



Newark Town Council

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PLANNING COMMITTEE

WEDNESDAY 2ND SEPTEMBER 2020

Wednesday 26th August, 2020

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 2nd September, 2020 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:

<http://www.nsdci.info/eplanning/default.aspx?sid=1&index=1>.

Yours sincerely

Alan Mellor
Town Clerk

PLANNING COMMITTEE

WEDNESDAY 2ND 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 26th February, 2020. | Minutes Attached | Page 5 |
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| 5 | Outstanding Planning Applications | Report Attached | Page 13 |

Committee Membership:

Cllr T Mathias (Chair)
Cllr E Cropper (Vice-Chair)
Cllr J Baggaley
Cllr M Cope
Cllr R A Crowe
Cllr L Geary
Cllr D Ledger
Cllr D Lloyd
Cllr Ms J Oliver
Cllr J Olson



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Agenda Item No: 2

Committee Date: Wednesday 2nd September, 2020

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 26th February, 2020 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Mathias (Chair)
	Councillor	E Cropper (Vice-Chair) J Baggaley (Ap) M Cope R A Crowe L Geary D Ledger D Lloyd Ms J Oliver J Olson (Ap)
In Attendance	Town Clerk Councillors	Alan Mellor Mrs I Brown, Mrs G Dawn, J Henderson & L Goff
Apologies	Cllrs J Baggaley & J Olson	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were no members of the public present.	
Venue:	Council Chamber, Town Hall	

PR59/19/20 Minutes

The Minutes of the last meeting held on Wednesday 29th January, 2020 were **AGREED** and signed as a true and correct record.

PR60/19/20 Matters Arising

There were no matters arising.

PR61/19/20 Declarations of Interest

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

PR62/19/20 Outstanding Planning Applications

18/02367/FUL & Amendment Land to the rear of Orchard House, 51 Beacon Hill Road, Newark

Demolition of garage and erection of 1 no. 4 bed dwelling with attached garage.

Cllr Cropper was disappointed to see that no consideration had been given to the carbon footprint and energy efficiency of the proposed new dwelling.

No Objection was raised to this application.

19/02213/FUL 1 Dorner Avenue, Off Farndon Road, Newark

Demolition of bungalow and outbuildings and erection of replacement bungalow.

Cllr D Lloyd joined the meeting at this point.

No Objection was raised to this application.

19/02214/FULM Land North of Esther Varney Place, Newark

Erection of 10 dwellings.

No Objection was raised to this application.

20/00120/FUL Costa, 30-31 Stodman Street, Newark

To place 3 tables and 6 chairs on the Highway.

Cllr D Lloyd informed Members that there are only 5 establishments in the town who have a Street Pavement Licence. He said there was no policing or enforcement for this and was disappointed at the inequality.

No Objection was raised to this application but the Town Clerk was asked to write to NCC and NSDC regarding the lack of enforcement of Street Pavement Licences and with a firm request that the enforcement authority be delegated from the County Council to either the District or Town Council.

20/00132/FULM 1-41 Stephenson House, Mather Road, Newark

& Repaint external building on a like for like basis, replace

- 20/00133/LBC** windows and doors, block up 1 no. door opening and install metal security gates to front (west) elevation.
No Objection was raised to these applications.
- 20/00139/FUL** **The Old Malthouse, 71 Appleton Gate, Newark**
The conversion of an existing gym and associated accommodation to offices.
Cllr J Henderson spoke regarding parking issues within this area and the problem of people parking for 8 hours plus whilst at work.
It was noted that there was no parking provision with this application.
Objection was raised to this application on the grounds that no parking provision had been made for the proposed offices and it was suggested that a Traffic Impact Assessment should be completed before any permission is granted.
- 20/00142/FUL** **15 Syerston Way, Newark**
Retrospective change of use of vacant land to garden, including restoration of drainage ditch and retention of boundary fencing (resubmission of 19/01182/FUL).
No Objection was raised to this application provided that NCC are satisfied with the amendments relating to land drainage concerns.
- 20/00143/FUL** **19 Syerston Way, Newark**
Retrospective change of use of vacant land to garden, including restoration of drainage ditch and retention of boundary fencing (resubmission of 19/01184/FUL).
No Objection was raised to this application provided that NCC are satisfied with the amendments relating to land drainage concerns.
- 20/00144/FUL** **17 Syerston Way, Newark**
Retrospective change of use of vacant land to garden, including restoration of drainage ditch and retention of boundary fencing (resubmission of 19/01183/FUL).
Cllr R Crowe declared a personal interest in this application.
No Objection was raised to this application provided that NCC are satisfied with the amendments relating to land drainage concerns.

- 20/00148/FUL 6 Gorse Road, Newark**
Householder application for proposed single storey side extension.
No Objection was raised to this application.
- 20/00173/FUL 28 Trent Way, Newark**
Householder application for erection of a 2 storey extension to the front of the property.
No Objection was raised to this application.
- 20/00182/FUL 34 Riverside Road, Newark**
Householder application for proposed detached garage.
No Objection was raised to this application.
- 20/00193/LBC 41A Victoria Street, Newark**
Install four (two on each side), flat profile tile vents and replace the cement launching with more sympathetic and traditional lead flashing.
No Objection was raised to this application.
- 20/00204/FUL 11 Levellers Way, Newark**
Householder application for demolition of conservatory and construction of single storey rear extension. Part garage conversion to living accommodation.
No Objection was raised to this application.
- 20/00211/FUL 240A Beacon Hill Road, Newark**
Householder application for Oak Framed Double Garage.
No Objection was raised to this application.
- 20/00228/FUL The Raj, 2 Harcourt Street, Newark**
Change of Use to a large HMO including extension and alterations.
Objection was raised to this application on the following grounds:
- i) The proposal is over intensive for the site
 - ii) There is no parking provision for the proposed HMO.
 - iii) The level of accommodation being proposed is sub-standard; it doesn't achieve an acceptable level that the Town Council could support.

20/00229/FUL Newark Rugby Club, Kelham Road, Newark

Re-surfacing of existing car park including associated drainage.

Cllr R Crowe declared a non-pecuniary interest in this application.

No Objection was raised to this application.

20/00275/FULM Land at Lord Hawke Way and Bowbridge Road, Newark

Residential development of 87 dwellings and associated works (resubmission of 19/01790/FULM).

Cllr D Lloyd declared a prejudicial interest in this application and left the room for the discussion.

Cllr R Crowe declared a non-pecuniary interest in this application.

A discussion took place regarding the traffic impact this development would have on Bowbridge Road and the surrounding area. It was felt that the Traffic Impact Assessment for the land South of Newark was being relied upon for this development.

Cllr E Cropper expressed disappointment at the lack of consideration given to the carbon footprint and energy efficiency of the proposed properties.

It was decided to sustain the Committee's original **Objections**, together with a requirement for a Traffic Impact Assessment as follows:

- i) Over intensification of the site
- ii) Type H housing falling short of Government guidelines regarding size of property
- iii) Loss of privacy for Thoresby Avenue residents
- iv) Loss of another green space
- v) Newark Town Council remains extremely concerned about this planning application; since the original application was considered it has become clear that the funding to complete the Southern Link Road (East to West) is not in place, whilst a full TIA was carried out to support the Middlebeck development, this cannot now be relied on to support this, or any other significant new housing development on Bowbridge Road or adjoining streets.

The Town Council urges the District Council, in the strongest possible terms, to commission a new TIA to model the impact of the SLR not being completed on the Town. Without this assessment, applications for significant new house building in this area should be subject to a moratorium. There can be no justification for allowing new housing development to take place without the knowledge of what the traffic impact will be on the Town, in the event that this important road is not completed as planned.

If the District Council are minded to approve this application, then the Town Council would suggest that any such permission is accompanied by a condition that no development may commence until such time as the funding for the full SLR is guaranteed & in place and the road is physically completed.

Cllr D Lloyd returned to the meeting.

20/00290/FUL

Credit Cheque, 34 Lombard Street, Newark

Conversion of ground floor shop unit and first floor offices to form smaller retail unit, new separate access to first floor at ground floor level and new residential accommodation at first floor.

No Objection was raised to this application.

20/00313/FUL

63 Lincoln Road, Newark

Householder application for part demolition of semi-detached dwelling and the construction of single and two storey side and rear extension.

No Objection was raised to this application.

PR63/19/20 Notice of NSDC Planning Decisions

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

PR64/19/20 Miscellaneous Applications

a.

Amended Applications

19/01947/FULM – 2 Jubilee Street, Newark

Demolition of existing buildings. Erection of 4 bungalows (1 bedroom), 10 apartments (2 no. 2 bedroom and 8 no. 1 bedroom), access road, parking

courtyard and associated infrastructure for affordable purposes. (Resubmission of 19/01060/FULM).

Revised site layout and proposed apartments layout and elevations. Proposed apartment block reduced to 2 storey as opposed to 2.5/3 storey, as before.

Cllr L Geary declared a non-pecuniary interest in this application.

It was decided to sustain this Committee's original **Objections**, with some additions, as follows:

- i) Newark Town Council remains extremely concerned about this planning application; when the original application was considered in June 2019 one of the objections raised concerned the level of additional traffic that would arise from the development in an already congested area.

The Town Council notes that Nottinghamshire County Council raise no objections from a highway perspective and have confirmed that no Traffic Impact Assessment is required. Frankly, the Town Council considers these comments to be appalling and appear to demonstrate a complete lack of knowledge or understanding of the current position with regard to the Southern Link Road (SLR) by those professional officers, whose role it is to advise on applications with regard to highway matters.

It is now clear that the funding to complete the Southern Link Road (East to West) is not in place, whilst a full TIA was carried out to support the Middlebeck development this cannot now be relied on to support this or any other significant new housing development on Bowbridge Road or adjoining streets. The Town Council urges the District Council, in the strongest possible terms, to commission a new TIA to model the impact of the SLR not being completed on the Town. Without this assessment, applications for significant new house building in this area should be subject to a moratorium. There can be no justification for allowing new housing development to take place without the knowledge of what the traffic

impact will be on the Town, in the event that this important road is not completed as planned.

If the District Council are minded to approve this application, then the Town Council would suggest that any such permission is accompanied by a condition that no development may commence, until such time as the funding for the full SLR is guaranteed & in place and the road is physically completed.

- ii) Loss of mature trees on the site and the detrimental amenity impact on existing adjacent properties and residents.
- iii) The application should not be considered further until the District Council's new Green Spaces Strategy has been approved.
- iv) Now that the nearby old Bearings site has approval for the construction of 62 dwellings, the traffic impact will be increased significantly on Bowbridge Road which already suffers from congestion. This should be taken into account in a Traffic Impact Assessment.

20/00026/LBC 19 Market Place, Newark

Use of ground floor as A1 Retail – Change of Use of first floor from Office B1 Use to A1 Retail Use, including internal alterations and conversion of second and third floors to form 2 no. 1 bed residential units, insertion of roof-light to rear elevation, connection to soil pipe at adjacent property, replacement windows and re-roofing.

Amended description of development – the proposal now includes replacing the windows rather than repairing them.

No Objection was raised to this application provided that the Town Council could be assured that bin storage space would be provided for the residential units in order to alleviate any further issues with refuse bins being left in the Market Place.

Meeting Closed:	7.55pm	Next Meeting:	Wednesday 25th March, 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
20/01071/FUL	1 of 1	Mr P Cutts 86 Main Street Huthwaite Sutton in Ashfield Notts	Compton House 117 Balderton Gate Newark
Received 05.08.20			

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

Ref/Year/App.No	Revision	Applicant	Location
20/1072/LBC	1 of 1	Mr P Cutts 86 Main Street Huthwaite Sutton in Ashfield Notts	Compton House 117 Balderton Gate Newark
Received 04.08.20			

Description – Proposed alterations to the exterior and interior centered round the rear wing.

Ref/Year/App.No	Revision	Applicant	Location
20/01410/S73	1 of 1	Mr Jones c/o Agent – Swish Architecture Ltd	11 Appleton Gate Newark
Received 04.08.20			

Description – 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.

Ref/Year/App.No	Revision	Applicant	Location
20/01440/S19LBC	1 of 1	Mr Jones c/o Agent – Swish Architecture Ltd	11 Appleton Gate Newark
Received 04.08.20			

Description – Variation of Conditions 2 and 3 attached to planning permission 17/01800/LBC to regularise updated plans and schedule of works.

Ref/Year/App.No	Revision	Applicant	Location
20/01445/FUL	1 of 1	Mr D Harrison Falcon Motors 2 Northern Road Newark	2 Northern Road Newark
Received 12.08.20			

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

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
20/01479/FUL	1 of 1	Newark & Sherwood DC	Land at William Street Newark
Received 24.08.20		c/o Agent	

Description – 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.

Ref/Year/App.No	Revision	Applicant	Location
20/01482/FUL	1 of 1	Mr & Mrs Watkins	6 Dorner Avenue Newark
Received 11.08.20		6 Dorner Avenue Newark	

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

Ref/Year/App.No	Revision	Applicant	Location
20/01544/FUL	1 of 1	Mr & Mrs Eason	Land to the rear of 61 Syerston Way Newark
Received 20.08.20		61 Syerston Way Newark	

Description – 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).

Ref/Year/App.No	Revision	Applicant	Location
20/01545/FUL	1 of 1	Mr & Mrs Hill	Land to the rear of 59 Syerston Way Newark
Received 20.08.20		59 Syerston Way Newark	

Description – 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).

Ref/Year/App.No	Revision	Applicant	Location
20/01552/FUL	1 of 1	Mr T Ginnelly & Ms D Weir	95 Winthorpe Road Newark
Received 20.08.20		95 Winthorpe Road Newark	

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

Ref/Year/App.No	Revision	Applicant	Location
20/01569/FUL	1 of 1	Mr J Singh	Unit 2
Received 24.08.20		Corby Fish & Chips Ltd	Cardinals Square 30 Jersey Street Newark
		5 Nash Close Worcester	

Description – 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.

Ref/Year/App.No	Revision	Applicant	Location
20/007111/S73M AMENDED	1 of 1	Mr P Rowe	Land off North Gate Newark
Received 06.08.20		Merchant City Ltd 287 Regents Park Road London	

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

Ref/Year/App.No	Revision	Applicant	Location
20/01252/FUL AMENDED	1 of 1	Newark & Sherwood D C	Former Newark Fire Station Boundary Road Newark
Received 07.08.20		c/o Agent	

Description – Residential development of 4 no. 1 bed units and 4 no. 2 bed units.
Amended site location plan, existing block plan and site plan.

Ref/Year/App.No	Revision	Applicant	Location
20/01273/FUL AMENDED	1 of 1	Newark & Sherwood D C	Land off Hatchets Lane Newark
Received 13.08.20		c/o Agent	

Description – Development of 5 no. 3 bed units.
Revised layout drawing 100-416/ID227/004E.

Ref/Year/App.No
20/00553/OUT
AMENDED

Revision
1 of 1

Applicant
Mr P Stokes &
Humphreys
The Cottage
Lincoln Road
Newark

Location
The Cottage
Lincoln Road
Newark

Received 11.08.20

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

Amended Illustrative Proposed Site Masterplan and description of development amended.
