



# Newark TOWN COUNCIL

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## **PLANNING COMMITTEE**

**WEDNESDAY 3<sup>RD</sup> APRIL 2024**

Wednesday 27<sup>th</sup> March 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 3<sup>rd</sup> April 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 3<sup>RD</sup> APRIL 2024**

**A G E N D A**

- |          |  |                         |                |
|----------|--|-------------------------|----------------|
| <b>1</b> | <b>Apologies for Absence</b>   |                         |                |
| <b>2</b> | <b>Minutes of the Meeting of the Planning Committee held on Wednesday 6<sup>th</sup> March 2024.</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
| <b>3</b> | <b>Declarations of Interest from Members</b><br><i>Relevant Legislation: Localism Act 2011 s31</i>   | <b>Verbal</b>           |                |
| <b>4</b> | <b>Outstanding Planning Applications</b>   | <b>Report Attached</b>  | <b>Page 11</b> |
| <b>5</b> | <b>NSDC Planning Application Decisions</b>   | <b>Report Attached</b>  | <b>Page 15</b> |
| <b>6</b> | <b>Miscellaneous Applications</b>  | <b>Report Attached</b>  | <b>Page 21</b> |

**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 3<sup>rd</sup> April 2024**

## **PLANNING COMMITTEE MINUTES**

Minutes of the Planning Committee meeting held on Wednesday 6<sup>th</sup> March, 2024 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>L Geary (Chair)</b>
	Councillor	E Cropper (Vice-Chair) (Ap) D Campbell T Collier B Corrigan S Crosby (Ap) N Ross L Roulstone M Skinner (Ap)
<b>In Attendance</b>	Town Clerk	Matthew Gleadell
	Councillors	I Brown (non-Committee Member)
<b>Apologies</b>	Councillors E Cropper, S Crosby & M Skinner	
<b>Taking Minutes:</b>		Matthew Gleadell
<b>Public:</b>	There were 0 members of the public present and 1 member of the Press.	
<b>Venue:</b>	Council Chamber, Town Hall.	

### **PR58/23/24    Minutes**

The Minutes of the last meeting held on Wednesday 7<sup>th</sup> February, 2024 were **AGREED** and signed as a true and correct record.

**PR59/23/24     Declarations of Interest**

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

**PR60/23/24     Outstanding Planning Applications**

**23/01755/RMAM  
Amended**

**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.

**NTC objects to this application. The Council notes the comments of the Police, Highways and also Sport England in relation to this application. The Council supports the Comments of those statutory consultees and wishes to see the developer address those various comments accordingly.**

**23/02117/S73M**

**Land off Mill Gate, Newark**

Application for variation of conditions 03,04,05,06,08,015,016,017,019,021 and 024, as per submitted schedule attached to planning permission 20/01007/S73M; Variation of conditions 4,5,6,8,19 and 24, attached to planning permission 17/01586/FULM to amend the approved plans.

**NTC notes that the application has been approved but does have concerns regarding to flooding both on the site and adjoining sites. The Council also has concerns regarding the loss of on street parking, particularly having regard to future development plans of land in the vicinity of the development. The Council is, however, pleased with the changes to the plans to bring property designs more in line with the Conservation Area.**

**24/00134/LBC**

**38 Carter Gate, Newark**

Repaint shop front.

**NTC supports the application provided the Conservation Officer is content with the plans for the property.**

**24/00212/LBC**

**Former the Newark High School, London Road,  
Newark**

Demolition of existing buildings, conversion of 3 no. retained heritage buildings to provide 32 apartments.

**NTC objects to this application, noting in particular the extensive comments of the Conservation Officer. Further, the Council in particular, cannot support the loss of the colonnade element of the listed building.**

**24/00223/S19LBC 6-8 Portland Street, Newark**

Application to vary condition 02 to replace approved drawings with new to incorporate rebuilding of external courtyard wall and increase thickness of internal and external walls for thermal upgrade, attached to listed building consent 20/02169/LBC; Conversion of existing building into 3 no. one bedroom townhouses.

**NTC supports this application subject to the development being supported and approved by the Conservation Officer.**

**24/00282/FULM Land to the rear of Lowfield Cottages, Bowbridge Lane Balderton, Newark**

Gypsy and Traveller site including 15 pitches, hardstanding for mobile home and caravans, amenity buildings and improvement of access to highway.

**Cllr N Ross declared a non-pecuniary interest in relation to this application.**

**NTC objects to this application at this time but notes that if remedial measures for contaminated land and flooding on the site can be addressed, that the Council may wish to revise its current opposition. The Council notes and supports the need to provide Gypsy and Traveller accommodation in the area.**

**24/00403/LDO Newark Castle, Castle Gate, Newark**

Application for Draft Local Development Order to enable and control filming at Newark Castle.

**No Objection was raised to this application.**

**24/00404/LDO Palace Theatre, 16-18 Appleton Gate, Newark**

Application for Draft Local Development Order to enable and control filming at the Palace Theatre and National Civil Ware Centre.

**No Objection was raised to this application.**

**24/00145/HOUSE 8 Rupert Crescent, Newark**

Single storey extension to existing outbuilding.

**NTC objects to this application on the basis that the proposal would appear to be seeking to**

**develop the property in a way that would support residential accommodation.**

**24/00379/LBC**

**2 Carters Yard, Carter Gate, Newark**

Replacement of one sash window on the east elevation at first floor.

**No Objection was raised to this application.**

**PR61/23/24 Notice of NSDC Planning Decisions**

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

**PR62/23/24 Urgent Decisions Taken Under the Scheme Of Delegation**

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

- (i) Grant of Premises Licence Application for Newark Cue Club, Carter Gate, Newark
- (ii) 23/02135/S73M – Amended Application for The Maltings Retail Park, North Gate, Newark

**PR63/23/24 Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

No applications had been received.

**b. Street Naming**

No applications had been received.

**c. Notification of Appeals**

Members **NOTED** the following notifications of Appeal:

**Briggs Metals Ltd, The Yard, Great North Road, Newark**

Reconfiguration and extension of existing recycling yard, including raising ground levels, new/extended buildings, weighbridge, external walls and new access.

**Sir John Arderne PH, 10 Market Place, Newark**

Without Listed Building Consent, the fixing of security board to the ground floor.

**NTC fully supports the enforcement action taken by NSDC. NTC understands the property owners need to secure the premises whilst they are vacant, however, the current approach taken to securing the building is unsightly and with the potential for the building to remain vacant for some time, it cannot be at all appropriate for a listed building to be allowed to have even a temporary façade installed in the way that this building has. The property owner must be required to submit the appropriate Listed Building Consent for any proposed works and ensure those works are fully respectful of the listed nature of the property and the various listed buildings that adjoin, or are in the vicinity of the property.**



**d. Licensing Applications**

No notifications had been received.

<b>Meeting Closed:</b>	<b>8.05pm</b>	<b>Next Meeting:</b>	<b>Wednesday 3<sup>rd</sup> April 2024</b>
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**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers:</b>	<b>Attached</b>
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>



No	Application No	Applicant/Site Address	Description
1	23/01913/FUL Amended	Conrad (Newark) Ltd Land at The Scrapyard Bowbridge Lane Balderton Newark	Battery Energy Storage System (BESS) including ancillary works and access arrangements.
2	24/00145/HOUSE Amended	Ms Julie Vine 8 Rupert Crescent Newark	Extension to existing outbuilding to enable use as an annexe.
3	24/00423/FUL	DanCap Newark c/o Guy Taylor Associates Thorpes Warehouse Navigation Yard Mill Gate Newark	Change of Use of first floor of former warehouse to 3 apartments and associated internal alterations.
4	24/00424/LBC	DanCap Newark c/o Guy Taylor Associates Thorpes Warehouse Navigation Yard Mill Gate Newark	Change of Use of first floor of former warehouse to 3 apartments and associated internal alterations.
5	24/00425/FUL	KRNS Properties Ltd Euro Supermarket Newark Ltd Unit 1 23 London Road Newark	Change of Use from retail (Use Class E) to restaurant/hot food takeaway use (Use Class E / Sui Generis) and associated works.
6	24/00432/HOUSE	Miss K Ziedina 37A Beacon Hill Road Newark	Erection of a double garage in the front garden.
7	23/01514/OUTM	Mr L Bateman c/o Guy Taylor Associates Former Allotments on Barnby Road Newark	Proposed residential development (10 units).



Agenda Item No: 5

Committee Date: Wednesday 3<sup>rd</sup> April 2024

**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL PLANNING DECISIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers</b>	<b>Attached</b>
<b>Lead Officer</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>





<b>Application No</b>	22/02467/S73		
<b>Date Registered</b>	20 February 2023		
<b>Proposal</b>	Application for variation of condition 05 to extend opening hours attached to planning permission 19/00891/FUL; Change of use from Class A2 to Class D2 to use as a Gym and Health establishment with additional shower and w/c cubicles.		
<b>Location</b>	Arena Health & Fitness UK, Unit 1, The Cavalier Building, Warwick Brewery, Newark		
<b>Applicant</b>	Arena Health & Fitness UK, Unit 1, The Cavalier Building, Warwick Brewery, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	28/02/2024		
<b>Application No</b>	23/01958/HOUSE		
<b>Date Registered</b>	4 January 2024		
<b>Proposal</b>	Two storey side extension, single storey front extension, retrospective conversion of garage and proposed render.		
<b>Location</b>	2 Primrose Avenue, Newark		
<b>Applicant</b>	Mr J Mathias, 2 Primrose Avenue, Newark		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	27/02/2024		
<b>Application No</b>	24/00041/HOUSE		
<b>Date Registered</b>	9 January 2024		
<b>Proposal</b>	Retrospective erection of orangery to rear elevation		
<b>Location</b>	39 Ribbon Pond Drive, Middlebeck, Newark		
<b>Applicant</b>	Mr D goudie, 39 Ribbon Pond Drive, Middlebeck, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	01/03/2024		
<b>Application No</b>	24/00286/TELNOT		
<b>Date Registered</b>	6 February 2024		
<b>Proposal</b>	Installation of a 9m wooden pole		
<b>Location</b>	Light pole adjacent 1 The Avenue, Newark		
<b>Applicant</b>	Openreach, 123 Judd Street, London		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	27/02/2024		
<b>Application No</b>	23/01676/COM106		
<b>Date Registered</b>	2 October 2023		
<b>Proposal</b>	Request for confirmation of compliance with S106 agreement attached to planning permission 14/01978/OUTM		
<b>Location</b>	Land South of Newark, Bowbridge Lane, Balderton, Newark		
<b>Applicant</b>	Stantec, 8 Cherry Street, Birmingham		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	06/03/2024		

<b>Application No</b>	23/01605/HOUSE
<b>Date Registered</b>	9 October 2023
<b>Proposal</b>	Demolition of brick garage to create off street parking and extra garden space. Insert new gate adjacent road. Replacement fencing and door including alterations to openings.
<b>Location</b>	57 Whitfield Street, Newark
<b>Applicant</b>	Ms C Davison, 57 Whitfield Street, Newark
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	08/03/2024
<b>Application No</b>	23/02263/LBC
<b>Date Registered</b>	29 December 2023
<b>Proposal</b>	Alterations to the ground floor to form a new access off Chain Lane. Relocate and form a new staircase. Internal alterations to facilitate the conversion of the upper floors to form four flats.
<b>Location</b>	London Eye, 6 Market Place, Newark
<b>Applicant</b>	London Eye Bespoke Eyewear, 6 Market Place, Newark
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	04/03/2024
<b>Application No</b>	24/00061/FUL
<b>Date Registered</b>	11 January 2024
<b>Proposal</b>	Change of use from E(d) indoor sport, recreation or fitness to B2 General Industrial.
<b>Location</b>	Unit 1 Farrar Close, Newark
<b>Applicant</b>	Miss M Gerbault, c/o CCFGB, Becket House, 1 Lambeth Palace Road, London
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	05/03/2024
<b>Application No</b>	23/02262/FUL
<b>Date Registered</b>	26 January 2024
<b>Proposal</b>	External alterations to the ground floor to form a new access off Chain Lane. Conversion of upper floors to form four flats with open use comprising short-term lets (Sui Generis) or independent dwellings (C3).
<b>Location</b>	London Eye, 6 Market Place, Newark
<b>Applicant</b>	London Eye Bespoke Eyewear, 6 Market Place, Newark
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	04/03/2024
<b>Application No</b>	23/02117/S73M
<b>Date Registered</b>	15 December 2023
<b>Proposal</b>	Application for variation of conditions 03,04,05,06,08,015,016,017,019,021 and 024 as per submitted schedule attached to planning permission 20/01007/S73M; Variation of conditions 4,5,6,8,19 and 24 attached to planning permission 17/01586/FULM to amend the approved plans.
<b>Location</b>	Land off Mill Gate, Newark
<b>Applicant</b>	Cairns Heritage Homes Ltd, Loughborough, Leics
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	15/03/2024

<b>Application No</b>	24/00082/S73		
<b>Date Registered</b>	12 January 2024		
<b>Proposal</b>	Variation of conditions 2 and 8 attached to planning permission 22/01591/FUL to amend the approved plans and amend the wording in condition 8.		
<b>Location</b>	77C Eton Avenue, Newark		
<b>Applicant</b>	NSDC, Castle House, Great North Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	15/03/2024		
<b>Application No</b>	24/00134/LBC		
<b>Date Registered</b>	23 January 2024		
<b>Proposal</b>	Repaint Shop front.		
<b>Location</b>	38 Carter Gate, Newark		
<b>Applicant</b>	Mrs G Bashyal, 38 Carter Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	12/03/2024		
<b>Application No</b>	24/00123/HOUSE		
<b>Date Registered</b>	29 January 2024		
<b>Proposal</b>	Extension to rear of existing garage and Juliet balcony to house, to replace existing window.		
<b>Location</b>	6 Dorner Avenue, Newark		
<b>Applicant</b>	Mr M Watkins, 6 Dorner Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	14/03/2024		
<b>Application No</b>	24/00163/HOUSE		
<b>Date Registered</b>	30 January 2024		
<b>Proposal</b>	Proposed replacement windows from timber to UPVC casement windows, proposed new composite front door, 1 set of lounge doors and balcony doors.		
<b>Location</b>	8 Tannery Wharf, Newark		
<b>Applicant</b>	Mr Moore, 8 Tannery Wharf, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	13/03/2024		
<b>Application No</b>	24/00223/S19LBC		
<b>Date Registered</b>	6 February 2024		
<b>Proposal</b>	Application to vary condition 02 to replace approved drawings with new to incorporate rebuilding of external courtyard wall and increase thickness of internal and external walls for thermal upgrade attached to listed building consent 20/02169/LBC; Conversion of existing building into 3 no. one bedroom town houses.		
<b>Location</b>	6-8 Portland Street, Newark		
<b>Applicant</b>	Bellamason Properties Ltd, 3 Chestnut Drive, Mansfield		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	15/03/2024		

<b>Application No</b>	23/02170/S73M		
<b>Date Registered</b>	19 December 2023		
<b>Proposal</b>	Application for variation of Condition 02 to replace approved plans with revised plans attached to planning permission 18/01999/FULM; Removal of 2 detached bungalows and extension to Care Home.		
<b>Location</b>	The Troc, 256 Beacon Hill Road, Newark		
<b>Applicant</b>	Reason Care Ltd, Tynfield Court, Etwall, Derby		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/03/2024		
<b>Application No</b>	24/00017/LBC		
<b>Date Registered</b>	9 January 2024		
<b>Proposal</b>	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 (HMO) (Use Class Sui Generis) and alterations to shop front to create a separate access to the residential accommodation.		
<b>Location</b>	42-46 Middle Gate, Newark		
<b>Applicant</b>	Open Plan Real Estate c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	21/03/2024		
<b>Application No</b>	24/00022/FUL		
<b>Date Registered</b>	9 January 2024		
<b>Proposal</b>	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 (HMO) (Use Class Sui Generis) and alterations to shop front to create a separate access to the residential accommodation.		
<b>Location</b>	42-46 Middle Gate, Newark		
<b>Applicant</b>	Open Plan Real Estate, c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	21/03/2024		
<b>Application No</b>	24/00091/LDCP		
<b>Date Registered</b>	22 January 2024		
<b>Proposal</b>	Certificate of Lawfulness for proposed replacement of windows with UPVC		
<b>Location</b>	56 London Road, Newark		
<b>Applicant</b>	Mr M Taylor, 22 Ringrose Close, Newark		
<b>Decision</b>	<b>Permitted Development</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	18/03/2024		
<b>Application No</b>	24/00139/LDCP		
<b>Date Registered</b>	5 February 2024		
<b>Proposal</b>	Application for lawful development certificate for proposed extension to rear of property.		
<b>Location</b>	40 Lily Lane, Newark		
<b>Applicant</b>	Mr S Ward, 40 Lily Lane, Newark		
<b>Decision</b>	<b>Certificate Issued</b>	<b>Conditional</b>	
<b>Decision Date</b>	20/03/2024		

**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>MISCELLANEOUS APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**a. Nottinghamshire County Council Applications**

No applications have been received.

**b. Street Naming**

No applications have been received.

**c. Notification of Appeals**

No applications have been received.

**d. Licensing Applications**

Members are asked to consider the following **New Premise** Licence Application:

**Applicant:** Mr Hamed Mabrouk

**Premises:** La Vita Mia, 'Carriages', Newark Castle Station, Newark

**Proposals:** Recorded Music (Indoors) Monday to Saturday 06:00 – 24:00

Sale of Alcohol (On the Premises) Monday to Sunday 12:00 – 23:00

Opening Hours – Monday to Sunday

**e. Tree Works**

**23/00015/TPO N427 – Former The Newark High School, London Road, Newark**

We have been notified by Newark & Sherwood District Council that the above TPO (Tree Preservation Order) has now been confirmed with modifications.

Members are asked to **NOTE** this confirmation.

The link below refers to this application:

[https://publicaccess.newark-sherwooddc.gov.uk/online-applications/files/3C484966E35282BD369CB8877677137C/pdf/23\\_00015\\_TPO-CONFIRMED\\_TPO\\_AND\\_PLAN-1464957.pdf](https://publicaccess.newark-sherwooddc.gov.uk/online-applications/files/3C484966E35282BD369CB8877677137C/pdf/23_00015_TPO-CONFIRMED_TPO_AND_PLAN-1464957.pdf)

**f. Asset of Community Value**

Members are asked to consider the following nomination for an Asset of Community Value for:

**The Corn Exchange, Castle Gate, Newark**

The nomination has been made by Newark Sports Association.

<b>Background Papers:</b>	<b>None</b>
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>