL

Description – Householder application for first floor extension over existing single storey rear extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1101	1 of 1	Mr & Mrs Wright 26 Mill Gate Newark	26 Mill Gate Newark
Received 22.06.17			

Type FUL

Description – Householder application for demolition of 18th Century lean to garden room. Demolition of internal walls to existing pantry, heritage roof-light opening over kitchen space, new gated opening in brick boundary wall, lean to glass and aluminium/steel veranda to rear with new timber clad storage shed and new timber clad bin store to side.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1102	1 of 1	Mr & Mrs Wright 26 Mill Gate Newark	26 Mill Gate Newark
Received 22.06.17			

Type LBC

Description – Householder application for demolition of 18th Century lean to garden room. Demolition of internal walls to existing pantry, heritage roof-light opening over kitchen space, new gated opening in brick boundary wall, lean to glass and aluminium/steel veranda to rear with new timber clad storage shed and new timber clad bin store to side.

PLANNING 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	17/00566/FUL	Full Planning Permission	
Date Registered	27 March 2017		
Proposal	Householder application for proposed single storey extension to front elevation, two storey side extension and single storey conversion of existing conservatory to rear elevation.		
Location	26 Chestnut Avenue, Newark		
Applicant	Mr & Mrs R Rose, 26 Chestnut Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	22/05/2017		
Application No	17/00612/LBC	Listed Building Consent	
Date Registered	29 March 2017		
Proposal	Replacement of the existing fascia signage, projecting roundel sign and branch nameplate sign with 'like for like' replacement but with new 'UK' rebranding.		
Location	30 Market Place, Newark		
Applicant	HSBC Holdings Plc, 8 Canada Square, Canary Wharf, London		
Decision	Application Permitted	Conditional	Y
Decision Date	24/05/2017		
Application No	17/00518/RMA	Reserved Matters Approval	
Date Registered	31 March 2017		
Proposal	Reserved Matters comprising Parcel 1a landscaping within Key Phase 1		
Location	Land South of Newark, Bowbridge Lane, Balderton, Newark		
Applicant	c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	26/05/2017		

Application No	17/00766/FUL	Full Planning Permission	
Date Registered	25 April 2017		
Proposal	Householder application for erection of a single storey rear sun area dining extension.		
Location	1 Levellers Way, Newark		
Applicant	Mr J Moore, 1 Levellers Way, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	31/05/2017		
Application No	17/00279/FUL	Full Planning Permission	
Date Registered	14 February 2017		
Proposal	Variation of Condition 2 of Planning Permission 15/00581/RMA – erection of 3 no. bungalows with access from Heaton Close and Randall Close – substitute plan for compliance to drawing no. 4C/1/2015 Rev C (in relation to drainage).		
Location	7 Heaton Close, Newark		
Applicant	Gascoine Group, 7 Heaton Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/06/2017		
Application No	17/00544/FUL	Full Planning Permission	
Date Registered	24 March 2017		
Proposal	Proposed change of use of land to rear of 21 Strawberry Hall Lane to provide staff car parking area (revised application of 16/01288/FUL)		
Location	Land to the rear of 21 Strawberry Hall Lane, Newark		
Applicant	Mr G Briggs Price, c/o Agent		
Decision	Application Refused	Conditional	N
Decision Date	12/06/2017		
Application No	17/00587/FUL	Full Planning Permission	
Date Registered	6 April 2017		
Proposal	Install a sand separation plant and construction of an additional soil storage shed.		
Location	British Sugar Corporation Ltd, Great North Road, Newark		
Applicant	British Sugar Corporation Ltd, Great North Road, Newark		
Decision	Application Permitted	Conditional	
Decision Date	13/06/2017		

Application No	17/00415/ADV	Advertisement Consent	
Date Registered	19 April 2017		
Proposal	Erection of a large totem sign.		
Location	Retail Unit Adjacent Topps Tiles (In 'N' Out Autocentre), 1 Northern Road, Newark		
Applicant	In N Out Autocentres Ltd, Towcaster, Northants		
Decision	Application Refused	Conditional	N
Decision Date	14/06/2017		
Application No	17/00652/FUL	Full Planning Permission	
Date Registered	19 April 2017		
Proposal	Proposed conversion including first floor extension from a Wheelwrights to new offices following demolition of part of the existing building.		
Location	The Old Wheelwrights Building, Mill Gate, Newark		
Applicant	Mr J Coles, Navigation House, Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	14/06/2017		
Application No	17/00735/OUT	Outline Planning Permission	
Date Registered	21 April 2017		
Proposal	Erection of dwelling		
Location	Land east of the Poplars, Barnby Road, Newark		
Applicant	Mr P Cox, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	13/06/2017		
Application No	17/00749/ADV	Advertisement Consent	
Date Registered	24 April 2017		
Proposal	Display of logo and lettering on main façade		
Location	Castle House, Great North Road, Newark		
Applicant	Mr M Varley, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2017		
Application No	17/00774/ADV	Advertisement Consent	
Date Registered	26 April 2017		
Proposal	Application to vary Condition 2 attached to planning permission 16/02000/ADV to reposition the sign on Magnus Street.		
Location	PrimarySite Ltd, 20 Appleton Gate, Newark		
Applicant	PrimarySite Ltd, 20 Appleton Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	14/06/2017		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

The Nottinghamshire County Council (Newark Footpath No. 48) Diversion and Definitive Map and Statement Modification Order 2017

Nottinghamshire County Council were asked to make an Order to divert the part of Newark Footpath No. 48 which passes around the southern boundary of the sewage works at Crankley Point. This was to enable expansion of the Sewage Treatment Works as part of the larger replacement sewer project in Newark. The Proposal was to relocate part of the path permanently onto a slightly longer, more southerly route.

The above mentioned Order was made on 25 May 2017.

b. Licensing Applications

Rutland Arms, 13-15 Barnby Gate, Newark

A variation application has been received for the above premises. The proposed variation is:

To enable the premises to close at 02:00 daily.

To amend the opening hours to 08:00 to enable the premises to open for activities which do not require a licence.

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

PLANNING COMMITTEE

SUBJECT:	CONSULTATION ON PLANNING APPLICATIONS
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 Members are asked to consider the Consultation on Planning Applications.

2. Background

2.1 Newark & Sherwood District Council is the Local Planning Authority responsible for making decisions on planning applications (with the exception of county matters broadly relating to mines and minerals). Further details have been provided of the process for making such decisions including the role of the Parish and Town Councils/Meetings and the matters that the District Council is permitted to take into account with making a planning decision.

Information regarding this can be found in the following pages.

3. Financial, Legal, Equality & Risk Issues

None.

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