



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 3RD SEPTEMBER 2014

Wednesday 27th August 2014

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 3rd September, 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.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, 3RD SEPTEMBER 2014

A G E N D A

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|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning & Regeneration Committee held on Wednesday 30th July 2014 | 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 |
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| 8 | Draft Supplementary Planning Documents Consultation | Report Attached | Page 23 |

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 3rd September 2014

PLANNING & REGENERATION COMMITTEE MINUTES

Minutes of the Planning & Regeneration Committee held on Wednesday, 30th July 2014 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Goff (Chairman)
	Councillor	P Baggaley (A) Mrs I Brown K Clayton (A) R Crowe D Lloyd B Richardson (Vice Chairman) (A) A Roberts MBE S Wallace
In Attendance	Deputy Town Clerk	James Radley
Apologies	No apologies received	
Taking Minutes:	Deputy Town Clerk	James Radley
Public:	There was one member of the public present.	
Venue:	Council Chamber, Town Hall	

PR13/14/15	<u>Minutes</u>
	The Minutes of the last meeting held on Wednesday 2 nd July, 2014 were AGREED and signed as a true and correct record.
PR14/14/15	<u>Matters Arising</u>
	Application 14/01001/LBC had been declared invalid and had been withdrawn. It would be resubmitted in due course

PR15/14/15	<u>Declarations of Interest</u>	
	It was AGREED to accept Members declarations as and when they arose during the meeting.	
PR16/14/15	Outstanding Planning Applications	
	14/00935/FUL	<p>206 Bowbridge Road, Newark</p> <p>To have the existing dropped kerb in front of the garage extended and a second dropped kerb put in.</p> <p>No Objection was raised to this application.</p>
	14/00999/FULM	<p>Smith, Noble, Haslam, Wilson, Jenison and Clifton Houses, Grange Road, Newark</p> <p>Proposed security, accessibility and environmental improvements/refurbishment.</p> <p>No Objection was raised to this application.</p>
	14/01052/LBC	<p>19 Bridge Street, Newark</p> <p>Replacement shop front, repair and re-decoration of render and sash windows (re submission of 14/01666/LBC).</p> <p>No Objection was raised to this application, providing it complies with Listed Building Consent criteria, however the Clerk was asked to write a letter to the District's enforcement officer asking for the advertising material left from the recent election to be removed.</p>
	14/01178/FUL	<p>33 Crown Street, Newark</p> <p>Householder Application for the erection of single storey extension to the rear.</p> <p>No Objection was raised to this application.</p>
	14/01183/FUL	<p>2 Chestnut Avenue, Newark</p> <p>Householder application to retain boundary fence.</p> <p>No Objection was raised to this application.</p>
	14/01198/FUL	<p>Land adjoining 2 Fairway, Newark</p> <p>Erection of new dwelling and garage (Re submission of 13/00707/FUL).</p> <p>No Objection was raised to this application.</p>

14/01246/FUL	28 Montgomery Road, Newark Retrospective householder application for conservatory. No Objection was raised to this application.
14/00878/FUL	117 Farndon Road, Newark Demolition of existing house and outbuildings and erection of replacement house. No Objection was raised to this application.
14/01270/ADV	Halfords Autocentre, Unit 3 Strawberry Hall Lane, Newark Freestanding totem sign. Objection was raised to this application , on the grounds that the signs, scale and design was inappropriate to the site.
14/01280/FUL	6 Elizabeth Road, Newark Householder application for erection of extension to rear of building, demolish existing out building, extend kitchen, new utility room and downstairs bathroom. No Objection was raised to this application.
14/01279/FUL	37A Beacon Hill Road, Newark Erection of dwelling (revised scheme pursuant to approval 12/00725/OUT). No Objection was raised to this application.
14/01284/FUL & 14/01285/LBC	29 Wilson Street, Newark Alteration works to the shop unit to provide an accessible entrance and provide accessible WC accommodation. No Objection was raised to this application
14/01291/FUL	Land Off Oliver Close, Newark Erection of 1 no. bungalow. After discussion of this application there was a tied vote; the Chairman used his casting vote and there was No Objection raised.
14/01307/FUL	16 Chatsworth Road, Newark Householder application for two storey extension. No Objection was raised to this application.

PR17/14/15	Notice of NSDC Planning Decisions	
	The Committee NOTED the District Council Planning Decisions received since the last meeting.	
PR18/14/15	Urgent Decisions Taken Under the Scheme of Delegation	
	The Committee NOTED the Decisions taken since the last meeting.	
PR19/14/15	Miscellaneous Applications	
	a.	Application for a Lawful Development Certificate Applications noted with no comments
	b.	Licensing Application Cllr Mrs I Brown declared a prejudicial interest in this item and left the meeting. Members raised No Objection to the new premise licence applied for at 18 Castle Gate, Newark. Cllr Mrs I Brown returned to the meeting.
	c.	Network Rail Concerns were raised by members <ul style="list-style-type: none"> • that the Council had not been consulted by Network rail about possible alterations to the crossing area, despite one of the proposed options going across Council owned land. • that the time scale for consultations was very short. • that documents issued for consultation were contradictory. • that the reason for needing to alter the crossing was unclear The Deputy Town Clerk informed members that both the Clerk and Deputy Clerk had returned comments to Network Rail, prior to one of the expired deadlines, raising queries and objections to the consultation process and the need for a bridge.
		At the end of the meeting, Cllr S Wallace reiterated his concerns, raised at previous meetings regarding the non-attendance by Committee members at Planning meetings.

Meeting Closed:	8.20pm	Next Meeting:	Wednesday 3rd September, 2014
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PLANNING & REGENERATION COMMITTEE

SUBJECT:	SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS
REPORT BY:	TOWN CLERK

1. Recommendations

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

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

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1244	1 of 1	Mr T Bissett The Coach House Great North Road Sutton on Trent Newark NG23 6PW	1 Parliament Street Newark
Received 12/08/14			
Type LBC			

Description – Installation of kitchen in existing lounge/diner to form a lounge/kitchen. Convert existing ground floor kitchen to bedroom, brick up existing ground floor kitchen door.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1321	1 of 1	The Post Office 11 Paxtons Court Newark NG24 1DH	The Post Office 11 Paxtons Court Newark NG24 1DH
Received 30 July 2014			
Type ADV			

Description – Internally illuminated fascia sign and non illuminated hanging sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1342	1 of 1	ASDA Store Ltd ASDA House Southbank Great Wilson Street LEEDS	London Road Service Station London Road Newark
Received 30.07.14			
Type ADV			

Description – Four fascia signs and five other signs.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1373	1 of 1	Mr A McCarthy 19 Middleton Road Newark NG24 2DL	19 Middleton Road Newark NG24 2DL
Received 31.07.14			
Type FUL			

Description – Householder application for proposed first floor rear extension to existing family dwelling.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1376	1 of 1	Enterprise Rent a Car UK Ltd	Brunel Court Brunel Drive Newark
Received 08.08.14		Cambridge House Nottingham Road Stapleford Nottingham NG9 8AB	
Type FUL			

Description – Change of use to vehicle hire.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1386	1 of 1	Mr P Watkinson	53 London Road Newark NG24 1RZ
Received 08.08.14		53 London Road Newark NG24 1RZ	
Type LBC			

Description – Removal of existing solid wall between kitchen/utility to provide larger area. Removal of stud cladding to fire place. Install new stud wall for repositioned WC and HB.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1395	1 of 1	Homebargains	Northgate Retail Park Northgate Newark
Received 08.08.14		Axis Business Park Portal Way Gilmoor Liverpool L11 0JA	
Type ADV			

Description – Illuminated shopfront fascia sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1453	1 of 1	Fat Face Ltd	Fat Face 38-40 Middle Gate Newark
Received 14.08.14		Unit 1-3 Ridgway Havant Hants PO9 1QJ	
Type LBC			

Description – Redecoration of shop front. New projecting sign and signage.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1465	1 of 1	Fat Face Ltd	Fat Face
Received 19.08.14		Unit 1-3	38-40 Middle Gate
Type ADV		Ridgway	Newark
		Havant	
		Hants	
		PO9 1QJ	

Description – Redecoration to shop front. 1 no. new projecting sign, 1 no. new fascia sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1466	1 of 1	Sue Ryder	Sue Ryder Care
Received 19.08.14		Kings House	21 Market Place
Type ADV		King Street	Newark
		Sudbury	
		Suffolk	

Description – Replacement x 1 fascia sign. Addition x 1 hanging/projecting sign.

DisRef/Year/App.No	Revision	Applicant	Location
/2014/1470	1 of 1	Andy Oliver	Andy Oliver Photography
Received 21.08.14		Photography	The Wharf
Type ADV		The Wharf	Newark
		Newark	
		NG24 1EU	

Description – Replace existing front lit signage like for like with exception to colour and name.

Agenda Item No: 6

Committee Date: Wednesday 3rd September 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	Attached
Lead Officer	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

Application No	14/00960/ADV	Advertisement Consent	
Date Registered	2 June 2014		
Proposal	Fascia sign of individual letters, hanging sign, wall sign and window graphics		
Location	24 Castle Gate, Newark		
Applicant	Mr Frangeskou, 60 High Street, Collingham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	28/07/2014		
Application No	14/01051/FUL	Full Planning Permission	
Date Registered	10 June 2014		
Proposal	Replacement shop front (Resubmission of 13/01569/FUL)		
Location	19 Bridge Street, Newark		
Applicant	Michael Foreman Pension Fund, 19 Bridge Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	30/07/2014		
Application No	14/01092/FUL	Full Planning Permission	
Date Registered	23 June 2014		
Proposal	Refurbishment of the existing cladding and roofing from the existing building to the rear of the site (proposed PDI vehicle prep/valet building) and parts of the main showroom/workshop building. Change of use for land purchased around existing PDI building. 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.		
Location	Newark Volkswagen, 2 Northern Road, Newark		
Applicant	JCT600 Ltd, Tordoff House, Apperley Bridge, Bradford, West Yorkshire		
Decision	Application Permitted	Conditional	Y
Decision Date	30/07/2014		
Application No	14/01066/LBC	Listed Building Consent	
Date Registered	12 June 2014		
Proposal	Signage to front elevation.		
Location	24 Castle Gate, Newark		
Applicant	Mr Frangeskou, 60 High Street, Collingham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	28/07/2014		

Application No	14/01049/FUL	Full Planning Permission	
Date Registered	10 June 2014		
Proposal	Householder application for proposed first floor rear extension, room in the roof space and internal alterations.		
Location	10 Clifton Crescent, Newark		
Applicant	Mr & Mrs A Salmon, 10 Clifton Crescent, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	05/08/2014		
Application No	14/01071/FUL	Full Planning Permission	
Date Registered	13 June 2014		
Proposal	Demolition of single garage and erection of detached one bedroom house (resubmission of 14/00353/FUL)		
Location	1 Nursery Court, Newark		
Applicant	Mr K Noble, 1 Nursery Court, Newark		
Decision	Application Refused	Conditional	N
Decision Date	06/08/2014		
Application No	14/00935/FUL	Full Planning Permission	
Date Registered	2 July 2014		
Proposal	To have the existing dropped kerb in front of the garage extended and a second dropped kerb put in.		
Location	206 Bowbridge Road, Newark		
Applicant	Ms J Reynolds, 206 Bowbridge Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	08/08/2014		
Application No	14/01198/FUL	Full Planning Permission	
Date Registered	4 July 2014		
Proposal	Erection of new dwelling and garage (resubmission of 13/00707/FUL)		
Location	Land adjoining 2 Fairway, Newark		
Applicant	Mr B Johnson, 2 Fairway, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	08/08/2014		
Application No	14/01246/FUL	Full Planning Permission	
Date Registered	15 July 2014		
Proposal	Retrospective householder application for conservatory		
Location	28 Montgomery Road, Newark		
Applicant	Mr J Winter, 28 Montgomery Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	07/08/2014		

Application No	14/00895/LBC	Listed Building Consent
Date Registered	16 June 2014	
Proposal	Fit new front door, new guttering to front of building, repaint exterior of building and insert timber frame to internal staircase balustrading at second floor level.	
Location	Pearman Antiques & Interiors, 9 Castle Gate, Newark	
Applicant	Mr Henry-Brewin, 9 Castlegate, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	08/08/2014	
Application No	14/01052/LBC	Listed Building Consent
Date Registered	9 July 2014	
Proposal	Replacement shop front, repair and re-decoration of render and sash windows (resubmission of 14/01666/LBC).	
Location	19 Bridge Street, Newark	
Applicant	Michael Foreman Pension Fund, 19 Bridge Street, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	08/08/2014	
Application No	14/01063/FUL	Full Planning Permission
Date Registered	18 June 2014	
Proposal	Householder application to demolish conservatory and erect single storey rear extension.	
Location	75 Bancroft Road, Newark	
Applicant	A Kirby, 11B Fairway, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	13/08/2014	
Application No	14/01104/FUL	Full Planning Permission
Date Registered	19 June 2014	
Proposal	Householder application for proposed single storey extension to front of property and tile pitched roof over dormer.	
Location	9 Maun Green, Newark	
Applicant	Mr C Gwilym, 9 Maun Green, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	12/08/2014	

Application No	14/01118/FUL	Full Planning Permission	
Date Registered	23 June 2014		
Proposal	Change of use from A1 to A2		
Location	RB Appliances, 43 Appleton Gate, Newark		
Applicant	Collingham Investments Ltd c/o Wood Moore & Co		
Decision	Application Permitted	Conditional	Y
Decision Date	15/08/2014		
Application No	14/01136/LBC	Lawful Development Certificate	
Date Registered	25 June 2014		
Proposal	Lawful Development Certificate for Proposed Use as D1		
Location	Emmanuel Christian Centre, Sherwood Avenue, Newark		
Applicant	Mr G Turner, Duncan House, Duncan Street, Leeds, W Yorks		
Decision	Certificate Not Issued	Conditional	N
Decision Date	14/08/2014		
Application No	14/01270/ADV	Advertisement Consent	
Date Registered	17 July 2014		
Proposal	Freestanding totem sign		
Location	Halfords Autocentre, Unit 3 Strawberry Hall Lane, Newark		
Applicant	Halfords Autocentres Ltd, Icknield Street, Redditch, Worcs		
Decision	Application Permitted	Conditional	Y
Decision Date	18/08/2014		
Application No	14/00878/FUL	Full Planning Permission	
Date Registered	19 May 2014		
Proposal	Demolition of existing house and outbuildings and erection of replacement house.		
Location	117 Farndon Road, Newark		
Applicant	Mr P D Wright, 1 Deevon Farm Close, Farndon Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	21/08/2014		
Application No	14/00178/FUL	Full Planning Permission	
Date Registered	1 July 2014		
Proposal	Householder application for the erection of single storey extension to the rear		
Location	33 Crown Street, Newark		
Applicant	Mr D Lynn, 33 Crown Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	18/08/2014		

PLANNING & REGENERATION COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a.	<p>Amended/Additional Applications</p> <p>37A Beacon Hill Road, Newark Erection of Dwelling (revised scheme pursuant to approval 12/00725/OUT)</p> <p>Additional information has been received regarding the above application as follows:</p> <p>Revised Red Line Site Location Plan</p>
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Background Papers:	None
Lead Officer:	<p>Alan Mellor</p> <p>Tel: 01636 684801</p> <p>Email: alan.mellor@newark.gov.uk</p>

PLANNING & REGENERATION COMMITTEE

SUBJECT:	DRAFT SUPPLEMENTARY PLANNING DOCUMENTS CONSULTATION
REPORT BY:	TOWN CLERK

1. Recommendations

- 1.1 Members are asked to consider the Draft Supplementary Planning Documents (SPDs) and accompanying documentation as outlined below and decide whether any action is necessary.
 - a. Draft Shopfronts and Advertisements Supplementary Planning Documents.
 - b. Draft Conversion of Traditional Rural Buildings Supplementary Planning Documents.
 - c. Draft Householder Development Supplementary Planning Document.

2. Background

- 2.1 The District Council is consulting on three Supplementary Planning Documents (SPDs); the Draft Householder Development SPD, the Draft Conversion of Traditional Rural Buildings SPD and the Draft Shopfronts and Advertisements Design Guide SPD.
- 2.2 The consultation period started on Monday 28th July and any comments must be made to Newark & Sherwood District Council by 5.15pm on Monday 22nd September.
- 2.2 At the Full Town Council meeting held on Wednesday 13th August, the Draft Shopfronts and Advertisements Design Guide SPD was discussed with particular regard to banners and signs in the Town Centre; Members may wish to comment on this now that the SPD has been produced.
- 2.3 The Draft SPDs and accompanying documentation are fairly lengthy; to avoid unnecessary printing and postage costs, copies of all the documents will be available at the meeting.

If any Member would like any of the information before that, please contact the office and this can be arranged. Alternatively it can be viewed at <http://www.newark-sherwooddc.gov.uk/spds/>

3. Financial, Legal & Equality and Risk Implications

None

Background Papers:	None
Lead Officer:	Alan Mellor Tel: 01636 684 801 Email: alan.mellor@newark.gov.uk