



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 1ST DECEMBER, 2021

Wednesday 24th November, 2021

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 1st December, 2021 in the Council Chamber at the Town Hall.

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

A handwritten signature in black ink, appearing to read 'A. Mellor', with a long horizontal stroke extending to the right.

Alan Mellor
Town Clerk

PLANNING COMMITTEE

WEDNESDAY 1ST DECEMBER, 2021

A G E N D A

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| 1 | Apologies for Absence | | |
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Committee Membership:

Cllr Ms J Oliver (Chair)
Cllr J Olson (Vice Chair)
Cllr Mrs I Brown
Cllr M Cope
Cllr L Geary
Cllr J Henderson
Cllr D Ledger
Cllr J Lee
Cllr D Lloyd
Cllr S Vickers



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Agenda Item No: 2

Committee Date: Wednesday 1st December, 2021

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 27th October, 2021, in the Council Chamber, Town Hall.

Membership Present:	Councillor	Ms J Oliver (Chair) (Ap)
	Councillor	J Olson (Vice Chair) (Ap) Mrs I Brown (Ap) M Cope (Ap) L Geary J Henderson (Ap) D Ledger J Lee D Lloyd (Ap) S Vickers
In Attendance	Deputy Town Clerk Councillors	James Radley E Cropper & L Goff
Apologies	Cllrs Ms J Oliver, J Olson, Mrs I Brown, M Cope, J Henderson & D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

Cllr L Geary took the Chair in the absence of the Chair and Vice Chair.

PR28/21/22 Minutes

The Minutes of the last meeting held on Wednesday 29th September, 2021 were **AGREED** and signed as a true and correct record.

PR29/21/22 Matters Arising

There were no matters arising.

PR30/21/22 Declarations of Interest

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

PR31/21/22 Outstanding Planning Applications

21/01364/FUL Barnby Road Primary & Nursery School, John Gold Avenue, Newark

Creation of community hub building and attached timber pergola following relocation of existing porta cabins.

Members felt that the footprint of the school should not be increased and that the existing footprint should be utilised.

The Chair noted from the amended Design and Access Statement that the proposed building is to accommodate existing, established services that are currently accommodated in the main building therefore, will have no impact on the number of journeys to/from school, subsequently, having no impact on highway safety/traffic congestion.

Members **AGREED** to sustain two of their original objections as follows:

- i) It will have a detrimental impact on the amenity for local residents, including concerns about lighting associated with the development;
- ii) The development is over intensive and not in keeping with the primary purpose of the site which is a school.

21/01822/FUL Land to the rear of 96 Appleton Gate, Newark

Relocation and retention of existing containers. Erection of two datacentre cabins and associated air conditioning units, generators, meter cabinet and fencing.

- No Objection was raised to this application.**
- 21/02024/FUL** **The Grange Hotel, 73 London Road, Newark**
Change of Use from Hotel to a domestic dwelling.
- No Objection was raised to this application.**
- 21/02026/FUL** **Cheltenham House, Barnby Road, Newark**
Proposed extension to detached double garage to form annexe.
Cllr S Vickers declared a non-prejudicial interest in this application.
- Objection** was raised to this application as Members felt the proposed Annexe was overbearing especially as it was at the front of the property.
- 21/02176/FUL** **Land next to 53 Philip Road, Newark**
Demolition of existing outbuildings, creation of 2 parking spaces with associated dropped kerbs, relocated building in the rear garden of No. 55. Proposed one detached dwelling with 2 parking spaces with associated dropped kerbs, secure storage for 2 bicycles (re submission).
- No Objection was raised to this application.**
- 21/02196/HOUSE** **125 Lime Grove, Newark**
Proposed rear ground floor extension and front canopy.
- No Objection was raised to this application.**
- 21/02072/FUL** **Samson House, Edward Avenue, Newark**
Conversion of the existing bungalow from office A2 use back to residential and erection of a single garage.
- No Objection was raised to this application.**
- 21/02093/RMAM** **Land South of Newark, Bowbridge Lane, Balderton, Newark**
Reserved Matters submission to consider the outstanding matters of access, layout, scale, appearance and landscaping, pursuant to the approval of outline planning permission 14/01978/OUTM, for a residential development of 106 dwellings.
- No Objection was raised to this application.**

- 21/02125/HOUSE 3 The Weavers, Newark**
First floor extension over existing garage and re-arrangement of ground floor layout.
No Objection was raised to this application.
- 21/02157/HOUSE 103 London Road, Newark**
Construction of two storey rear extension.
No Objection was raised to this application.
- 21/02161/FUL Staythorpe Electricity Sports & Social Club, Kings Road, Newark**
Proposed Change of Use and conversion of existing loft space to a single apartment (to be occupied by a 9th residential unit in conjunction with the approved conversion of the existing building to 8 no. apartments, as granted by NSDC under Application No. 21/00791/FUL).
Cllr J Lee joined the meeting at this point.
Members **AGREED** to sustain their **OBJECTION** raised to 21/00791/FUL, on the grounds of lack of car parking available.
- 21/02261/FUL 81 Lincoln Road, Newark**
Proposed alterations and erection of new dwelling.
Members felt that if this application was to go ahead, it would set a precedent for others in this location. It was back-land development, there would be a loss of amenity for the original property at the address and the proposal was not in keeping with the surrounding area. Therefore, it was **AGREED** to **OBJECT** to this application on the following grounds:
- i) Loss of Amenity for neighbours;
 - ii) Not in keeping with the surrounding area;
 - iii) Back-land development
 - iv) Would set a precedent for any future developments in the area.
- 21/02251/HOUSE 17 Lilburne Close, Newark**
First floor extension to rear of dwelling.
No Objection was raised to this application.

21/00699/FULM 32 Stodman Street, Newark

Proposed demolition of the building with retention of the Art Deco façade and replacement with a 4-storey development comprising parking, services, mixed use commercial and co-working space at ground floor with apartments above.

Cllr J Lee declared a non-prejudicial interest in this application as a Member of Newark & Sherwood District Council.

Cllr J Lee was not in favour of this application due to the lack of parking provision for the 29 proposed apartments and also that it was not in keeping with Newark Town Centre in his opinion.

Cllr Lee said that other applications within the Town had been refused due to the lack of parking available and felt that this application should be no different.

Cllr S Vickers said that there was a greater need for smaller retail premises.

Cllr L Geary was in favour of the application and proposed No Objection which was seconded by Cllr D Ledger.

It was **AGREED** to raise **No Objection** to this application subject to adherence to all recommendations made by statutory consultees. The Town Council would also strongly urge the District Council to reduce carbon emissions including the use of an alternative form of heating to gas.

PR32/21/22 Notice of NSDC Planning Decisions

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

PR33/21/22 Miscellaneous Applications

a. Licensing Applications

Members raised **No Objection** to the 'Notice of New Premises Licence' for The Roaring Meg, 117 Barnby Gate, Newark.

b. Street Naming

Members **NOTED** the amended Street Naming Policy approved by NSDC.

Meeting Closed:	8.30pm	Next Meeting:	Wednesday, 1st December 2021
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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

Application No 21/01350/RMAM	Applicant LNT Care Developments & Catesby Estate (Residential) Ltd	Location Land South of Newark Bowbridge Road Newark
Received 16.11.21 Amended		

Description: Erection of a 2 storey, 66 bed care home for older people with associated car park, access and landscaping.

Amendment: Travel plan and amended plans showing an alteration to the access position, increase in the number of parking spaces from 27 to 33 and alteration to the boundary treatments.

Application No 21/02090/HOUSE	Applicant Mr R Floyd 16 Church Heights Hoylandswaine Barnsley	Location 157 Hawton Road Newark
Received 21.10.21		

Description: Removal of conservatory and erection of single storey rear, rendered extension, remodelling and loft conversion. Extension to rear of existing garage.

Application No 21/02138/HOUSE	Applicant Mr P Whittering 16 The Park Newark	Location 16 The Park Newark
Received 25.10.21		

Description: Erection of a detached garden room with store.

Application No 21/02190/HOUSE	Applicant Mr & Mrs Maskery c/o Lincs Design Consultancy Ltd Vickers Lane Louth, Lincs	Location 30 London Road Newark
Received 26.10.21		

Description: Proposed single storey rear extension, garage conversion and alterations.

Application No 21/02241/HOUSE	Applicant Mr I Pitman & Miss R Smith 4 The Paddocks Newark	Location 4 The Paddocks Newark
Received 04.12.21		

Description: Two storey side and single storey rear extension.

Application No	Applicant	Location
21/02249/FUL	Mr N Upton 14 Francis Street Stoneygate Leicester	21 Appleton Gate Newark
Received 22.10.21		

Description: Change of use of ground floor only of the building from a Butchers to a hot food takeaway, including the change of shopfront to suit new usage.

Application No	Applicant	Location
21/02250/LBC	Mr N Upton 14 Francis Street Stoneygate Leicester	21 Appleton Gate Newark
Received 22.10.21		

Description: Change of use of ground floor only of the building from a Butchers to a hot food takeaway, including the change of shopfront to suit new usage.

Application No	Applicant	Location
21/02257/FUL	Mrs A V Keiller Manor Farm Main Street Milton, Newark	FR Europe Church House 3 Church Walk Newark
Received 02.11.21		

Description: Change of use from office to residential.

Application No	Applicant	Location
21/02259/ADV	W Baird Stodman Street Newark	25 Stodman Street Newark
Received 25.10.21		

Description: Hanging sign above the door of the building.

Application No	Applicant	Location
21/02279/LBC	W Baird Stodman Street Newark	25 Stodman Street Newark
Received 28.10.21		

Description: Signwriting to the exterior wood and internal front window.

Application No	Applicant	Location
21/02261/FUL Amended	Mr R Chambers- Asman 79 Lincoln Road Newark	81 Lincoln Road Newark
Received 22.11.21		

Description: Proposed alterations to No. 81 Lincoln Road and erection of new dwelling.
Amendments: **Change to siting, road layout and design.**

Application No 21/02268/S73	Applicant British Sugar Plc British Sugar Corporation Ltd Great North Road Newark	Location British Sugar Corporation Ltd Great North Road Newark
Received 22.10.21		

Description: Application to vary condition 3 attached to planning permission 21/00700/FUL, to amend the approved materials of the high level wall to be constructed in profile metal cladding in the colour Van Dyke Brown BS 08B29/RAL 8014.

Application No 21/022704/ADV	Applicant Amanda Meade Interior Design Ltd Riverside House 14 Castle Gate Newark	Location Riverside House 14 Castle Gate Newark
Received 04.11.21		

Description: Proposed new hanging sign, existing hanging bracket to be reused.

Application No 21/02320/FUL	Applicant Mr D Welsher 2 Gardiner Avenue Fernwood Newark	Location 22 Willows Walk Middlebeck Newark
Received 09.11.21		

Description: Re-design of approved house type (Plot 125) to include single storey side extension and conversion of garage.

Application No 21/02343/HOUSE	Applicant Mr C Redmile 8 Willows Walk Middlebeck Newark	Location 8 Willows Walk Middlebeck Newark
Received 09.11.21		

Description: Erection of home office (retrospective).

Application No 21/02359/HOUSE	Applicant Mr J Thomas 16 Staunton Road Newark	Location 16 Staunton Road Newark
Received 05.11.21		

Description: Single storey side and rear extension.

Application No	Applicant	Location
21/02360/S73	Mr C Thompson 2 Sheldrake Road Newark	2 Sheldrake Road Newark
Received 08.11.21		

Description: Application to vary condition 2 of planning permission 21/00392/HOUSE, to allow height increase to the single storey front extension and garage with addition of a window on east elevation. The roof of the single storey rear extension to be flat with roof lantern rather than pitched (retrospective) – two storey side and single storey rear extension. Single storey front extension to existing garage.

Application No	Applicant	Location
21/02375/HOUSE	Mr & Mrs Capes 49 Hawton Road Newark	49 Hawton Road Newark
Received 08.11.21		

Description: Erection of double garage.

Application No	Applicant	Location
21/02400/HOUSE	Ms Anderson 5 The Crescent Newark	5 The Crescent Newark
Received 11.11.21		

Description: Proposed single storey side extension and internal alterations.

Application No	Applicant	Location
21/02402/FUL	Ablehomes Ltd 4 Castle Gate Newark	150 Beacon Hill Road Newark
Received 15.11.21		

Description: Demolition of existing dwelling and erection of 7 dwellings (re-submission of 20/02535/FUL).

Application No	Applicant	Location
21/02408/FULM	BGO Ark Prop Co Ltd c/o Agent	Land off Brunel Drive Newark
Received 16.11.21		

Description: Erection of 2 no. buildings for use within Class B8 (storage and distribution) along with access and servicing arrangements, car parking, landscaping, attenuation pond and associated works.

Application No	Applicant	Location
21/02456/FUL	Mobile Broadband Network Ltd & Hutchison 3G UK Ltd c/o Agent	Telecommunications Monopole Hawton Road Newark
Received 23.11.21		

Description: Proposed retention of 20m monopole supporting 6 no. antennas with a wrap around equipment cabinet at base of column, 3 no. new equipment cabinets and ancillary development thereto.

Application No	Applicant	Location
21/02462/LBC	Mr P Preece NSDC Castle House Great North Road Newark	The Buttermarket 27 Middle Gate Newark
Received 23.11.21		

Description: Removal of existing in-filled wall within the Buttermarket First Floor Atrium and provision of new access doors.

Application No	Applicant	Location
21/02470/LBC	Mr P Preece NSDC Castle House Great North Road Newark	The Buttermarket 27 Middle Gate Newark
Received 23.11.21		

Description: Provision of a general access staircase within the Buttermarket atrium leading from ground floor to the first floor mezzanine level.

Application No	Applicant	Location
21/02465/LBC	Mr D Robson East Midlands Railway Great North Road Newark	Newark Castle Station Site Great North Road Newark
Received 24.11.21		

Description: New signage at Newark Castle Station

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	21/01531/FUL		
Date Registered	22 July 2021		
Proposal	Demolition of existing electrical contractor's facilities and erection of new storage space to connect to existing Cooks House warehouse.		
Location	DCR Electrical Ltd, Unit 2, Brunel Court, Newark		
Applicant	Mr P Cook, Cooks & Co. Brunel Court, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	19/10/2021		
Application No	21/01694/HOUSE		
Date Registered	30 August 2021		
Proposal	Pitched roof over garage		
Location	28 Beacon Heights, Newark		
Applicant	Mrs C Elliott, 28 Beacon Heights, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	21/10/2021		
Application No	21/01935/FUL		
Date Registered	8 September 2021		
Proposal	Replacement of doors and windows with new PVCu versions to match.		
Location	1-16 inc, 18,20,22 and 24 Sikorski Close, Newark		
Applicant	Property Services, Camberley Court, Bulwell, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	20/10/2021		
Application No	21/01842/FUL		
Date Registered	9 September 2021		
Proposal	Demolition of existing single storey dwelling and garage and erect a new dwelling with integral garage.		
Location	9 Dorner Avenue, Newark		
Applicant	Space Architecture Ltd, Watermead, Dorner Avenue, Newark		
Decision	Application Refused	Conditional	N
Decision Date	22/20/2021		
Application No	20/00580/FULM		
Date Registered	21 May 2020		
Proposal	Erection of 87 dwellings		
Location	293 Bowbridge Road, Newark		
Applicant	Ms S McKinnon, Pelham Road, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	26/10/2021		

Application No	21/01869/FUL		
Date Registered	31 August 2021		
Proposal	Refurbishment of ground floor bar/restaurant including new toilets and bin stores and conversion of first floor to two flats.		
Location	7 Castle Gate, Newark		
Applicant	Mr M Cattafo, 7 Castle Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/10/2021		
Application No	21/01870/LBC		
Date Registered	31 August 2021		
Proposal	Refurbishment of ground floor bar/restaurant areas including new toilets, bin stores and stud walls. Conversion of first floor to two flats including minor alterations, new stud walls and fire separation.		
Location	7 Castle Gate, Newark		
Applicant	Mr M Cattafo, 7 Castle Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/10/2021		
Application No	21/01932/FUL		
Date Registered	8 September 2021		
Proposal	Replacement of windows and doors with PVCu versions.		
Location	1-11, 15, 17, 19, 21, 23, 25 Foundry Close, Newark		
Applicant	Nottingham Community Housing Association, Bulwell, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	25/10/2021		
Application No	21/01931/FUL		
Date Registered	9 September 2021		
Proposal	Replacement of existing windows and doors with new PVCu versions		
Location	46, 48, 50, 51, 53 and 55 Mather Road, Newark		
Applicant	NCHA, Bulwell, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	25/10/2021		
Application No	21/01930/FUL		
Date Registered	14 September 2021		
Proposal	Replacement windows and doors to both properties		
Location	69 and 71 Balderton Gate, Newark		
Applicant	NCHA, Bulwell, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	27/10/2021		

Application No	21/02125/HOUSE		
Date Registered	12 October 2021		
Proposal	First floor extension over existing garage and re-arrangement of ground floor layout.		
Location	3 The Weavers, Newark		
Applicant	Mr & Mrs Lancashire, 3 The Weavers, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	11/11/2021		
Application No	21/02196/HOUSE		
Date Registered	12 October 2021		
Proposal	Proposed rear ground floor extension and front canopy		
Location	125 Lime Grove, Newark		
Applicant	Mrs Thomson, 125 Lime Grove, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/11/2021		
Application No	21/02072/FUL		
Date Registered	24 September 2021		
Proposal	Conversion and extension of the existing bungalow from Office A2 use back to residential and erection of a single garage.		
Location	Samson House, Edward Avenue, Newark		
Applicant	Piggy Properties Ltd, 5 High Street, Brant Broughton, Lincs		
Decision	Application Permitted	Conditional	Y
Decision Date	16/11/2021		
Application No	21/01942/LDC		
Date Registered	28 September 2021		
Proposal	Application for a Lawful development certificate for a proposed extension.		
Location	9 Hine Avenue, Newark		
Applicant	H R Rasooli, 9 Hine Avenue, Newark		
Decision	Application Refused	Conditional	N
Decision Date	19/11/2021		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

Bowbridge Road, Newark – Proposed Parking Restrictions

An application has been received for the above location due to concerns having been raised about obstructive parking at the entrance to the Newark Hospital. This reduces visibility and access for drivers and pedestrians using this junction. Therefore, to address this issue, it is proposed to introduce ‘No Waiting At Any Time’ restrictions (Double Yellow Lines) at this junction.

Any comments are required by NCC by 2nd December, 2021.

Bede House Lane, Newark – Proposed Parking Restrictions

An application has been received for the above location due to concerns having been raised about inconsiderate parking along Bede House Lane, Newark. It is therefore proposed to introduce ‘No Waiting At Any Time’ restrictions (Double Yellow Lines), along the south side of Bede House Lane, Newark. This will also help to ease congestion, contribute to road safety and protect access for Emergency Vehicles around Newark College and Sherwood Avenue Park.

Any comments are required by NCC by 17th December, 2021.

b. Notification of Appeals

21/01023/RMA - Land at the Rear of 244 Beacon Hill Road, Newark

Application for reserved matters approval for 4 no. town houses with associated garages and new access from Hutchinson Road.

Members are asked to NOTE than an Appeal relating to the above site has been made to the Secretary of State. The appeal follows the refusal to approve something reserved under an outline permission.

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

