



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 7TH FEBRUARY 2024

Wednesday 31st January 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 7th February 2024 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 7TH FEBRUARY 2024

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 10th January 2024. | 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 11 |
| 5 | NSDC Planning Application Decisions | Report Attached | Page 17 |
| 6 | Urgent Decisions Taken Under the Scheme of Delegation | Report Attached | Page 23 |
| 7 | Miscellaneous Applications | Report Attached | Page 25 |

Committee Membership:

Cllr L Geary (Chair)
Cllr E Cropper (Vice-Chair)
Cllr D Campbell
Cllr T Collier
Cllr B Corrigan
Cllr S Crosby
Cllr N Ross
Cllr L Roulstone
Cllr M Skinner



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 7th February 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 10th January 2024 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	E Cropper (Vice-Chair) D Campbell T Collier (Ap) B Corrigan S Crosby N Ross L Roulstone (Ap) M Skinner (Ap)
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillors T Collier, L Roulstone & M Skinner	
Taking Minutes:		Matthew Gleadell
Public:	There was 1 member of the public present and no members of the Press.	
Venue:	Council Chamber, Town Hall.	

PR46/23/24 Minutes

The Minutes of the last meeting held on Wednesday 29th November 2023 were **AGREED** and signed as a true and correct record.

PR47/23/24 Declarations of Interest

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

PR48/23/24 Outstanding Planning Applications

23/01553/HOUSE 15 Marton Road, Newark

Two storey side and single storey rear extension.

No Objection was raised to this application.

23/01772/HOUSE 109 Beacon Hill Road, Newark

Two storey rear extension and alterations to dwelling.

No Objection was raised to this application.

23/02000/FUL Cottage Homes, London Road, Newark

Installation of a single storey modular building to be used as a central communal area for residents.

Newark Town Council Objects to this application believing that the proposal represents significant harm to the Conservation Area, it will result in a loss of valuable amenity space within the development. It is noted that the Conservation Officer at NSDC also objects to the application. Newark Town Council suggests that the applicant considers a small summer house as an alternative.

23/02020/FULM Jericho Works, Bowbridge Lane, Balderton, Newark

New mixing and packing facility and internal access changes to create new area of hardstanding.

Newark Town Council adopts a neutral position in relation to this application but does note the responses of other Consultees and supports those responses accordingly.

**23/02092/LBC Queens Head Chambers, Queens Head Court,
& Newark**

23/02116/FUL

Conversion of offices to 8 flats.

Newark Town Council supports, in principle, the conversion of offices into residential accommodation. It is noted however, that the proposed development makes no provision for bin storage or bike storage and NTC would ask that the applicant makes appropriate changes to the plans for development to accommodate these features.

23/02112/S73 & 23/02124/S19LBC	<p>1-3 & 5 Mill Gate, Newark</p> <p>Application to vary conditions 2 and 3 attached to planning permission 19/00003/FUL & 19/00107/LBC to allow a trellis fence in place of the approved wall.</p> <p>No Objection was raised to these planning applications.</p>
23/02117/S73M	<p>Land off Mill Gate, Newark</p> <p>Application for variation of conditions 3,4,5,6,8,15,16,17,19,21 & 24 as per submitted schedule attached to planning permission 20/01007/S73M; Variation of conditions 4,5,6,8,19 & 24 attached to planning permission 17/01586/FULM, to amend the approved plans.</p> <p>Newark Town Council adopts a neutral position in relation to this application but asks that NSDC Planning Officers pay close attention to the various concerns raised by the neighbours in response to this application.</p>
23/02119/FUL & 23/02119/FUL (Amended)	<p>SNAX, 23B London Road, Newark</p> <p>Change of use of former Snax Premises and public toilets to Class E (commercial), including alterations to internal layout and elevations.</p> <p>Description of development amended.</p> <p>No comment was offered for these applications.</p>
23/02135/S73	<p>The Maltings Retail Park, North Gate, Newark</p> <p>Application for removal of condition 20 attached to planning permission 23/01031/S73M; 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.</p> <p>No Objection was raised to this application.</p>
23/02136/FUL	<p>Newark Hospital, Boundary Road, Newark</p> <p>Installation of Air Handling Unit and fencing.</p> <p>No Objection was raised to this application but NTC did query why this particular requirement for the building was not covered in the application for the surgical building work previously submitted.</p>
23/02149/ADV	<p>29 London Road, Newark</p> <p>Erection of a post and panel sign.</p> <p>No Objection was raised to this application.</p>

23/02170/S73M	<p>The Troc, 256 Beacon Hill Road, Newark</p> <p>Application for variation of condition 2 to replace approved plans with revised plans attached to planning permission 18/01999/FULM; Removal of 2 detached bungalows and extension to care home. (essentially renewal of previous permissions 08/02073/FULM which expired on 13.1.12 and 12/00164/FULM, which expired on 13.3.15, neither being implemented).</p> <p>No Objection was raised to this application.</p>
23/02212/LBC	<p>First Floor Flat, 44 Kirk Gate, Newark</p> <p>Internal alteration to existing first floor flat.</p> <p>No Objection was raised to this application.</p>
23/02213/LBC	<p>46A Kirk Gate, Newark</p> <p>Internal alterations to 2nd and 3rd floor duplex apartment.</p> <p>No Objection was raised to this application.</p>
23/02234/HOUSE	<p>18 Woodlands Close, Newark</p> <p>Single storey side/front extension.</p> <p>No Objection was raised to this application.</p>
23/02241/LBC	<p>Newark North Gate Railway Station, Appleton Gate, Newark</p> <p>Remove all guttering, replacing with larger profile guttering and remove existing flat roof covering, replacing with sika liquid plastic covering. Install additional roof vents to platform side roof and re-pointing existing chimney stacks.</p> <p>No Objection was raised to this application.</p>
23/02243/FUL	<p>Heathcotes, Enright Lodge, 2-4 Enright Close, Newark</p> <p>Conversion of unused staff accommodation to provide an additional one-person self-contained apartment within Bungalow 2.</p> <p>No Objection was raised to this application.</p>
23/02139/RMAM	<p>Grove Bungalow, Barnby Road, Newark</p> <p>Application for Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline application 20/02499/OUTM, for residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings).</p> <p>No Objection was raised to this application.</p>

23/02263/LBC

London Eye, 6 Market Place, Newark

To alter retail to the ground floor, relocate and form a new staircase, a new access off Chain Lane and form four serviced bedsit apartments.

No Objection was raised to this application.

23/02277/S73

42-46 Middle Gate, Newark

Application for the variation of Condition 2 attached to planning application 23/01143/FUL to revise window on rear elevation, alterations to internal staircase, rooms and communal kitchen.

No Objection was raised to this application.

PR49/23/24 Notice of NSDC Planning Decisions

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

PR50/23/24 Urgent Decisions Taken Under the Scheme Of Delegation

Members **NOTED** the decision to **Support** the following applications:

23/01913/FUL – Land at Scrapyard, Bowbridge Lane, Balderton, Newark – Battery Energy Storage System including ancillary works and access arrangements.

23/02073/LBC – Palace Theatre, 16-18 Appleton Gate, Newark – Proposed addition of 4 poster boards on the Theatre frontage.

23/02078/PIP – The Courtyard, Long Row, Barnby Gate, Newark – Application for permission in principle for conversion of existing buildings to residential development of three to four dwellings.

Members **NOTED** the decision **Not to Support** the following application:

23/02028/OUT – Land at Chestnut Copse, Newark – Outline Application for proposed erection of 1 no. bungalow with all matters reserved.

PR51/23/24 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

No applications had been received.

c. Notification of Appeals

23/01225/FUL – 59 Beacon Hill Road, Newark

Members **NOTED** that an appeal relating to the above site has been made to the Secretary of State.

d. Licensing Applications

No notifications had been received.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 7th February 2024
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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:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk

No	Application No	Applicant/Site Address	Description
1	23/01913/FUL Additional Information	Conrad (Newark) Ltd Land at The Scrapyard Bowbridge Lane, Balderton Newark	Battery Energy Storage System (BESS) including ancillary works and access arrangements.
2	23/01958/HOUSE	Mr J Matthias 2 Primrose Avenue Newark	Proposed side extension to dwelling.
3	23/02210/S73M	Bellway Homes Ltd Land South of Newark Bowbridge Lane Balderton Newark	Variation of Condition 1 attached to planning permission 21/02093/RMAM to amend the approved plans.
4	23/02240/ADV	Lincoln College Group Air & Space Institute Newark (ASI) Great North Road Newark	Signage on the facades of the ASI building and within the Car Park area.
5	23/02242/FULM	Mills Warehouse Ltd W B Stubbs Mills Drive Newark	Conversion of Mill building to 20 apartments with ancillary facilities, conversion of boiler house to dwelling and erection of 2 new dwellings. Demolition of lodge, industrial buildings and chimney and partial demolition and rebuild of outbuildings. Formation of new access to The Weavers, parking and open space.
6	23/02250/RMA	Urban & Civic Tramway Park Land South of Newark Bowbridge lane Balderton Newark	Application for Reserved Matters Approval for landscaping and substation or Tramway Park.

7	23/02279/FUL	Newark Electric Motors Ltd Unit 4 Woodland Court Brunel Business Park Jessop Close Newark	Erection of a single storey side extension.
8	23/02281/OUTM	Lindum Developments Ltd Land at Godfrey Drive Winthorpe Newark	Outline Planning Permission (all matters reserved save for means of access) for up to 41,806sqm of Employment Land (use Class B2, B8 and E(g) (i), (ii) and (iii) with associated internal access roads, landscaping and drainage.
9	24/00017/LBC	Open Plan Real Estate 42-46 Middle Gate Newark	Retention and refurbishment of ground floor commercial unit (Use Class E), conversion of first and second floor to create 8 bedroom House in Multiple Occupation (HM) (Use Class Sui Generis) and alterations to shop front to create a separate access to the residential accommodation.
10	24/00022/FUL	Open Plan Real Estate 42-46 Middle Gate Newark	Retention and refurbishment of ground floor commercial unit (Use Class E), conversion of first and second floor to create 8 bedroom House in Multiple Occupation (HM) (Use Class Sui Generis) and alterations to shop front to create a separate access to the residential accommodation.
11	24/00041/HOUSE	Mr D Goudie 39 Ribbon Pond Drive Middlebeck Newark	Erection of orangery to rear elevation.

12	24/00042/FUL	Newark Quaker Centre 1 Queens Head Court Newark	Reduction in amount of glass in conservatory roof, insulation of part of roof, waterproofing of roof with glass-fibre coating.
13	24/00061/FUL	API Tech Smart Solutions Ltd Unit 1 Farrar Close Newark	Change of Use from E(d) indoor sport, recreation or fitness to B2 General Industrial.
14	24/00064/FUL	Ivolve Care Heathcotes Enright View 1-4 Enright Close Newark	Creation of car park. Erection of fence and associated works.
15	24/00073/HOUSE	Mr Vanhove & Ms S Dufleur 27 Victoria Street Newark	Demolition of attached rear outbuilding, replacement with single storey rear extension for new kitchen/family room, internal alterations and replacement windows.
16	24/00037/LDCE	Mr & Mrs Burrows 15 Whitfield Street Newark	Application for lawful development certificate to establish existing building to rear garden is a caravan, used as ancillary residential accommodation to the host dwelling.
17	24/00132/HOUSE	Mr J Goodyear 6 Loom Gardens Middlebeck Newark	Single storey rear extension.
18	24/00134/LBC	Mrs G Bashyal 38 Carter Gate Newark	Repaint shop front.
19	23/02262/FUL	London Eye Bespoke Eyewear London Eye 6 Market Place Newark	Alterations to the ground floor, relocate and form a new staircase, a new access off Chain Lane and form four serviced bedsit apartments.
20	24/00123/HOUSE	Mr M Watkins 6 Dorner Avenue Newark	Extension to rear of existing garage and Juliet balcony to house to replace existing window.

21	24/00163/HOUSE	Mr Moore 8 Tannery Wharf Newark	Proposed replacement windows from timber to UPVC casement windows, proposed new composite front door, 1 set of lounge doors and balcony doors.
22	24/00110/FULM	Sherwood Forest Hospital Trust Newark Hospital Boundary Road Newark	Replacement of existing windows and roof finishes and rainwater goods to existing hospital buildings.

Agenda Item No: 5

Committee Date: Wednesday 7th February 2024

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	22/02195/HOUSE		
Date Registered	23 November 2022		
Proposal	Replacement windows		
Location	82A and 82B Victoria Street, Newark		
Applicant	Mr V Parker, 82A & 82B Victoria Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	18/12/2023		
Application No	23/01968/LBC		
Date Registered	8 November 2023		
Proposal	Re-open the existing arched opening between snug and lower reception.		
Location	Shalem House, The Friary, Appleton Gate, Newark		
Applicant	Mr & Mrs Stout, Shalem House, The Friary, Appleton Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	21/12/2023		
Application No	23/02100/TELNOT		
Date Registered	28 November 2023		
Proposal	New 10m light carrier pole		
Location	Electronic Communications Light Pole, Middleton Road, Newark		
Applicant	BT OpenReach		
Decision	No Objection	Conditional	N
Decision Date	18/12/2023		
Application No	23/01831/HOUSE		
Date Registered	2 November 2023		
Proposal	Proposed conversion of garage to form bedroom with new window to side elevation.		
Location	12 Pelham Close, Newark		
Applicant	Mrs M Vattolil, 12 Pelham Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	28/12/2023		
Application No	23/02078/PIP		
Date Registered	24 November 2023		
Proposal	Application for permission in principle for conversion of existing buildings to residential development of three to four dwellings.		
Location	The Courtyard, Long Row, Barnby Gate, Newark		
Applicant	Mr H McCallum, The Courtyard, Long Row, Barnby Gate, Newark		
Decision	Application Permitted	Conditional	N
Decision Date	05/01/2024		

Application No	23/01963/FUL		
Date Registered	8 November 2023		
Proposal	Erection of 1 dwelling		
Location	82 Mill Gate, Newark		
Applicant	Mr K Roberts, Edgefield House, North Muskham, Newark		
Decision	Application Refused	Conditional	N
Decision Date	12/01/2024		
Application No	21/02690/FUL		
Date Registered	13 January 2022		
Proposal	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.		
Location	Newark Castle, Castle Gate, Newark		
Applicant	Newark & Sherwood DC, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	19/01/2024		
Application No	22/02321/FULM		
Date Registered	19 December 2022		
Proposal	Demolition of existing store building, creation of car parking and removal of trees.		
Location	Newark Day Service, Woods Court, Walker Close, Newark		
Applicant	Assura Aspire Ltd, Greenalls Avenue, Warrington		
Decision	Application Refused	Conditional	N
Decision Date	19/01/2024		
Application No	23/02045/HOUSE		
Date Registered	21 November 2023		
Proposal	Proposed single storey rear extension and proposed front porch infill and extension.		
Location	35 Syerston Way, Newark		
Applicant	D Madigan, 35 Syerston Way, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/01/2024		
Application No	23/02073/LBC		
Date Registered	27 November 2023		
Proposal	Proposed addition of 4 poster boards on the theatre frontage.		
Location	Palace Theatre, 16-18 Appleton Gate, Newark		
Applicant	Newark & Sherwood DC, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	19/01/2024		

Application No	23/02119/FUL		
Date Registered	6 December 2023		
Proposal	Change of use of former Snax premises and public toilets to Class E (commercial) including alterations to internal layout and elevations.		
Location	Snax, 23B London Road, Newark		
Applicant	Newark Town Council, Town Hall, Market Place, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	16/01/2024		
Application No	23/02280/TELNOT		
Date Registered	27 December 2023		
Proposal	Erect a 9m light wooden pole.		
Location	Land at Rosewood Close, Newark		
Applicant	OpenReach, Birmingham		
Decision	No Objection	Conditional	N
Decision Date	19/01/2024		
Application No	23/01430/FUL		
Date Registered	23 August 2023		
Proposal	Repairs to roof and installation of PV Panels		
Location	Parish Church of St Mary Magdalene, Church Street, Newark		
Applicant	The Parish Church of St Mary Magdalene, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	25/01/2024		
Application No	23/01553/HOUSE		
Date Registered	30 November 2023		
Proposal	Two storey side and single storey rear extension		
Location	15 Marton Road, Newark		
Applicant	Mr P Wagner, 15 Marton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	24/01/2024		
Application No	23/02136/FUL		
Date Registered	4 December 2023		
Proposal	Installation of Air Handling Unit and fencing.		
Location	Newark Hospital, Boundary Road, Newark		
Applicant	Sherwood Forest Hospitals, NHS Foundation Trust, Kings Mill Hospital, Sutton in Ashfield, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	22/01/2024		

PLANNING COMMITTEE

SUBJECT:	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
REPORT BY:	TOWN CLERK

1. Recommendations**1.1 To note the decision taken under the Scheme of Delegation:**

To Support the following application:

- (i) Street Naming for New Development on Land at Hutchinson Road, Newark (4 dwellings).
The Developer put forward the following: 'Apple Orchard, Hutchinson Road', as this is what the site was originally.

2. Background**2.1 Since the last meeting of the Planning Committee, one application has been received which required a response before the date of this meeting namely:**

- Street Naming for New Development on Land at Hutchinson Road, Newark (4 dwellings).

2.2 It was agreed with the Chair of this Committee that this matter was not of sufficient importance to warrant calling a Special Meeting of this Committee of the Town Council.

In accordance with the Town Council's Scheme of Delegation – paragraph 3.2 Urgent Matters, after consultation with the Chair of this Committee about this application, it was agreed to **Support** the application at (i) above as follows:

Street Naming for New Development on Land at Hutchinson Road, Newark (4 dwellings) 'Apple Orchard, Hutchinson Road'.

Members are asked to NOTE that we have now been notified by NSDC that this street name has been approved.

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decision taken.**3. Financial, Legal, Equality & Risk Issues****3.1 None.**

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

No applications have been received.

b. Street Naming

Members are asked to **NOTE** the approved street naming for Middlebeck, Parcels 5a and 5b as follows:

Stone Close

Roman Meadows

Whetstone Way

Flint Road

Kiln Grove

Pottery Place

All of which were suggested, along with others, by this Committee at the Planning meeting on the 29th November, 2023

c. Notification of Appeals

No applications have been received.

d. Licensing Applications

No applications have been received.

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