



Newark Town Council

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PLANNING COMMITTEE

WEDNESDAY 25TH NOVEMBER 2020

Thursday 19th November, 2020

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 25th November, 2020. This meeting will be held remotely using "Zoom".

Any member of the public and press who wishes to attend the meeting will need to download Zoom. This application can be downloaded from: <https://zoom.us/meetings>

The Zoom ID for this meeting is: 923 5847 9564 and the Zoom Pass Code is: 593871

Copies of the Planning Applications to be considered at this meeting can be viewed online via the Newark and Sherwood District Council's website planning portal:

<https://publicaccess.newark-sherwooddc.gov.uk/online-applications/>

Yours sincerely

Alan Mellor
Town Clerk

PLANNING COMMITTEE

WEDNESDAY 25TH NOVEMBER 2020

A G E N D A

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| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 28th October, 2020. | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
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Committee Membership:

Cllr J Olson (Chair)
Cllr Ms J Oliver (Vice-Chair)
Cllr J Baggaley
Cllr Mrs I Brown
Cllr M Cope
Cllr R A Crowe
Cllr Mrs G Dawn
Cllr L Geary
Cllr J Henderson
Cllr D Lloyd



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Agenda Item No: 2

Committee Date: Wednesday 25th November, 2020

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 28th October, 2020 via 'Zoom'.

Membership Present:	Councillor	J Olson (Chair)
	Councillor	Ms J Oliver (Vice-Chair) (Ap) J Baggaley Mrs I Brown M Cope R A Crowe Mrs G Dawn L Geary J Henderson D Lloyd (Ap)
In Attendance	Deputy Town Clerk Town Clerk's PA Councillor	James Radley Helen Crossland E Cropper
Apologies	Cllrs D Lloyd & Ms J Oliver	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There were 0 members of the public present.	
Venue:	Remote	

PR11/20/21 Minutes

The Minutes of the last meeting held on Wednesday 30th September, 2020 were **AGREED** and signed as a true and correct record.

PR12/20/21 Matters Arising

There were no matters arising.

PR13/20/21 Declarations of Interest

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

PR14/20/21 Outstanding Planning Applications

20/01818/FUL 17 Balderton Gate, Newark

Change the use from Ec (financial/professional services) to Ea (retail).

No Objection was raised to this application.

20/01867/ADV Travelodge, 1-3 Lombard Street, Newark

& 20/01921/LBC Installation of two fascia signs with halo illuminated display and two double sided projecting signs with external illumination.
& Amended

No Objection was raised to these applications.

20/01881/HOUSE 5 Ashworth Close, Newark

Proposed two storey side/front extension and single storey extension to rear including internal alterations.

No Objection was raised to this application.

20/01917/HOUSE 19 Windsor Road, Newark

Remove existing carport and construct an attached garage.

No Objection was raised to this application.

20/01951/HOUSE 9 Lawrence Street, Newark

Proposed single storey rear/side extension.

Cllr M Cope declared a non-prejudicial interest in this application.

No Objection was raised to this application.

20/01967/FUL

Workshop 2, Lincoln College, Magnus Street, Newark

To convert existing garages into plumbing workshops Class F1(a).

Cllr J Henderson said this sort of application was great to see and was a 'positive' for local people gaining new skills.

No Objection was raised to this application.

20/01985/FUL

Garages to No 4A and 4B, William Street, Newark

Proposed conversion of garages to a 1 bed flat.

Cllr J Henderson raised concerns over this application regarding the lack of living space and that the overall square meterage would be less than the minimum recommended. There would also be very little natural light in the property.

Cllr L Geary suggested that the flat should be made with disability access as she felt there were not enough properties available for disabled people.

Cllr J Baggaley raised concerns over properties becoming smaller and echoed previous comments for objecting to this application.

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

1. Over intensification of the site – the size of the overall property considered to be too small and below the recommended square meterage.
2. Lack of natural light into the property.

20/01987/HOUSE

6 Dorner Avenue, Newark

Replace first floor bedroom window with full height window and Juliet balcony (re-submission of 20/01482/FUL).

No Objection was raised to this application.

20/02002/FUL

238a Beacon Hill Road, Newark

Proposed single storey flat roof extension to side/rear of dwelling.

No Objection was raised to this application.

20/02038/FUL

**Balderton Gate Post Office, 57 Whitfield Street,
Newark**

Change of Use of Post Office to residential and alterations/repairs, single storey and first floor extensions to form five flats and front boundary wall.

Cllr L Geary raised concerns over the size of the proposed flats and that they would be extremely small. She felt that the previous application for this property, to convert to 2 flats, was more acceptable. She would like to see the ramp retained for disabled access, although she felt if the application was to go ahead, the flats wouldn't be big enough for disabled facilities.

Cllr J Henderson said he was sorry to see the Post Office close and felt that it was still well used. Again, he felt that 2 flats would be acceptable but not 5 due to the size. He said the 'end' buildings were an awkward shape and difficult to place furniture in especially if made to be so small. He echoed Cllr Geary's comments regarding disability access and facilities and felt that the flats being so small would impinge on disabled living and they would not be workable being so small.

Cllr G Dawn raised concern over parking for the proposed flats in this area.

Cllr J Henderson said there was a parking scheme in place but residents would probably have to park several streets away from their home.

Cllr L Geary suggested that hedgehog holes should be put in any fences and gates in the front and back gardens. Eco friendly heating should be installed and other measures to help protect the environment and combat climate change.

Cllr M Cope said he was in favour of hedgehog holes.

It was **AGREED** to **OBJECT** to this application on the following grounds:

1. Over intensification of the site - below the recommended square meterage for this type of housing
2. Lack of parking available

20/02060/HOUSE 61 Charles Street, Newark

Demolition of porch and carport and erection of single storey side and rear extensions.

No Objection was raised to this application.

PR15/20/21 Notice of NSDC Planning Decisions

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

PR16/20/21 Miscellaneous Applications

a. Amended Applications

20/01515/FUL – 57-59 Castle Gate, Newark

Change of use of bottom two rooms of property from commercial to full residential.

No Objection was raised to this application.

b. Nottinghamshire County Council Applications

Briggs Metals Ltd, Great North Road, Newark

Change of use of land to allow for the extension of the existing yard including the raising of ground levels, new external walls and new additional highway access.

Members **NOTED** this application had been formally **WITHDRAWN** on 7th October, 2020.

c. Notification of Appeals

Members **NOTED** the following 2 Appeals to the Secretary of State:

19/02093/FUL – 9 The Paddocks, Newark

20/00579/FUL – Friary Fields Residential Nursing Home, 21 Friary Road, Newark.

Meeting Closed:	7.40pm	Next Meeting:	Wednesday 25th November, 2020
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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

Ref/Year/App.No	Revision	Applicant	Location
20/01813/FUL	1 of 1	Mr A Morris PA Freight Greenacres Wigsley Road Harby Notts	International Export Packages Ltd PA Freight International Farndon Road Newark
Received 12.11.20			

Description – Erection of a gantry structure, crane to run along the gantry and enclosed frame on existing industrial site (retrospective).

Ref/Year/App.No	Revision	Applicant	Location
20/01991/LDC	1 of 1	Mr & Mrs Lawrence Cranleigh Park 153A Farndon Road Newark	Cranleigh Park 153A Farndon Road Newark
Received 29.10.20			

Description – Certificate of Lawfulness for existing construction of tarmac access drive from new constructed PAF access to join from south to existing (with minor modifications) access within residential curtilage of 135a Cranleigh Park. Close boarded wooden fence to western elevation complete with wooden electric gates and CCTV. All associated fencing and planting as shown on submitted plans. Extension of residential curtilage to include new access.

Ref/Year/App.No	Revision	Applicant	Location
20/02056/FUL	1 of 1	Mr N Hill Hills of Newark 38 Barnby Gate Newark	30 Barnby Gate Newark
Received 05.11.20			

Description – Conversion of buildings to the rear to form 3 new residential flats; separation of shops 35 to 38 to form three separate shop units with a new glazed entrance door to shop number 36.

Ref/Year/App.No	Revision	Applicant	Location
20/02057/LBC	1 of 1	Mr N Hill Hills of Newark 38 Barnby Gate Newark	30 Barnby Gate Newark
Received 05.11.20			

Description – Conversion of buildings to the rear to form 3 new residential flats; separation of shops 35 to 38 to form three separate shop units with a new glazed entrance door to shop number 36.

Ref/Year/App.No	Revision	Applicant	Location
20/02065/LBC	1 of 1	Claremont Planning Consultancy Ltd	2,4,6 and 8 Boar Lane Newark
Received 29.10.20		Snowhill Queensway Birmingham	

Description – Maintenance and improvement works, internal decoration, window maintenance to elevations of 2,4,6,8 Boar Lane and No 10 (The Cottage). Replacement of flat roof and floor to No 10 existing side extension and internal layout changes to No 10.

Ref/Year/App.No	Revision	Applicant	Location
20/02077/FUL	1 of 1	Mr W Chung 67 Rowan Way	97 Balderton Gate Newark
Received 09.11.20		Balderton Newark	

Description – Change of Use from a shop (A1) to a dwelling house (C3).

Ref/Year/App.No	Revision	Applicant	Location
20/02098/HOUSE	1 of 1	Mr I Lamb Ringrose Lodge	Ringrose Lodge 14 Valley Prospect Newark
Received 30.10.20		14 Valley Prospect Newark	

Description – Proposed detached single garage.

Ref/Year/App.No	Revision	Applicant	Location
20/02124/HOUSE	1 of 1	Mr & Mrs Evans 6 The Park	6 The Park Newark
Received 16.11.20		Newark	

Description – Two storey rear extension, alterations to garage roof and installation of roof light to north side elevation.

Ref/Year/App.No	Revision	Applicant	Location
20/02152/S73M	1 of 1	C F Property Ltd Moor Farm	Plot 9 Brunel Business Park Jessop Close Newark
Received 12.11.20		Coddington Lane Stapleford Lincoln	

Description – Variation of Condition 2 and 3 attached to planning permission 18/00018/FULM (construction of 23 no. industrial units) to amend the approved plans to add an additional building.

Ref/Year/App.No	Revision	Applicant	Location
20/02168/FUL	1 of 1	Bellamason Properties Ltd	6-8 Portland Street Newark
Received 12.11.20		3 Chestnut Drive Mansfield Notts	

Description – Conversion of existing building into 3 no. one bedroom townhouses.

Ref/Year/App.No	Revision	Applicant	Location
20/02169/LBC	1 of 1	Bellamason Properties Ltd	6-8 Portland Street Newark
Received 12.11.20		3 Chestnut Drive Mansfield Notts	

Description – Conversion of existing building into 3 no. one bedroom townhouses.

Ref/Year/App.No	Revision	Applicant	Location
20/02201/HOUSE	1 of 1	Ms M Wright	63B London Road Newark
Received 17.11.20		63B London Road Newark	

Description – Proposed internal alterations and new external windows.

Ref/Year/App.No	Revision	Applicant	Location
20/02202/LBC	1 of 1	Ms M Wright	63B London Road Newark
Received 17.11.20		63B London Road Newark	

Description – Proposed internal alterations and new external windows.

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	20/01554/FUL	Full Planning Permission
Date Registered	25 August 2020	
Proposal	Proposed single storey changing facilities block to be used in conjunction with existing adjacent cricket pitches (resubmission).	
Location	Newark Cricket Club Sports Ground, Kelham Road, Newark	
Applicant	Newark Cricket Club Sports Ground, Kelham Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	19/10/2020	
Application No	20/01626/HOUSE	Householder Permission
Date Registered	28 August 2020	
Proposal	Proposed single storey rear extension	
Location	13 Pelham Street, Newark	
Applicant	Mrs Gent & Viande, 13 Pelham Street, Newark	
Decision	Application Permitted	Conditional
Decision Date	22/10/2020	
Application No	20/01479/FUL	Full Planning Permission
Date Registered	21 August 2020	
Proposal	Demolition of existing garages and erection of 2 no. 1 bed flats and associated parking. Minor pruning works to trees 3,4 and 6 in Conservation area.	
Location	Land at William Street, Newark	
Applicant	NSDC c/o Agent	
Decision	Application Permitted	Conditional Y
Decision Date	29/10/2020	
Application No	18/02035/FULM	Full Planning Permission Major
Date Registered	7 November 2018	
Proposal	Erection of 20 no. new dwellings (resubmission of 15/00036/FULM) with social housing requirement to be relocated to 17 Northgate, Newark in parallel application.	
Location	207 Hawton Road, Newark	
Applicant	Ablehomes Ltd, 4 Castle Gate, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	03/11/2020	

Application No	20/01304/FUL	Full Planning Permission	
Date Registered	21 July 2020		
Proposal	New site entrance and new fencing to compound boundaries to secure the site, with free-draining surfacing provided throughout.		
Location	Plot 16A Telford Drive, Newark		
Applicant	Taylor Lindsey Ltd, 98 Searby Road, Lincoln		
Decision	Application Permitted	Conditional	Y
Decision Date	03/11/2020		
Application No	20/01515/FUL	Full Planning Permission	
Date Registered	28 August 2020		
Proposal	Change of Use of bottom two rooms of property from commercial to full residential.		
Location	57-59 Castle Gate, Newark		
Applicant	Mr Z Partridge, 57-59 Castle Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	03/11/2020		
Application No	20/01720/OUTM	Outline Planning Permission	
Date Registered	9 September 2020		
Proposal	Residential development of up to 17 no. new dwellings (following removal of Grove Bungalow and existing outbuildings). (Resubmission of 19/02158/OUT).		
Location	Grove Bungalow, Barnby Road, Newark		
Applicant	Richmond and Pritchett c/o Agent		
Decision	Application Refused	Conditional	N
Decision Date	04/11/2020		
Application No	20/01758/HOUSE	Householder Permission	
Date Registered	18 September 2020		
Proposal	Remove shed and erect garden studio for use as home office		
Location	119 Mill Gate, Newark		
Applicant	J Daykin, 119 Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	04/11/2020		
Application No	20/01036/ADV	Advertisement Consent	
Date Registered	14 July 2020		
Proposal	Replacement signage consisting of 2 no. non illuminated fascia signs and 1 no. non illuminated projecting sign.		
Location	31-32 Market Place, Newark		
Applicant	Boots, Thane Road, West Aldridge, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	11/11/2020		

Application No	20/01037/LBC	Listed Building Consent
Date Registered	14 July 2020	
Proposal	Replacement signage consisting of 2 no. non illuminated fascia signs and 1 no. non illuminated projecting sign.	
Location	31-32 Market Place, Newark	
Applicant	Boots, Thane Road, West Aldridge, Nottingham	
Decision	Application Permitted	Conditional Y
Decision Date	11/11/2020	
Application No	20/01569/FUL	Full Planning Permission
Date Registered	21 August 2020	
Proposal	Change of Use from A1/A2 (Retail/Financial and Professional Services) to A5 (Hot Food Takeaway), internal fit out and installation of air intake/extraction equipment to rear elevation.	
Location	Unit 2 Cardinals Square, 30 Jersey Street, Newark	
Applicant	Corby Fish & Chips Ltd, 5 Nash Close, Worcester	
Decision	Application Permitted	Conditional Y
Decision Date	10/11/2020	
Application No	20/01753/HOUSE	Householder Permission
Date Registered	21 September 2020	
Proposal	Removal of existing rear extension and replace with a larger single storey rear extension.	
Location	22 Winthorpe Road, Newark	
Applicant	Mr R Stanley, 22 Winthorpe Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	11/11/2020	
Application No	20/01818/FUL	Full Planning Permission
Date Registered	22 September 2020	
Proposal	Change of use from Ec (Professional Services) to Ea (Retail)	
Location	17 Balderton Gate, Newark	
Applicant	Mrs L Earl-Pont, 53 Wolfit Avenue, Balderton, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	09/11/2020	
Application No	20/01967/FUL	Full Planning Permission
Date Registered	13 October 2020	
Proposal	To convert existing garages into plumbing workshops Class F1 (a)	
Location	Workshop 2, Lincoln College, Magnus Street, Newark	
Applicant	Newark College, Friary Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	13/11/2020	

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

20/01252/FUL – Former Newark Fire Station, Boundary Road, Newark
Residential development of 4 no. 1 bed units and 4 no. 2 bed units.

Additional Information has been received for this application – Combined Phase I and II Report.

b. Notification of Appeals

Members are asked to NOTE that an Appeal has been made to the Secretary of State for the following application:

19/00854/OUTM – Flowserve Pump Division, Hawton Lane, Balderton, Newark
Outline application with all matters reserved except access for up to 322 unit residential development on land at Flowserve premises, Hawton Lane, Balderton.

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