



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 1ST NOVEMBER 2023

Wednesday 25th October 2023

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 1st 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

A handwritten signature in black ink, appearing to read 'M Gleadell'.

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE

WEDNESDAY 1ST NOVEMBER 2023

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 27th September 2023. | Minutes Attached | Page 5 |
| 3 | Declarations of Interest from Members
<i>Relevant Legislation: Localism Act 2011 s31</i> | Verbal | |
| 4 | Outstanding Planning Applications | Report Attached | Page 9 |
| 5 | NSDC Planning Application Decisions | Report Attached | Page 15 |
| 6 | Miscellaneous Applications | Report Attached | Page 21 |

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



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 1st November 2023

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 27th September 2023 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	E Cropper (Vice-Chair) (Ap) D Campbell T Collier B Corrigan G Rix (Ap) N Ross L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillors E Cropper & G Rix	
Taking Minutes:		Matthew Gleadell
Public:	There was 1 member of the public present and 0 members of the press.	
Venue:	Council Chamber, Town Hall.	

PR29/23/24 Minutes

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

PR30/23/24 Matters Arising

There were no Matters Arising.

PR31/23/24 Declarations of Interest

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

PR32/23/24 Outstanding Planning Applications

23/00621/RMA

Amended

**Flowserve Pump Division, Hawton Lane,
Balderton, Newark**

Submission of reserved matters (layout and appearance) for Phase 1 of 19/00854/OUTM comprising a new spine road and enabling works.

NTC would ask that appropriate traffic calming measures are incorporated into the estate roads. NTC notes in particular, a long straight at the entrance to the Development where it is likely that drivers will reach excessive and unacceptable speeds.

23/01161/RMAM

Amended

**Land South of Newark, Bowbridge Lane,
Balderton, Newark**

Approval of reserved matters, pursuant to outline consent 14/01978/OUTM, for the erection of 281 dwellings and associated infrastructure at Parcel 5, Phase 3.

NTC would ask the Developer to ensure that all appropriate archaeological assessments of the area are undertaken prior to development. NTC also welcomes new properties incorporating climate friendly energy measures such as ground source heat pumps and solar panels.

23/01256/LBC

5 Carter Gate, Newark

Erection of sign.

No Objection was raised to this application.

23/01315/S73

Amended

Land at Hutchinson Road, Newark

Application to vary condition 11 of planning permission 22/01878/RMA to allow amended house type and design/ material alterations – reserved matters application pursuant to application 20/00459/OUT; Outline application for 4 no. town houses with associated garages and new access from Hutchinson Road.

No debate took place as this application has already been determined.

23/01436/FUL

Falcon Motors, 2 Northern Road, Newark

Alterations and first floor extension to form offices including changes to façade and roof. Change of use from car hire workshops and offices to all within

Class E use.

No Objection was raised to this application.

23/01514/OUTM

Former Allotments, Barnby Road, Newark

Proposed residential development (10 units).

NTC strongly objects to this proposed development on the following grounds:

1. The development site is not allocated for Housing in the Local Development Plan.
2. The loss of green ecologically valuable land is not justified by this proposed development, especially having regard to the high toad population on this site.
3. The impact on the highway from additional traffic entering and leaving the site, will generate highway safety issues on a road that is already under strain from the cumulative impact of development in the area. NTC supports the comments of Highways.
4. The land to the north of this site is earmarked in the Local Development for future housing growth. If that should happen, this site remaining as green space becomes even more valuable as a wildlife corridor.
5. The development is considered too close to the railway line and as such, the noise and air quality impact from the railway will be unacceptable for the proposed properties.

23/01551/LBC

Palace Theatre, 16-18 Appleton Gate, Newark

Attachment of steel truss to existing roof truss and drill holes to plasterwork ceiling for cable for lighting rig.

Cllr Ross declared a non-pecuniary interest in this application.

No Objection was raised to this application.

23/01573/FUL

55 Whitfield Street, Newark

Conversion of existing dwelling to 8 bed/8 person HMO (retrospective).

No Objection was raised to this application subject to all relevant licensing and safety measures for a HMO being in place.

23/01604/FUL

Lorry & Coach Park, Great North Road, Newark

Glass recycling compound.

Cllr Ross declared a non-pecuniary interest in this application.

No Objection was raised to this application.

PR33/23/24 Notice of NSDC Planning Decisions

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

PR34/23/24 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

New Development on Land at Barnby Road, Newark

Erection of 7 no. dwellings

Members considered the two names put forward by Webster Homes, the Developers at the above site, **Fox Close** and **Rose Close** and the following comments were made:

NTC does not support Rose Close. NTC welcomes a name that reflects the nature features of the area especially the high toad population. Alternatively, a name that celebrates Emily Blagg, as a significant developer of Newark in the early 1900's is suggested.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

No notifications had been received.

e. WHP Telecoms Ltd

Barnby Gate, Newark – forthcoming formal planning application to be submitted by WHP on behalf of Cellnex for an upgrade to existing equipment.

Proposed upgrade to the existing telecommunications apparatus. It is proposed to install 3 no. antennas, 1 no. GPS node, 1 no. cabinet. It is proposed to relocate 3 no. antennas and remove 2 no. GPS devices and 1 no. cabinet and associated ancillary works.

Cllr Skinner declared a pecuniary interest in this application.

No comment was made at this time but it will be considered when it becomes a full planning application.

Meeting Closed:	8.10pm	Next Meeting:	Wednesday 1st November 2023
------------------------	---------------	----------------------	---

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:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk

No	Application No	Applicant/Site Address	Description
1	23/01479/CPRIOR	Duo Properties Ltd 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).
2	23/01646/ADV	SpaMedica SpaMedica Newark Loxley House Balderton Gate Newark	Erection of 3 non-illuminated fascia signs and 1 freestanding sign.
3	23/01668/LBC	County Property Company (Midlands) Ltd 31 Mill Gate Newark	Install a membrane internally in the living room at FFL to eliminate rising damp entering the building.
4	23/01680/HOUSE	Mr R Towers 19 Loom Gardens Middlebeck Newark	Single storey rear extension.
5	23/01689/S73	Mr & Mrs Fisher 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.

6	23/01737/ADV	Newark & Sherwood D C Former Marks & Spencer 32 Stodman Street Newark	Advertising hoarding for 32 Stodman Street.
7	23/01755/RMAM	Lovell Partnerships and CB Collier NK Limited 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.
8	23/01756/HOUSE	Mrs K O'Brien Otter Cottage 7 Navigation Yard Mill Gate Newark	Replacement windows.
9	23/01768/S73	Joynes Developments Ltd 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).
10	23/01776/ADV	Penroth Ltd 11 and 11C Stodman Street Newark	Two fascia signs and illuminated hanging sign.
11	23/01805/PIP	Mr H McCallum 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.

12	23/01819/HOUSE	Mrs Walker 9 Fairway Newark	Single storey rear extension.
----	----------------	-----------------------------------	-------------------------------

Agenda Item No: 5

Committee Date: Wednesday 1st November 2023

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	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk

Application No	22/02023/FUL		
Date Registered	8 February 2023		
Proposal	Proposed canopy to cover outdoor retail floorspace of proposed garden centre.		
Location	Unit A, Maltings Retail Park, North Gate, Newark		
Applicant	Merchant City Ltd, c/o Agent		
Decision	Application Refused	Conditional	N
Decision Date	20/09/2023		
Application No	23/01254/LDCP		
Date Registered	24 July 2023		
Proposal	Lawful Development Certificate for single storey rear extension and front porch infill.		
Location	35 Syerston Way, Newark		
Applicant	Denise Madigan, 35 Syerston Way, Newark		
Decision	Certificate Not Issued	Conditional	
Decision Date	19/09/2023		
Application No	23/01540/LDCP		
Date Registered	1 September 2023		
Proposal	Certificate of Lawfulness for proposed single storey rear extension.		
Location	19 Loom Gardens, Middlebeck, Newark		
Applicant	Mr R Towers, 19 Loom Gardens, Middlebeck, Newark		
Decision	Certificate Not Issued	Conditional	
Decision Date	19/09/2023		
Application No	23/01082/FULM		
Date Registered	23 June 2023		
Proposal	Change of use from B1 (Business & Offices) to a flexible employment use within E(g)(iii) (Industrial Processes), B8 (Storage and Distribution) incorporating alterations to existing elevations and car parking.		
Location	Vodafone Ltd, Brunel Drive, Newark		
Applicant	DCS 452 Ltd, c/o Rotherhill Developments, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	29/09/2023		
Application No	23/01189/FUL		
Date Registered	12 July 2023		
Proposal	External alterations to include removal of all signage, ATN and to infill with brickwork, remove ADT box, CCTV.		
Location	Barclays, 41 Market Place, Newark		
Applicant	Barclays Bank Plc, Canary Wharf, London		
Decision	Application Permitted	Conditional	
Decision Date	29/09/2023		

Application No	23/01190/LBC		
Date Registered	12 July 2023		
Proposal	External and internal alterations to include removal of all signage, ATM and to infill with brickwork, remove ADT box, CCTV, internal counters, furniture, stud partitions, glazing, walls and door.		
Location	Barclays, 41 Market Place, Newark		
Applicant	Barclays Bank Plc, Canary Wharf, London		
Decision	Application Permitted	Conditional	
Decision Date	29/09/2023		
Application No	23/01076/FUL		
Date Registered	19 July 2023		
Proposal	Installation of 2 columns to house 4 floodlights on the west side of Pitch 5.		
Location	Newark Rugby Club, Kelham Road, Newark		
Applicant	Mr D Pick, Newark Rugby Club, Kelham Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	29/09/2023		
Application No	23/01346/HOUSE		
Date Registered	1 August 2023		
Proposal	Remove existing conservatory, replace with single storey extension.		
Location	25 Blackbrook Road, Newark		
Applicant	Mr K Andresen, 25 Blackbrook Road, Newark		
Decision	Application Refused	Conditional	
Decision Date	26/09/2023		
Application No	23/01315/S73		
Date Registered	3 August 2023		
Proposal	Application to vary condition 11 of planning permission 22/01878/RMA to allow amended house type and design/material alterations – Reserved matters application pursuant to application 20/00459/OUT; Outline application for 4 no. town houses with associated garages and new access from Hutchinson Road (re-submission).		
Location	Land at Hutchinson Road, Newark		
Applicant	Mr S Fletcher, 12 Western Avenue, Mansfield, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	27/09/2023		
Application No	21/01688/VAR106		
Date Registered	27 July 2021		
Proposal	Application to modify Section 106 Agreement pursuant to planning application 14/01978/OUTM for modifications sought in relation to altering the trigger for the build out of the SouApplithern Link Road (SLR), Off site sports contribution and affordable housing (to include first homes).		
Location	Land south of Newark, Bowbridge Lane, Balderton, Newark		
Applicant	Browne Jacobson, Nottingham		
Decision	Application Permitted	Conditional	N
Decision Date	06/10/2023		

Application No	23/00993/LBC		
Date Registered	15 August 2023		
Proposal	Installation of a lockable steel gate and 2 no. side panels to the top of the stairs leading up to the mezzanine floor.		
Location	The Buttermarket, Middle Gate, Newark		
Applicant	E Dyche, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/10/2023		
Application No	23/01633/TELNOT		
Date Registered	13 September 2023		
Proposal	Erect 1 x 12m high medium new carrier poles.		
Location	Telecommunications Pole, Jubilee Street, Newark		
Applicant	Openreach		
Decision	No Objection	Conditional	
Decision Date	03/10/2023		
Application No	23/01350/HOUSE		
Date Registered	17 August 2023		
Proposal	Erection of outbuilding		
Location	19 Victoria Street, Newark		
Applicant	Mr A Swain, 19 Victoria Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	10/10/2023		
Application No	23/01031/S73M		
Date Registered	16 June 2023		
Proposal	Variation of conditions 23 and 24 attached to planning permission 20/00711/S73M to amend the wording to allow Unit B to have a smaller unit size and to allow the bulk sale of wine, beer and spirits.		
Location	Land off North Gate, Newark		
Applicant	Merchant City Ltd, London		
Decision	Application Permitted	Conditional	Y
Decision Date	16/10/2023		
Application No	23/01405/HOUSE		
Date Registered	15 August 2023		
Proposal	Erection of an attached garage to side of existing property.		
Location	6 Cardington Way, Middlebeck, Newark		
Applicant	Mr G Oldershaw, 6 Cardington Way, Middlebeck, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	20/10/2023		
Application No	23/01687/TELNOT		
Date Registered	21 September 2023		
Proposal	Notification of proposed upgrade to the existing 20m Tower. Installation of 3 antennas, 1 GPS node, 1 Cabinet. Relocate 3 antennas, remove 2 GPS devices and 1 cabinet & ancillary works.		
Location	Orange Mast, Parker Street, Newark		
Applicant	Cellnex c/o Agent		
Decision	No Objection	Conditional	N
Decision Date	16/10/2023		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

No applications have been received.

b. Street Naming**New development on land at Barnby Road, Newark**

Members discussed possible street names for the above development at the previous meeting held on the 27th September, 2023. Comments were sent to NSDC as follows:

‘NTC does not support Rose Close. NTC welcomes a name that reflects the nature features of the area especially the high toad population. Alternatively, a name that celebrates Emily Blagg, as a significant developer of Newark in the early 1900’s is suggested’.

NSDC have now confirmed that the Developer has decided to go ahead with ‘**Knot Gardens**’, ‘Knot’ being the collective term for a group of toads.

c. Notification of Appeals

No applications have been received.

d. Licensing Applications

No applications have been received.

e. Local Development Framework Plan Review, Second Publication Allocations & Development Management Development Plan Document

The District Council is currently in the process of reviewing its Development Plan, made up of the Amended Core Strategy (ACS) and the Allocations & Development Management Development Plan Document (ADMDPD).

The Council consulted on the first draft Regulation 19 ADMDPD from 14th November 2022 to 9th January 2023. This is the second Regulation 19 Consultation so that the DPD is in a format which the Council wishes to submit to the Secretary of State for examination and subsequent adoption.

The Consultation period is from 25th September 2023 to 6th November 2023.

Members are asked to consider this second draft in order that comments can be forwarded to NSDC no later than the 6th November, 2023.

f. Newark High School, London Road, Newark

Newark & Sherwood District Council placed a provisional Tree Preservation Order upon trees at the above site on 18th September, 2023 and this remains in place for 6 months. During this period, the Authority must decide whether to confirm the Order and if so, whether any modifications are necessary.

The Order is open to public consultation, site notices have been displayed close to the site and adjacent properties have been informed. The consultation period expires on the 6th November, 2023.

Members are asked for comments which will be passed to NSDC to be given due consideration.

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk