



# 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)

---

## **PLANNING & REGENERATION COMMITTEE**

**WEDNESDAY 1<sup>ST</sup> OCTOBER 2014**

Wednesday 24<sup>th</sup> September 2014

Dear Councillor

You are summonsed to attend a meeting of the Planning & Regeneration Committee at 7pm on Wednesday, 1<sup>st</sup> October, 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, 1<sup>ST</sup> OCTOBER 2014**

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

- |          |  |                         |                |
|----------|--|-------------------------|----------------|
| <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 3<sup>rd</sup> September 2014</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
| <b>3</b> | <b>Matters Arising</b>   | <b>Verbal</b>           |                |
| <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 15</b> |
| <b>6</b> | <b>NSDC Planning Application Decisions</b>   | <b>Report Attached</b>  | <b>Page 19</b> |
| <b>7</b> | <b>Miscellaneous Applications</b>  | <b>Report Attached</b>  | <b>Page 25</b> |

### **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





# 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

**Agenda Item No: 2**

**Committee Date: Wednesday 1<sup>st</sup> October 2014**

## **PLANNING & REGENERATION COMMITTEE MINUTES**

Minutes of the Planning & Regeneration Committee held on Wednesday, 3<sup>rd</sup> September 2014 in the Council Chamber, Town Hall.

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

### **PR20/14/15 Minutes**

The Minutes of the last meeting held on Wednesday 30<sup>th</sup> July, 2014 were **AGREED** and signed as a true and correct record.

**PR21/14/15 Matters Arising**

There were no matters arising.

**PR22/14/15 Declarations of Interest**

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

**PR23/14/15 Outstanding Planning Applications**

**14/01244/LBC 1 Parliament Street, Newark**

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.

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

**14/01321/ADV The Post Office, 11 Paxtons Court, Newark**

Internally illuminated fascia sign and non illuminated hanging sign.

**Objection was raised to this application**, for the following reason:

- As this building is in a Conservation Area, there should not be any internally illuminated signs.

**14/01342/ADV London Road Service Station, London Road, Newark**

Four fascia signs and five other signs.

**No Objection was raised to this application**, provided it complies with the District Council's current Planning Policy with regard to signs.

**14/01373/FUL 19 Middleton Road, Newark**

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

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

**14/01376/FUL Brunel Court, Brunel Drive, Newark**

Change of use to vehicle hire.

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

Comment was made that it was good to see a Nationwide Company bringing their business to Newark.

**14/01386/LBC 53 London Road, Newark**

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

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

- 14/01395/ADV Northgate Retail Park, Northgate, Newark**  
Illuminated shop front fascia sign.  
**No Objection was raised to this application.**
- 14/01453/LBC Fat Face, 38-40 Middlegate, Newark**  
& Redecoration of shop front. New projecting sign and signage.  
**14/01465/ADV No Objection was raised to this application.**
- 14/01466/ADV Sue Ryder Care, 21 Market Place, Newark**  
Replacement x 1 fascia sign, addition x a hanging/projecting sign.  
**No Objection was raised to this application, subject to a requirement that the first floor windows are suitably obscured so that storage inside cannot be seen.**
- 14/01470/ADV Andy Oliver Photography, The Wharf, Newark**  
Replace existing front lit signage like for like with exception to colour and name.  
**No Objection was raised to this application.**
- 14/01505/FUL Emmanuel Christian Centre, Rufford House, Sherwood Avenue, Newark**  
Change of use to incorporate B1 and D1 ancillary use for substance misuse and counselling service. The service will incorporate care planned counselling and intervention work, one to one counselling, clinical support and harm reduction services. The service will also provide support to family and carers, employment advice support and group work. The service is designed to wrap around support and counselling to anyone who is affected by substance misuse issues.  
It was **NOTED** that the Lawful Development Certificate had not been issued for Proposed Use as D1.  
**No Objection was raised to this application.**

**PR24/14/15 Notice of NSDC Planning Decisions**

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

The Committee was also pleased to note that N&SDC had agreed with this Committee on Application No 14/01071/FUL, and it had been refused.

**PR25/14/15 Miscellaneous Applications**

**a. Amended/Additional Applications**  
**37A Beacon Hill Road, Newark**

Erection of dwelling (revised scheme pursuant to approval 12/00725/OUT).

It was pointed out that some of the residents of Beacon Hill Road were not aware of what the revised scheme involved. There was concern that there would be no footpath access to the Country Park.

The Committee decided **Not to Object to the application subject to the revised application not limiting access to nearby properties and the adjacent Country Park.**

**b. Notification of Appeals**

**Land Off Heaton Close, Newark**

Erection of three bungalows – access from Heaton Close and Randall Close.

Members **NOTED** the above appeal application.

**PR26/14/15 DRAFT SUPPLEMENTARY PLANNING DOCUMENTS CONSULTATION**

**1. Draft Conversion of Traditional Rural Buildings SPD**

Members considered this document and **AGREED** that the following comments should be submitted to Newark & Sherwood District Council:

- The Document is not clear as to the definition of what is rural and what is traditional.
- There is a presumption that old buildings will not be brought back into use; this will guarantee that historic buildings of worth will go to rack and ruin. This point is borne out by the ongoing situation with the old Robin Hood Hotel buildings which have been left in a state of complete disrepair for too many years and remain a blight on an important gateway entrance to the town centre.

**2. Draft Householder Development SPD**

Members considered this document and **AGREED** that the following comments should be submitted to Newark & Sherwood District Council:

- In terms of the 3 documents, this was deemed to be the most 'user friendly'.
- Mention is made of Conservation Areas – it is suggested that the document should include a list of all such designated areas.
- There is no mention of consultation on modifications to planning applications that have been approved. N&SDC should have a policy of consultation when this occurs.
- There appears to be no consideration in the document of issues of potential over development within an existing plot.

### 3. Draft Shopfronts and Advertisements SPD

Members considered this document and **AGREED** that the following comments should be submitted to Newark & Sherwood District Council:

The context of the SPD could go farther in seeking to realise the 'enabling' role of conservation and planning to the economic and societal vitality of Newark Town. Iteration of the purpose, and extent, of Conservation Areas (and the associated CAMPs should they exist and be up-to-date) would add to the holistic purpose of the SPD. Key additions around the "streetscape" could, and should, include fabric such as:

- Metal poles for lighting and signage (are they not supposed to be painted black? Recent additions are galvanised steel – see traffic signals next to Betfred)
- Paving and surfacing (protection of what exists and defining what can be permitted. Iteration of the supposed County policy on the length of time that tarmacadam patching can be tolerated would be advantageous – as would actual enforcement). The recent tarmac addition by the District Council at the entrance to Chain Lane should not have been permissible)
- Street Furniture – what style, colours, fabrics and locations
- Use of land/highway in front of shops/cafes – to simply permit some use without any design guidelines entirely mitigates any policies on blinds, fabrics etc
- Planting – what exterior features are permissible (indeed, to be encouraged) and what style should be applied to planters around the Town Centre.

The SPD does not appear to have been much revised since its last inception and it is quite apparent that a thorough site visit has not been undertaken as part of the desktop research. Some examples are given in this response, but not all due to the wish not to unduly isolate specific retailers. It is suggested that the LDF Task and Finish Group undertake a site visit of the Newark Town Centre Conservation Area prior to further considering and finalising this policy. Any such visit would demonstrate that the extant SPD has not been enforced for some time and, as a by-product, shopkeepers take their lead from what is around them rather than seeking advice. In particular, corporate bodies appear to have a free reign whereas smaller independents are seeking to apply heritage principles – this is an unjust impact upon those that are guarantors of smaller (and more historic) units and who have a lesser wherewithal to invest. Examples include EE (internally illuminated frontage), Halifax (illuminated frontage and 2 ATMs in an Art Deco building), Santander. It is emphasised here that there will be a lost opportunity if the SPD, and related enforcement/publicity, are not improved.

The SPD on Householder Development is constructed in a manner that is readily accessible, with diagrams, appendices and 'lay' interpretation. This SPD however, is not readily accessed (is there an assumption that retailers have a greater expertise and/or finances to seek advice?) and, as such, risks mitigating its own ends by being so constructed.

It is very disappointing that the SPD consultation is not coterminous to the N&SDC review of signage – something it is understood has been requested by NTC and at N&SDC also. The learning from the latter will surely influence this document and, rightly, should be integral to its content if there is to be proper implementation.

There should be specific content for each Conservation Area, and the boundaries of these should be shown in an Appendix. Newark and Southwell in particular merit content specific to their locality.

The SPD must detail enforcement activity, and N&SDC should properly enforce any policy it adopts. One might suggest that the horse has bolted on much of the SPD already in place and it appears an injustice that some shopkeepers will carry costs and be subject to penalties while others are overlooked. By way of example, the Sue Ryder premises in the Market Square have had a non-compliant shopfront for over 13 years and, despite a recent application for a new frontage, there appears to be little by way of improvement. Perhaps the N&SDC might apply Conservation Grants in order to bring about uniformity and compliance – albeit the injustice would thus persist if not open to all retailers/premises.

The current SPD represents a lost opportunity to restore and protect the presentation of Newark Town. In particular, with the National Civil War Centre being imminent, and the trails/apps linked to this, every effort should be being made to not only present Newark Town to best effect but to better realise the economic and cultural consequence that Planning services can realise.

### **Comments on Specific Content**

#### Design Principle 3: Design Detailing

Albeit that fascia are covered elsewhere in the document, with regard to iteration and ease of access, they should be included in these principles. Specifically, a principle against the covering of fascias and/or a read-across to the policy on page 28. Sub-section 4.3.4, second bullet, refers to fascia (with technical language which is not explained in the glossary) and so it seems sensible to include a specific principle. It should also be iterated that signs within fascia (in particular correx and plastic) are impermissible. There are in excess of 12 shopfronts including these.

#### Design Principle 6: Upper Floors

It would be complementary, and of benefice to the streetscape, to have principles specific to upper floors. One with regard to the maintenance, and protection, of false windows (painted onto bricked up areas) and another with regard to the view into upper floor windows. Many retailers use upper floors for storage and the content is visible directly from the street. Applying internal window film or requiring pertinent obscuring would add much more to the streetscape. It should also be noted that some units are now using window film to carry adverts on upper floor windows (which is preferable to seeing stored items) but on which there appears to be no specific principle to be applied.

#### Design Principle 9: Canopies and Blinds

At sub-section 4.13 of the preamble, there is a three-line paragraph with regard to ATMs. Almost every ATM in Newark Town is non-compliant with this principle – most of which have been through the Planning process. A specific Principle on ATMs should be included and it should be enforced, otherwise all reference may as well be removed. Similarly, where the ATM is located into glass on the shopfront, there should be a principle which mitigates against the illumination being applied internally.

#### Design Principle 10: Shopfront Security

Whilst there is total support for resisting external shutters and grilles, there could be wider consideration for a principle on internal security applied to windows. The document shows excellent examples but there are examples throughout Newark Town of shutters being applied inches behind the glass plate. Albeit there is an empathy for shopkeepers with regard to security, these are little better than external shutters. Potentially, shopkeepers prefer to use shutters as the policy prohibits them from using lighting to the shopfront which both lessens security and denies the opportunity to advertise wares outside hours of opening. This matter should be reconsidered.

#### Design Principle 12: Number, positioning and size of signs

As earlier mentioned, an iteration of what 'signage'/advertisement is permissible in upper floor windows would be useful further principle here.

#### Design Principle 13: Fascia Signage

Section 5.8 – as previously indicated, there are many frontages which would be deemed non-compliant with this guidance. What is the intention? Retrospective enforcement? It is felt improper that new applications suffer when they are surrounded by such examples – many of which are from the last 2 years. The principles say they are "inappropriate" – are they permissible or not?

Similarly, "hand painted lettering applied directly onto a timber fascia will be encouraged" – what of the recent example in the market square that took this literally? Wouldn't 'professional' be a useful insertion to the principle? That unit incidentally may have been subject to enforcement and has now applied a vinyl sign onto two visible new wooden battens.

#### Design Principle 14: Hanging and Box Signs

Albeit it may be assumed obvious, sub-section 5.15 refers to "projecting box signs" – what are these, and how are they distinct from a hanging sign? It is assumed that they are of the variety that is supported by side brackets such as the very large gym box sign on Castle Gate that has been permitted.

Banner signs are referred to in this section, again as "inappropriate" and not as 'impermissible'. There should be a more detailed section and a 'beefed up' principle against these (which then needs iterating in 5.23) which both prohibits these and, expounds the policy(s) of the County and District on using banners on railings and walls around the Town.

It is queried whether one hanging sign per shop is technically correct or whether it should be per unit of the shop i.e. Boots Opticians occupying more than one unit but being assessed as a single shop.

It is also noted that there are existing brackets (historic) on premises where there is no hanging-sign and it is felt that there should be a principle to encourage retailers to retrospectively apply such signs as would have been the case in the streetscape in the past.

There needs to be guidance and/or a principle with regard to the height of hanging signs. A minimum height from the pavement is included but in terms of the

streetscape, varying heights for each premises is incongruous. Castle Gate from its junction with Stodman Street to Lombard Street is the ideal example where each premise has positioned their sign up or down so they are visible from approaching traffic – until a very large box sign obliterated all views.

Two further issues which are mentioned here, as there is no other obvious place to detail them:

Hanging baskets/troughs – as referred to in the preamble, these should be encouraged but it is useful to retailers to understand the number, height, stress-testing and County requirements here in order to support them.

Ashtrays – several hostelrys are located in historic buildings and it is understood that they are unable to have ashtrays fitted to the exterior both because of the potential damage to mortar and also to discourage people smoking in the street. With regard to the latter, there is an empathy but it is felt that this negates the littering of streets by people arriving at hostelrys with the need to extinguish their cigarette on arrival. Where this is the case, could additional street bins be provided or a variance in the policy to permit small black ashtrays while licensees are encouraged to limit smoking on the street (a condition that has successfully been applied to some pubs).

#### Design Principle 15: Sign Illumination

It is considered overly prescriptive that no form of illumination appears permissible to premises which do not operate at night-time. It is felt conducive to the appearance, and security, of the Town if retailers can sympathetically illuminate their window frontages. Either by way of subtle internal spots/uplighters or by revising the policy on swan-neck lighting to specify a maximum and a limit on the luminescence. Again, it is pointed out that the numerous examples of non-compliance re ATMs and fascias make this policy impracticable.

It is thought that the use of halo lighting would be better iterated in the design principles rather than solely the preamble.

#### 5.21 – Flags

While supporting the policy, it is already in contravention. St Marks Place hang 'flag' banners either side of the entrance at the former Clintons Arms. These are a welcome addition to the streetscape but appear to be impermissible. Could the policy be revised to reflect actuality? It is also felt that rather than adding in a hyperlink to planning guidance, the content could be inserted into the SPD as these latter sections send the reader to various other sources of information which is felt add to complexities for retailers seeking to be compliant.

#### 5.23 – A-Boards

It has been suggested that banners be iterated in this section. It is further suggested that this section cannot be finalised ahead of the N&SDC signage review.

The policy needs reviewing in entirety due to the blight that A-Boards cause. In

particular, guidance on design, material, size and location – it is considered that this would be a lost opportunity to standardise design and realise an improvement to the streetscape. Potentially, a list of approved suppliers could be provided if there were such a standard guidance (albeit in the early years of the policy, shopkeepers might properly be encouraged by way of grant to replace their existing A-boards). An example of sympathetic A-boards can be found at the Prince Rupert. Instead of referring people to the County policy on the number and location of A-boards, it is felt imperative that the content be repeated in this section (it is recognised that this may cause policies to be reviewed out of sync but it thought unlikely that the County Policy would change).

There is no reference to boards attached to shopfronts temporarily i.e. blackboards. Again, the majority of these in the Town are welcome, in particular at butchers and the like because they have an historic place. However, with no policy, there is the risk of imitation and/or enforcement against those that could/should be permitted.

5.24 – is simply impenetrable. This is not a criticism of the author, rather the situation we are in. The previous section suggests that NCC need to give permission on public footways. This section then says that N&SDC can give permission. Then Government guidance is linked. This somewhat reflects actuality in that enforcement and permission falls by the wayside due to the complexity of land ownership and the limits on personnel to realistically enforce any policy countywide. It is suggested that NCC, N&SDC and, where applicable, a Parish/Town Council have one single policy which stipulate clearly what can be permitted, by whom and devolves oversight and enforcement. This should be part of the N&SDC signage review for Newark. Such a policy should also integrate banners/additional advertising. Whilst there is an empathy for retailers wishing to advertise specific events/promotions, there need to be limitations and it is felt that any advertisement for an event/retailer outside the immediate premises (potentially a 6 mile radial) should be expressly forbidden by way of banners. To this extent, consideration should be given in this policy to the use of the sides of buildings (some historic adverts – often for businesses that have long since gone – are not expressly protected) where there are niches and or billboards (see side of Argos from Beaumont Cross perspective). Also bus-stops and local authority provided advertising space.

Albeit by exception, it is questioned whether this section shouldn't also include advertising on paving? NCC pasted a safety message onto the pavement adjacent to the TSB which is now in tatters. Whilst there is a public safety message, this set a poor example and is entirely incongruous to the setting.

It is posited that the N&SDC review of signage might positively consider whether a sympathetic form of totems, or similar signage, could be installed in the Town. Fingerposts are so subtle that they almost disappear and the purpose is thus lost in the miasma of other signs. However, to counter the proliferation of A-boards, and to signpost premises off the 'beaten track', totems could serve a useful purpose. There are retailers in some fine historic buildings that, by virtue of the layout of Newark, are difficult to find and would suffer more from limits on A-boards although they ought to have restrictions upon them. Similarly, consideration for sympathetic information boards around the Town could be useful – at present they are only found at the Wharf, Castle and Town Hall. It would be pleasing to see the restoration of interpretation boards alongside these as were previously found at the

Wharf and the Bear Post (but in materials less susceptible to vandalism and weathering).

## 6.0 Permissions and Consents

6.1 – it is felt that there needs to be improved publicity for retailers/shopkeepers. Perhaps a small A5 flier with NNDR bills? This would both capture newer retailers and advise them of the need for permissions, and remind all others perpetually. This might, in turn, reduce the need for enforcement but certainly improves the public service. It is questioned whether N&SDC review its charges, especially for pre-planning advice, with regard to Listed Buildings and/or those in Conservation Areas in order to further mitigate non-compliance. Similarly, in 6.3 where Listed Building Consent is detailed – a retailer might find themselves needing to submit 3 applications (planning, advertisement, LBC .... Maybe even Change of Use and/or LDC). It is understood that these are legal requirements but it is questioned whether there could be streamlining of the process and certainly whether this SPD could include a diagram(s)/checklists for the stages and permissions to be followed (again, the Householder Development SPD is exemplary in this respect).

## Equality Impact Assessment

It is felt that the sections on Disability and Age might be amended. With regard to Disability (and age-related infirmity), A-boards and street clutter are pertinent both to ambulant disabilities and to visual disabilities. With regard to Age, three recent Government studies into High Streets indicated the need to ‘future proof’ such areas to cope with the increasing drift toward day-time weekday retailing being predominantly used by older people. As such, similar issues to those for Disability would pertain (as a positive contribution to equalities). Finally, Appendix 2 suggests nil impact “to promote and support the social capital across the District” whereas it might be considered that a protected and improved streetscape could improve pride and a sense of belonging. Also, a single “+” “to protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the District” and “to provide better opportunities for people to value and enjoy the District’s heritage”– surely simply by virtue of the policy matter these should be “+++” or is this a reflection of the level of implementation and enforcement?

In addition it was felt that the objection to Dutch Blinds is not supported by any evidence as to why they should not be allowed. It was felt that such blinds were acceptable and in many situations are considered to be less dangerous than other types of blinds.

Finally Members felt very strongly that the policy would not benefit Newark town centre if it wasn’t appropriately enforced. It is self evident with numerous examples that current policies are regularly flouted with minimal, if any, enforcement action taken. If this is allowed to continue when the new policy is introduced it is likely to quickly become ineffective without a reasonable level of enforcement activity.

<b>Meeting Closed:</b>	<b>8.40pm</b>	<b>Next Meeting:</b>	<b>Wednesday 1<sup>st</sup> October, 2014</b>
------------------------	---------------	----------------------	---

Agenda Item No: 5

Committee Date: Wednesday 1<sup>st</sup> October 2014

**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>
/2014/735	1 of 1	Arqiva Ltd c/o Waldon Telecom Ltd West Byfleet Surrey	British Telecom Telephone Exchange Lombard Street Newark
Received 19.09.14			
Type FUL			

**Description** – Replace 3 no. existing antennas with 3 no. new antennas, install 2 no. small equipment cabinets on the rooftop and development ancillary thereto.

---

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1548	1 of 1	Gascoines Group Ltd 1 Church Street Southwell Notts	Land off Heaton Close Newark
Received 08.09.14			
Type RMA			

**Description** – Erection of 3 no. dwellings (approval of access, appearance, landscaping, layout and scale). Resubmission of 14/00936/RMA.

Revised plans received on 18<sup>th</sup> September, 2014.

---

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1553	1 of 1	Mrs L Harrison 29 Winchilsea Av Newark NG24 4AD	29 Winchilsea Avenue Newark NG24 4AD
Received 10.09.14			
Type FUL			

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

---

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1591	1 of 1	Limes Developments Ltd Limes House Burton Park Lincoln LN1 2RB	Northgate Retail Park Newark
Received 10.09.14			
Type FUL			

**Description** – Erection of two adjoining restaurant units under flexible uses A1, A3 and A5.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1598	1 of 1	Mulberry Property Developments, NCC and Sainsbury's Creaton Northants	Land at the Junction of Kelham Road and Great North Road Newark
Received 12.09.14			
Type FULM			

**Description** – Planning permission for the demolition of existing buildings and for the erection of a Class A1 retail foodstore and petrol filling station along with associated parking, servicing, landscaping, public realm, access works and other associated works.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1643	1 of 1	Mr J Pearson 23 Park Crescent Newark NG24 2BY	23 Park Crescent Newark NG24 2BY
Received 12.09.14			
Type FUL			

**Description** – Householder application for the erection of boundary wall 0.9m high with 0.9m high timber fencing and 1.8m high timber fencing and gate (retrospective).

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1664	1 of 1	Harlaxton Estates Partnership Mayden Park Northern Road Newark NG24 2EU	Malkiln Lane Newark
Received 23.09.14			
Type FUL			

**Description** – Erection of non-food A1 retail unit and A3 (restaurant/café) unit along with associated parking and landscaping.

<b>DisRef/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
/2014/1677	1 of 1	Mr & Mrs Dawes 32 Ashworth Close Newark NG24 2LJ	32 Ashworth Close Newark NG24 2LJ
Received 23.09.14			
Type FUL			

**Description** – Householder application for erection of first floor side extension to house over existing ground floor accommodation.

**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>	14/01291/FUL	Full Planning Permission	
<b>Date Registered</b>	21 July 2014		
<b>Proposal</b>	Erection of 1 no. bungalow		
<b>Location</b>	Land off Oliver Close, Newark		
<b>Applicant</b>	Mr S Hallam, Trent Way, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	26/08/14		
<b>Application No</b>	14/01356/HPRIOR	Householder Prior Approvals	
<b>Date Registered</b>	29 July 2014		
<b>Proposal</b>	Householder prior approval for rear extension. The length that the extension extends beyond the rear wall of the original house; 3.590 metres.		
<b>Location</b>	71 Winthorpe Road, Newark		
<b>Applicant</b>	Mrs J Cope, 71 Winthorpe Road, Newark		
<b>Decision</b>	<b>Planning Application not Required</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	26/08/14		
<b>Application No</b>	14/01106/FUL	Full Planning Permission	
<b>Date Registered</b>	19 June 2014		
<b>Proposal</b>	Change of use of former abattoir site and paddock to gypsy and traveller caravan site.		
<b>Location</b>	The Abattoir, Tolney Lane, Newark		
<b>Applicant</b>	Mr H W Bower, Bower Caravan Park, Tolney Lane, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	02/09/14		
<b>Application No</b>	14/01183/FUL	Full Planning Permission	
<b>Date Registered</b>	9 July 2014		
<b>Proposal</b>	Erection of a boundary treatment consisting of a low level brick wall and wooden palisade fencing (retrospective)		
<b>Location</b>	2 Chestnut Avenue, Newark		
<b>Applicant</b>	Mr A Golland, 2 Chestnut Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/09/2014		

<b>Application No</b>	14/01342/ADV	Advertisement Consent	
<b>Date Registered</b>	29 July 2014		
<b>Proposal</b>	Four fascia signs and five other signs		
<b>Location</b>	London Road Service Station, Newark		
<b>Applicant</b>	ASDA Store Ltd, Great Wilson Street, Leeds, W Yorks		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	09/09/2014		
<b>Application No</b>	14/01280/FUL	Full Planning Permission	
<b>Date Registered</b>	18 July 2014		
<b>Proposal</b>	Householder application for erection of extension to rear of building, demolish existing out building, extend kitchen, new utility room and downstairs bathroom.		
<b>Location</b>	6 Elizabeth Road, Newark, NG24 4NP		
<b>Applicant</b>	Mr T Calvert, 6 Elizabeth Road, Newark, NG24 4NP		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	11/09/2014		
<b>Application No</b>	14/01279/FUL	Full Planning Permission	
<b>Date Registered</b>	6 August 2014		
<b>Proposal</b>	Erection of dwelling (revised scheme pursuant to approval 12/00725/OUT).		
<b>Location</b>	37A Beacon Hill Road, Newark, NG24 2JH		
<b>Applicant</b>	Mr M Sly c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	11/09/2014		
<b>Application No</b>	14/01376/FUL	Full Planning Permission	
<b>Date Registered</b>	7 August 2014		
<b>Proposal</b>	Change of use to vehicle hire		
<b>Location</b>	Brunel Court, Brunel Drive, Newark		
<b>Applicant</b>	Enterprise Rent A Car UK Ltd, Cambridge House, Nottingham Road, Stapleford, Nottingham		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	10/09/2014		
<b>Application No</b>	14/01395/ADV	Advertisement Consent	
<b>Date Registered</b>	5 August 2014		
<b>Proposal</b>	Illuminated shopfront fascia sign		
<b>Location</b>	Homebargains, Northgate Retail Park, Newark		
<b>Applicant</b>	T J Morris Ltd/ T/a Homebargains, Axis Business Park, Portal Way, Gilmoor, Liverpool		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	15/09/2014		

<b>Application No</b>	14/01307/FUL	Full Planning Permission	
<b>Date Registered</b>	23 July 2014		
<b>Proposal</b>	Householder application for two storey extension		
<b>Location</b>	16 Chatsworth Road, Newark		
<b>Applicant</b>	Mr R Owen Jones, 16 Chatsworth Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	16/09/2014		
<b>Application No</b>	14/01244/LBC	Listed Building Consent	
<b>Date Registered</b>	11 August 2014		
<b>Proposal</b>	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.		
<b>Location</b>	1 Parliament Street, Newark		
<b>Applicant</b>	Mr T Bissett, The Coach House, Great North Road, Sutton on Trent, Notts		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/09/2014		



**PLANNING & REGENERATION COMMITTEE**

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

<b>a.</b>	<p><b>Licensing Applications</b></p> <p>An application has been received in relation to a minor variation for the Old Post Office, 34 Kirkgate, Newark.</p>
<b>b.</b>	<p><b>Amended/Additional Planning Applications</b></p> <p><b>11/01300/OUTM – PA Freight Services Ltd, International Logistics Centre, Park House, Farndon Road, Newark.</b></p> <p><b>Additional information received which includes an Ecological Assessment and updated information from the applicant.</b></p> <p>Reconfiguration of access arrangements to existing freight yard and provision of new parking and turning area for commercial vehicles. Redevelopment of site involving demolition of some existing buildings and construction of 3 no. new commercial buildings. Appearance and details of new buildings will be a reserved matter.</p> <p><b>14/01321/ADV – Post Office, 11 Paxtons Court, Newark</b></p> <p><b>Amended Plan received.</b></p> <p>Internally illuminated fascia sign and non illuminated hanging sign.</p>

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