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### PLANNING COMMITTEE

**WEDNESDAY 29TH NOVEMBER 2023**

Wednesday 22nd November 2023

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 29th November 2023 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



Matthew Gleadell

**Town Clerk**

### PLANNING COMMITTEE

**WEDNESDAY 29TH NOVEMBER 2023**

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### 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 1st November 2023.** | **Minutes Attached** | **Page 5** |
| **3** | **Declarations of Interest from Members**  *Relevant Legislation:  Localism Act 2011 s31* | **Verbal** |  |
| **4** | **Outstanding Planning Applications** | **Report Attached** | **Page 11** |
| **5** | **NSDC Planning Application Decisions** | **Report Attached** | **Page 15** |
| **6** | **Miscellaneous Applications** | **Report Attached** | **Page 21** |

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| **Committee Membership:** | Cllr L Geary (Chair)  Cllr E Cropper (Vice-Chair)  Cllr D Campbell  Cllr T Collier  Cllr B Corrigan  Cllr G Rix  Cllr N Ross  Cllr L Roulstone  Cllr M Skinner |



### Agenda Item No: 2 Committee Date: Wednesday 29th November 2023

# PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 1st November 2023 in the Council Chamber, Town Hall.

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| **Membership Present:** | **Councillor** | **L Geary (Chair)** |
|  | Councillor | E Cropper (Vice-Chair)  D Campbell  T Collier  B Corrigan  G Rix (Ap)  N Ross  L Roulstone  M Skinner |
| **In Attendance** | Town Clerk | Matthew Gleadell |
| **Apologies** | Cllr G Rix | |
| **Taking Minutes:** |  | Matthew Gleadell |
| **Public:** | There were 0 members of the public present.  There were 0 members of the press present. | |
| **Venue:** | Council Chamber, Town Hall. | |

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| **PR35/23/24** | **Minutes** |
|  | The Minutes of the last meeting held on Wednesday 27th September 2023 were **AGREED** and signed as a true and correct record. |

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| **PR36/23/24** | **Matters Arising** | |
|  | There were no Matters Arising. | |
| **PR37/23/24** | **Declarations of Interest** | |
|  | It was **AGREED** to accept any declarations of interest as and when they arose during the meeting. | |
| **PR38/23/24** | **Outstanding Planning Applications** | |
|  | **23/01479/CPRIOR** | **10 Albert Street, Newark**  Application to determine if prior approval is required as to impacts of the development ‘Conversion of existing office/shop/store to 2 x one-bedroom residential flats’, risks in relation to the building and/or impacts on intended occupiers of the development (Schedule 2, part 3, class MA).  **No Objection was raised to this application.** |
|  | **23/01646/ADV** | **SpaMedica Newark, Loxley House, Balderton Gate, Newark**  Cllr D Campbell declared a non-pecuniary interest in this application.  Erection of 3 non-illuminated fascia signs and 1 freestanding sign.  **No Objection was raised to this application.** |
|  | **23/01668/LBC** | **31 Mill Gate, Newark**  Install a membrane internally in the living room at FFL to eliminate rising damp entering the building.  **No Objection was raised to this application.** |
|  | **23/01680/HOUSE** | **19 Loom Gardens, Middlebeck, Newark**  Single storey rear extension.  **No Objection was raised to this application.** |
|  | **23/01689/S73** | **121 Farndon Road, Newark**  Application for variation of Condition 02 to substitute approved plans with revised drawings including raising height and altering roof of extension, alteration of cladding material attached to planning permission 22/01719/HOUSE; Demolition of existing conservatory and lean to and the erection of a single storey extension. Additional window to first floor.  **No Objection was raised to this application.** |

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|  | **23/01737/ADV** | **Former Marks & Spencer, 32 Stodman Street, Newark**  Advertising hoarding for 32 Stodman Street.  Cllr N Ross declared a non-pecuniary interest in this application.  **No Objection was raised to this application.** |
|  | **23/01755/RMAM** | **Flowserve Pump Division, Hawton Lane, Balderton, Newark**  Submission of Reserved Matters (layout, scale, appearance, landscaping) for Phase 2 of 19/00854/OUTM for 309 dwellings, including details to discharge Conditions 5, 12, 14 (in part), 16, 17 (in part) and 22.  **Newark Town Council notes and supports the concerns of other Consultees as to the lack of parking for the sports club, certain S106 conditions not being met, concerns from the Tree Officer and concerns as to Rights of Way and Bridleway. Newark Town Council asks that the Developer acts to address these concerns accordingly.** |
|  | **23/01756/HOUSE** | **Otter Cottage, Navigation Yard, Mill Gate, Newark**  Replacement windows.  **Newark Town Council has No Objections provided the replacement windows are supported by the Conservation Officer and retain the character of the existing windows.** |
|  | **23/01768/S73** | **Former Newcastle Arms Public House, George Street, Newark**  Application for Variation of Conditions 03 (Materials) and 04 (Details of Features) to allow replacement window frames and clarify extract vents to be used attached to planning permission 21/01276/FUL; Conversion of public house into seven one-bedroom residential units (subsequently amended to five units).  **No Objection was raised to this application.** |
|  | **23/01776/ADV** | **11 & 11C Stodman Street, Newark**  Two fascia signs and illuminated hanging sign.  Cllr E Cropper declared a non-pecuniary interest in this application.  **Subject to approval from Environmental Health and meeting the requirements of NSDC’s SPD for Shop Fronts, Newark Town Council has No Objection.** |
|  | **23/01805/PIP** | **The Courtyard, Long Row, Barnby Gate, Newark**  Application for Permission in Principle for residential development of three to five dwellings in the form of either conversion of existing buildings or the demolition of existing buildings and construction of new dwellings.  **Newark Town Council in principle, supports the use of the site as residential but would encourage retention and conversion of existing structures and the number of units on the site being limited to 3.** |
|  | **23/01819/HOUSE** | **9 Fairway, Newark**  Single storey rear extension.  **No Objection was raised to this application.** |
|  | **22/01528/RMAM**  **&**  **22/01529/RMAM**  **Amended**  **Addendum** | **Lincoln Road Playing Field, Newark**  Application for Reserved Matters Approval comprising the erection of 159 dwellings including relevant demolition, landscaping and car parking pursuant to outline planning permission 22/00426/S73M; Redevelopment of parts of the Yorke Drive estate).  **Newark Town Council sustains all previous comments in relation to this development.** |
|  | **23/01799/HOUSE**  **Addendum** | **1 Hutchinson Road, Newark**  Conversion of double garage to form annexe living accommodation for extended family.  **Newark Town Council opposes this development. The building is inappropriate for use as residential accommodation. It will have a detrimental impact on the street scene and adversely impact the character of the estate. It will also adversely impact the adjoining highway due to the potential for increased traffic accessing and egressing the site. The proposal does not meet the requirements of the Householder Development Supplementary Planning document and as such, be treated as an application for a new dwelling. In being treated as such, it is inconsistent with the Local Development Plan. The scale and mass of the new dwelling would not sit appropriately in relation to adjoining properties.** |
|  | **23/01855/FUL**  **Addendum** | **Goodlife Foods, Brunel Drive, Newark**  Proposed vehicular access and footpath crossing on Whittle Close.  **No Objection was raised to this application.** |
| **PR39/23/24** | **Notice of NSDC Planning Decisions** | |
|  | The Committee **NOTED** the District Council Planning Decisions received since the last meeting. | |
| **PR40/23/24** | **Miscellaneous Applications**   1. **Nottinghamshire County Council Applications**   No applications had been received.   1. **Street Naming**   **New Development on land at Barnby Road, Newark**  Members **NOTED** the name ‘Knot Gardens’ chosen by the Developer for the above site.   1. **Notification of Appeals**   No applications had been received.   1. **Licensing Applications**   No notifications had been received.   1. **Local Development Framework Plan Review, Second Publication Allocations & Development Management Development Plan Document**   Newark Town Council is unable to support a Local Development Plan that includes the land east of Newark. Future development of the land east of Newark will represent an unconscionable loss of one of Newark’s largest areas of open green space and amenity land. Newark Town Council does however, recognise the need for and the importance, of having an up-to- date Local Development Plan. Newark Town Council understands the long term need to identify sites for future housing growth and is willing to work with Newark and Sherwood District Council to better understand the long-term housing needs of Newark and consider carefully, how those needs can be met.   1. **Newark High School, London Road, Newark**   **Tree Preservation Order**  Cllrs D Campbell & B Corrigan declared a non-pecuniary interest in this application.  **Newark Town Council fully supports a full Tree Preservation Order being applied to the grounds of Newark High School.**   1. **23/00060/FUL – Appleby Lodge, Barnby Road, Newark (Addendum)**   Change of use of paddock to provide 8 no. pitches for permanent residential occupation and 2 no. amenity buildings.  **Newark Town Council notes the omissions of Newark & Sherwood District Council as to the service of notices on all of the owners of land within the Application Site Boundary, as part of the original Planning Application submission.** | |

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| **Meeting Closed:** | **8.25pm** | **Next Meeting:** | **Wednesday 29th November 2023** |

**Agenda Item No: 4 Committee Date: Wednesday 29th November 2023**

### PLANNING COMMITTEE

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| **SUBJECT:** | **SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS** |
| **REPORT BY:** | **TOWN CLERK** |

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| **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. |

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| **Background Papers:** | **Attached** |
| **Lead Officer:** | **Matthew Gleadell**  **Tel: 01636 684800**  **Email:** [**matthew.gleadell@newark.gov.uk**](mailto:matthew.gleadell@newark.gov.uk) |

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| **No** | **Application No** | **Applicant/Site Address** | **Description** |
| 1 | 23/01831/HOUSE | Mrs M Vattolil  12 Pelham Close  Newark | Proposed conversion of garage to form bedroom, with new window to side elevation. |
| 2 | 23/01895/FUL | Auto Part Worn Tyres Ltd  Units 1 and 2 Farrar Close  Newark | Regularise change of use of Unit 1 for mechanical repair of motor vehicles and fitting of tyres and change use of Unit 2 to (DVSA) Class 4 MOT Testing Station. |
| 3 | 23/01900/ADV | Turnbulls & Co Ltd  Turnbull Builders Merchant  Northern Road  Newark | 2 totem signs and 2 Fascia signs. |
| 4 | 23/01936/S73 | S Fletcher Homes Ltd  Mansfield  Land at Hutchinson Road  Newark | Application to vary Condition 10 of planning permission 23/01315/S73 to raise finished floor levels. |
| 5 | 23/01948/HOUSE | Mr K Andresen  25 Blackbrook Road  Newark | Proposed single storey rear extension and removal of existing conservatory (re-submission). |
| 6 | 23/01963/FUL | Mr K Roberts  Edgefield House  North Muskham  82 Mill Gate  Newark | Erection of 1 dwelling. |
| 7 | 23/01968/LBC | Mr & Mrs Stout  Shalem House  The Friary  Appleton Gate  Newark | Re-open the existing arched opening between snug and lower reception. |
| 8 | 23/01974/FUL | Mr Brankin  38 North Gate, Newark  174 Hawton Road  Newark | Change of Use of residential dwelling (Use Class C3) to a Care Home for 2 no. children (Use Class C2). |

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| 9 | 22/02321/FULM  Amended | Assura Aspire Ltd  Warrington  Newark Day Service  Woods Court  Walker Close  Newark | Use of existing building as medical centre (Use Class E) with a GP Practice and ancillary offices and pharmacy. Demolition of existing store building, creation of car parking and removal of trees. |
| 10 | 21/02690/FUL  Amended | Newark & Sherwood District Council  Newark Castle  Castle Gate  Newark | Engineering works to form new gatehouse approach, alterations to existing castle, creation of new pedestrian access, construction of new entrance pavilion and multi-functional events facility and landscaping works. |
| 11 | 23/01605/HOUSE | Ms C Davison  57 Whitfield Street  Newark | Demolition of brick garage to create off street parking and extra garden space. Insert new gate adjacent road. Replacement fencing, doors and windows including alterations to openings. |

**Agenda Item No: 5 Committee Date: Wednesday 29th November 2023**

### PLANNING COMMITTEE

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| **SUBJECT:** | **NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL**  **PLANNING DECISIONS** |
| **REPORT BY:** | **TOWN CLERK** |

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| **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. |

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| **Background Papers** | **Attached** |
| **Lead Officer** | **Matthew Gleadell**  **Tel: 01636 684800**  **Email:** [**matthew.gleadell@newark.gov.uk**](mailto:matthew.gleadell@newark.gov.uk) |

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| **Application No** | 23/01436/FUL | | |
| **Date Registered** | 22 August 2023 | | |
| **Proposal** | Change of use from car hire workshops and offices to offices and commercial use (Use Classes E(g) and E(c)(iii), including the addition of a first floor extension and external alterations. | | |
| **Location** | Former Falcon Motors, 2 Northern Road, Newark | | |
| **Applicant** | McConnells Electrical Co Ltd, 2 Northern Road, Newark | | |
| **Decision** | **Application Permitted** | **Conditional** | **Y** |
| **Decision Date** | 25/10/2023 | | |
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| **Application No** | 23/01573/FUL | | |
| **Date Registered** | 5 September 2023 | | |
| **Proposal** | Conversion of existing dwelling to 8 bed/8 pers HMO (restrospective) | | |
| **Location** | 55 Whitfield Street, Newark | | |
| **Applicant** | JG Property Group Ltd, Cheeky Monkeys Day Nursery, 55 Whitfield Street, Newark | | |
| **Decision** | **Application Permitted** | **Conditional** | **Y** |
| **Decision Date** | 27/10/2023 | | |
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| **Application No** | 23/01807/ELE | | |
| **Date Registered** | 11 October 2023 | | |
| **Proposal** | Installation of substation. | | |
| **Location** | Electricity Sub Station, Air & Space Institute Newark, Great North Road, Newark | | |
| **Applicant** | Networks Services, Sean Ingram | | |
| **Decision** | **No Objection** | **Conditional** | **N** |
| **Decision Date** | 24/10/2023 | | |
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| **Application No** | 23/01864/TELNOT | | |
| **Date Registered** | 16 October 2023 | | |
| **Proposal** | Installation of 9m light pole | | |
| **Location** | Land adjacent 162 Devon Road, Newark | | |
| **Applicant** | Openreach, 123 Judd Street, London | | |
| **Decision** | **No Objection** | **Conditional** | **N** |
| **Decision Date** | 27/10/2023 | | |
|  |  | | |
| **Application No** | 23/01217/FUL | | |
| **Date Registered** | 14 July 2023 | | |
| **Proposal** | Construction of steel frame building for raw sugar storage and engineering stores with associated concrete yard for pallet storage. | | |
| **Location** | British Sugar Corporation Ltd, Great North Road, Newark | | |
| **Applicant** | British Sugar Corporation Ltd, Great North Road, Newark | | |
| **Decision** | **Application Permitted** | **Conditional** | **Y** |
| **Decision Date** | 31/10/2023 | | |

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| **Application No** | 23/01218/FUL | | |
| **Date Registered** | 18 July 2023 | | |
| **Proposal** | Construction of steel frame building for engineering stores and amenities block with associated concrete yard for contractor and welding compound with site cabin and storage containers. | | |
| **Location** | British Sugar Corporation Ltd, Great North Road, Newark | | |
| **Applicant** | British Sugar Corporation Ltd, Great North Road, Newark | | |
| **Decision** | **Application Permitted** | **Conditional** | **Y** |
| **Decision Date** | 31/10/2023 | | |
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| **Application No** | 23/00798/LDCP | | |
| **Date Registered** | 6 September 2023 | | |
| **Proposal** | Application for Lawful Development Certificate for the Proposed Replacement of 6 windows on the front elevation. | | |
| **Location** | 22 Parliament Street, Newark | | |
| **Applicant** | Mr D Overland, Lancashire Business Park, Leyland | | |
| **Decision** | **Certificate Not Issued** | **Conditional** |  |
| **Decision Date** | 31/10/2023 | | |
|  |  | | |
| **Application No** | 23/01256/LBC | | |
| **Date Registered** | 12 September 2023 | | |
| **Proposal** | Erection of sign | | |
| **Location** | 5 Carter Gate, Newark | | |
| **Applicant** | Mr E Kattan, 11 Clover Gardens, Newark | | |
| **Decision** | **Application Refused** | **Conditional** | **N** |
| **Decision Date** | 02/11/2023 | | |
|  |  | | |
| **Application No** | 23/01636/ADV | | |
| **Date Registered** | 15 September 2023 | | |
| **Proposal** | Erection of 3 non-illuminated fascia signs and 1 freestanding sign as replacements | | |
| **Location** | SpaMedica Newark, Loxley House, Balderton Gate, Newark | | |
| **Applicant** | SpaMedica, Bolton | | |
| **Decision** | **Application Permitted** | **Conditional** | **Y** |
| **Decision Date** | 02/11/2023 | | |
|  |  | | |
| **Application No** | 23/01776/ADV | | |
| **Date Registered** | 9 October 2023 | | |
| **Proposal** | Two fascia signs and hanging sign (retrospective) | | |
| **Location** | 11 and 11C Stodman Street, Newark | | |
| **Applicant** | Penroth Ltd, 11 Stodman Street, Newark | | |
| **Decision** | **Application Permitted** | **Conditional** | **Y** |
| **Decision Date** | 10/11/2023 | | |

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| **Application No** | 23/01680/HOUSE | | | | | |
| **Date Registered** | 22 September 2023 | | | | | |
| **Proposal** | Single storey rear extension | | | | | |
| **Location** | 19 Loom Gardens, Middlebeck, Newark | | | | | |
| **Applicant** | Mr R Towers, 19 Loom Gardens, Middlebeck, Newark | | | | | |
| **Decision** | **Application Permitted** | | | **Conditional** | | **Y** |
| **Decision Date** | 16/11/2023 | | | | | |
|  | |  | | | | |
| **Application No** | | 23/01689/S73 | | | | |
| **Date Registered** | | 25 September 2023 | | | | |
| **Proposal** | | Application for variation of Condition 02 to substitute approved plans with revised drawings including raising height and altering roof of extension and alteration of cladding material attached to planning permission 22/01719/HOUSE; Demolition of existing conservatory and lean to and the erection of a single storey extension. Additional window to the first floor. | | | | |
| **Location** | | 121 Farndon Road, Newark | | | | |
| **Applicant** | | Mr & Mrs Fisher, 121 Farndon Road, Newark | | | | |
| **Decision** | | **Application Permitted** | **Conditional** | | **N** | |
| **Decision Date** | | 15/11/2023 | | | | |
|  | |  | | | | |
| **Application No** | | 23/01805/PIP | | | | |
| **Date Registered** | | 11 October 2023 | | | | |
| **Proposal** | | Application for Permission in Principle for Residential Development of three to five dwellings in the form of either conversion of existing buildings or the demolition of existing buildings and construction of new dwellings. | | | | |
| **Location** | | The Courtyard, Long Row, Barnby Gate, Newark | | | | |
| **Applicant** | | Mr H McCallum, The Courtyard, Long Row, Barnby Gate, Newark | | | | |
| **Decision** | | **Application Refused** | **Conditional** | | **N** | |
| **Decision Date** | | 15/11/2023 | | | | |

**Agenda Item No: 6 Committee Date: Wednesday 29th November 2023**

### PLANNING COMMITTEE

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| **SUBJECT:** | **MISCELLANEOUS APPLICATIONS** |
| **REPORT BY:** | **TOWN CLERK** |

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| **a.** | **Nottinghamshire County Council Applications**  No applications have been received. |
| **b.** | **Street Naming**  **Middlebeck Parcels 5a and 5b**  In order to be pro-active, Miller Homes have contacted NSDC with regard to supplying street names for the next Phase of Middlebeck, although planning permission is still waiting to be approved.  6 street names will possibly be required but NSDC have asked if NTC could supply a list of names for this phase and future phases if possible.  Members are asked to consider this request and put forward any suggestions in order that these can be forwarded to NSDC no later than the 30th November. |
| **c.** | **Notification of Appeals**  **Application Ref:** 23/00150/ENFB  **Site Address:** B & Q, Unit A Maltings Retail Park, North Gate, Newark  **Alleged Breach:** Without planning permission, operational development consisting of the erection of a canopy structure to the rear (north) of the premises.  Members are asked to **NOTE** that the above appeal has been lodged against the issuing of an Enforcement Notice by Newark & Sherwood District Council. |
| **d.** | **Licensing Applications**  **Applicant: Crantock Trading Ltd**  **Site Address: Strays, The Ossington, Beast Market Hill, Newark**  **Proposed Use:** **Late Night Refreshment** – Monday to Sunday 23:00 to 00:30  23:00 – 01:30 the following morning on New Year’s Eve.  **Supply of Alcohol** – Monday to Sunday 10:00 to 00:00  From 10:00 to 01:00 the following morning on New Year’s Eve.  **Opening Hours** – Monday to Sunday 07:30 to 00:30  07:30 to 01:30 the following morning on New Year’s Eve.  Members are asked to consider this request in order that any comments can be forwarded to NSDC no later than the 30th November. |

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| **Background Papers:** | **None** |
| **Lead Officer:** | **Matthew Gleadell**  **Tel: 01636 684800**  **Email:** [**matthew.gleadell@newark.gov.uk**](mailto:matthew.gleadell@newark.gov.uk) |