



Newark Town Council

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Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING COMMITTEE

WEDNESDAY 30TH SEPTEMBER 2020

Thursday 24th September, 2020

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 30th September, 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: 937 1879 9533 and the Zoom Pass Code is: 575074

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 30TH SEPTEMBER 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 2nd September, 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 30th September, 2020

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 2nd September, 2020 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Mathias (Chair) (Ap)
	Councillor	E Cropper (Vice-Chair) J Baggaley (A) M Cope R A Crowe L Geary D Ledger D Lloyd Ms J Oliver J Olson
In Attendance	Town Clerk Councillor	Alan Mellor J Henderson
Apologies	Cllr T Mathias	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were 0 members of the public present.	
Venue:	Council Chamber, Town Hall	

The Vice-Chair took the meeting in the Chairman's absence.

PR01/20/21 Minutes

The Minutes of the last meeting held on Wednesday 26th February, 2020

were **AGREED** and signed as a true and correct record.

PR02/20/21 Matters Arising

The Town Clerk thanked members for their patience and understanding during the lockdown period when applications were being considered virtually. He said he understood this had not been easy but comments have continued to be submitted on a reasonable basis throughout the period that 'Virtual' meetings have been held.

The Town Clerk also suggested to Members that NSDC decisions from March should not be recorded on the next Agenda. This was **AGREED** and they would be available to view on the NSDC website.

The Town Clerk also asked Members if they wished the NSDC decisions to be shown on the Town Council Planning Agenda from now on. It was **AGREED** that they should.

Cllr Cope asked if the decisions taken virtually should be confirmed at the next meeting. The Town Clerk said they didn't have to be as the decisions had already been made and comments passed to NSDC. These could also be viewed on the NSDC website.

PR03/20/21 Declarations of Interest

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

PR04/20/21 Outstanding Planning Applications

20/01071/FUL Compton House, 117 Balderton Gate, Newark

&
Householder application for proposed alterations to the exterior and interior of the property.

20/01072/LBC
No Objection was raised to this application.

20/01410/S73 11 Appleton Gate, Newark

&
Variation of Conditions 2 and 3 attached to Planning Permission 17/01799/FUL to regularise updated discharge of condition details, including new plans and schedule of works.

20/01440/S19LBC
No Objection was raised to this application provided that the Conservation Officer is satisfied with the proposals and that all pre-existing conditions have been observed.

20/01445/FUL 2 Northern Road, Newark

Erection of 2 no. industrial units (B2 use).

No Objection was raised to this application.

20/01452/OUTM

Land off A17, Coddington, Newark

Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping.

Cllr E Cropper informed Members that there were a number of comments from members of the public on this application.

Cllr J Henderson spoke regarding the full extent of the scheme, there were 7 warehouses proposed and these would border Yew Tree Forest. He was concerned what affect this development would have on the forest regarding the water management with it being clay land and water being drawn from the forest. Yew Tree Forest is one of only 2 Yew tree forests in the Country and Cllr Henderson would not like to see this put at risk.

He was also concerned at the impact the increased traffic would have and the visual aspect of the development.

Cllr Geary would prefer the development to take place when there are tenants for the warehouses rather than build them and then left empty while a tenant is found.

She said in the past, only 60% of these buildings had been rented out whilst the other 40% stood empty and in this current economic climate, why would you encourage the building of these developments.

It was decided to **DEFER** this application until the next meeting on 30th September when more information would hopefully be available.

The Town Clerk asked Members to contact him with any additional information that feel is required when the application is considered at the next meeting.

20/01479/FUL

Land at William Street, Newark

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.

Cllr E Cropper declared a Prejudicial Interest in this application and left the room.

Cllrs R Crowe, D Lloyd & M Cope declared a non-prejudicial interest, as they are all Members of the

District Council.

Cllr D Lloyd nominated Cllr D Ledger to Chair the meeting in the Vice Chairman's absence, this was AGREED.

No Objection was raised to this application on the proviso that the Parking Scheme in place for William Street is observed and unaffected.

It was felt that tenants of the existing garages should be consulted on these proposals as well as neighbouring properties being consulted.

Cllr E Cropper returned to the meeting.

20/01482/FUL

6 Dorner Avenue, Newark

Demolish and re-build existing detached garage. Replace first floor bedroom window with full height window and Juliet balcony.

No Objection was raised to this application.

20/01544/FUL

Land to the rear of 61 Syerston Way, Newark

Proposed Change of Use from vacant land to garden which will involve the restoration and relocation of the drainage ditch, the close boarded fencing will be retained (retrospective).

No Objection was raised to this application provided that NCC were in agreement with the drainage works proposed.

20/01545/FUL

Land to the rear of 59 Syerston Way, Newark

Change of Use from vacant land to garden which will involve the restoration and relocation of the drainage ditch, retain the close boarded boundary fencing (retrospective).

No Objection was raised to this application provided that NCC were in agreement with the drainage works proposed.

20/01552/FUL

95 Winthorpe Road, Newark

Proposed single storey flat roof extension to rear including demolition of outbuilding and pitched room over front bay window/front entrance door.

No Objection was raised to this application.

20/01569/FUL

Unit 2, Cardinals Square, 30 Jersey Street, Newark

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.

Cllr D Lloyd said he felt there were 2 reasons why this Committee should object to this application:

1. The locality has been a hub of anti-social behaviour.
2. Known health inequality in this area.

Cllr D Lloyd proposed an **Objection** on the grounds that neither Newark & Sherwood District Council or Nottinghamshire County Council have any policy concerning the location of hot food takeaways in particular locations. Further that no new applications for such establishments should be considered until an appropriate policy is in place.

This proposal was duly seconded and it was **AGREED** to submit the Objection.

20/00711/S73M

Land off North Gate, Newark

AMENDED

Vary Condition 19 (to allow unrestricted delivery times to retail units A, B and C), imposed on planning permission 19/01352/S73M).

No Objection was raised to this application.

20/01252/FUL

Former Newark Fire Station, Boundary Road, Newark

AMENDED

Residential development of 4 no. 1 bed units and 4 no. 2 bed units.

Amended site location plan, existing block plan and site plan.

It was decided to sustain the original **Objections** to this application as follows:

- i. Insufficient consideration has been made of the potential contamination hazards, as per the comments from Environmental Services. A new full Contamination Report should be required prior to any formal consideration of the application.

20/01273/FUL
AMENDED

Land off Hatchets Lane, Newark

Development of 5 no. 3 bed units.

Revised layout drawing 100-416/ID227/004E

Cllrs R Crowe, D Lloyd & M Cope declared a non-prejudicial interest, as they are all Members of the District Council

Cllr D Ledger proposed **No Objection** to this application. She felt that the houses were needed. The Tree Survey had been done and 7 trees had been retained and she was happy as long as the conditions attached were adhered to.

Cllr J Henderson was content with the conditions relating to the trees. He would like to see a Wildlife friendly landscape approach with hedgehog holes in fencing.

Members would like to see 2 trees replaced, off site, for every tree removed.

It was **AGREED** to **not Object** to this application with the following proposed conditions:

- (i) That the proposed conditions submitted by the Tree Officer be applied,
- (ii) The scheme be subject to a 'Wildlife Friendly' Landscape design, including the provision of Hedgehog holes in fencing.

In addition the Town Clerk was asked to write to the District Council asking that Environmental and Ecological Planning Policies be introduced as soon as possible with appropriate consultation with Parish Councils.

20/00553/OUT
AMENDED

The Cottage, Lincoln Road, Newark

Outline application for residential development consisting of 5 new dwellings including the demolition of the existing dwelling.

Amended Illustrative Proposed Site Master Plan and description of development amended.

Cllr D Ledger was concerned that one of the dwellings is too close to the access/egress of the site and is not happy that the original dwelling is being demolished.

The Committee felt that 3 of their previous reasons for Objecting to this application were still outstanding and it was decided to **Object** to this application on the

following grounds:

- i. Environmental & Ecological Impact Assessments should be required before the application is formally considered.
- ii. Whilst there is an existing road access into the site, this is for just one dwelling. Although the proposal has been reduced to 5 dwellings from the original 9, it is still felt there is a requirement for a full Traffic Impact Assessment to be carried out.
- iii. The application is over intensive for the size of the site.

20/01391/FUL

Bowling Green House, London Road, Newark

Change of Use from dwelling house (C3) to bed and breakfast (C1).

No Objection was raised to this application.

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.

20/01554/FUL

Newark Cricket Club Sports Ground, Kelham Road, Newark

Proposed single storey changing facilities block to be used in conjunction with existing adjacent cricket pitches (re-submission).

All Members declared a non-prejudicial Interest in this application.

No Objection was raised to this application.

20/01626/HOUSE

13 Pelham Street, Newark

Proposed single storey rear extension.

No Objection was raised to this application.

20/01643/HOUSE

32 Saucemere Drive, Newark

Demolish existing conservatory and replace with proposed single storey rear extension.

No Objection was raised to this application.

20/01583/HOUSE 1 Wellington Road, Newark

Proposed ground floor side extension.

No Objection was raised to this application.

Meeting Closed:	8.25pm	Next Meeting:	Wednesday 30th September, 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
20/01452/OUTM	1 of 1	Tritax Acquisition 39 Ltd	Land off A17 Coddington Newark
Received 19.08.20		c/o Agents Delta Planning	

Description – Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping.

Ref/Year/App.No	Revision	Applicant	Location
20/01400/LBC	1 of 1	Mr K Warren Newark Snooker Club	Newark Cue Club 41A Carter Gate Newark NG24 1UA
Received 27.08.20		11 The Waterfront Newark NG24 4SG	

Description – Removal of internal wall and insert 2 RSJ steel beams.

Ref/Year/App.No	Revision	Applicant	Location
20/01720/OUTM	1 of 1	Richmond & Pritchett	Grove Bungalow Barnby Road Newark NG24 2NE
Received 15.09.20		c/o Agent	

Description – Residential development of up to 17 no. new dwellings (following removal of Grove Bungalow and existing outbuildings) (re-submission of 19/02158/OUT).

Ref/Year/App.No	Revision	Applicant	Location
20/01753/HOUSE	1 of 1	Mr R Stanley 22 Winthorpe Road Newark NG24 2AB	22 Winthorpe Road Newark NG24 2AB
Received 21.09.20			

Description – Removal of existing conservatory and replace with new kitchen room.

Ref/Year/App.No	Revision	Applicant	Location
20/01758/HOUSE	1 of 1	Mr J Daykin 119 Mill Gate Newark NG24 4UA	119 Mill Gate Newark NG24 4UA
Received 18.09.20			

Description – Remove shed and erect garden studio for use as a home office.

Ref/Year/App.No	Revision	Applicant	Location
20/01759/LBC	1 of 1	Mr J Daykin 119 Mill Gate Newark NG24 4UA	119 Mill Gate Newark NG24 4UA
Received 18.09.20			

Description – Erect Garden Studio.

Ref/Year/App.No	Revision	Applicant	Location
11/01300/FULM AMENDED	1 of 1	PA Freight Services Ltd Park House Farndon Road Newark NG24 4SP	PA Freight Services Ltd Park House Farndon Road Newark NG24 4SP
Received 07.09.20			

Description – Re-configuration of access arrangements to existing freight yard and provision of new parking and turning area for commercial vehicles.

Amended red line boundary plan.

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	18/02129/VAR106		
Date Registered	2 November 2018		
Proposal	Application to modify Section 106 Agreement pursuant to planning application 14/01978/OUTM for modifications sought in relation to affordable housing and education.		
Location	Land South of Newark, Bowbridge Lane, Newark		
Applicant	Urban & Civic, c/o Agent		
Decision	Application Permitted	Conditional	
Decision Date	15/09/2020		
Application No	19/02214/FULM	Full Planning Permission	
Date Registered	27 January 2020		
Proposal	Erection of 10 new dwellings		
Location	Land North of Esther Varney Place, Newark		
Applicant	Mrs J Wise, 1700 Solihull Parkway, Solihull, Birmingham		
Decision	Application Refused	Conditional	N
Decision Date	09/09/2020		
Application No	20/00711/S73M		
Date Registered	5 May 2020		
Proposal	Vary Condition 19 (to allow unrestricted servicing/delivery times to Retail Units A, B and C) imposed on planning permission 19/01352/S73M.		
Location	Land off North Gate, Newark		
Applicant	Mr P Rowe, 287 Regents Park Road, London		
Decision	Application Permitted	Conditional	Y
Decision Date	09/09/2020		
Application No	20/01073/FUL	Full Planning Permission	
Date Registered	25 June 2020		
Proposal	Demolition of outbuilding and erection of one bedroomed detached granny annexe bungalow incorporating garage.		
Location	71 Farndon Road, Newark		
Applicant	Mr T Insole, 71 Farndon Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	18/09/2020		

Application No	20/01283/FUL	Full Planning Application	
Date Registered	16 July 2020		
Proposal	Householder application for a proposed veranda to the rear at first floor.		
Location	9 Lightfoot Close, Newark		
Applicant	Mrs L Hall, 9 Lightfoot Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/09/2020		
Application No	20/01293/FUL	Full Planning Application	
Date Registered	17 July 2020		
Proposal	Householder application for proposed single storey side extension.		
Location	31 Harewood Avenue, Newark		
Applicant	Mr I Weselby, 31 Harewood Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/09/2020		
Application No	20/01315/HOUSE		
Date Registered	22 July 2020		
Proposal	Proposed removal of existing rear porch and erection of new rear extension.		
Location	196 Bowbridge Road, Newark		
Applicant	Mr M Pritchard, 67 Farndon Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	08/09/2020		
Application No	20/01384/HOUSE		
Date Registered	29 July 2020		
Proposal	Proposed two storey side extension with upper floor accommodation and open ground floor to allow suitable access to rear garden.		
Location	92 London Road, Newark		
Applicant	Mr C Freeman, Lenton Lodge, The Orchard, 92 London Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/09/2020		

Agenda Item No: 7

Committee Date: Wednesday 30th September, 2020

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Licensing Applications

An application has been received for a New Premises Licence for:
Cafrello Vietnam House, 2 London Road, Newark.

An application has been received for a New Premises Licence for:
BeanBlock CIC, Unit 24, 15 St Mark's Lane, Newark.

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