



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 1ST MAY 2024

Wednesday 24th April 2024

Dear Councillor

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

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 1ST MAY 2024

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 3rd April 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 9 |
| 5 | NSDC Planning Application Decisions | Report Attached | Page 13 |
| 6 | Urgent Decisions Taken Under the Scheme of Delegation | Report Attached | Page 17 |
| 7 | Miscellaneous Applications | Report Attached | Page 19 |

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 1st May 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 3rd April, 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 M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillor T Collier	
Taking Minutes:		Matthew Gleadell
Public:	There were 2 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR64/23/24 Minutes

The Minutes of the last meeting held on Wednesday 6th March 2024 were **AGREED** and signed as a true and correct record.

PR65/23/24 Declarations of Interest

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

PR66/23/24 Outstanding Planning Applications

- | | |
|--|---|
| 23/01913/FUL
Amended | Land at the Scrapyard, Bowbridge Lane, Balderton, Newark

Battery Energy Storage System (BESS) including ancillary works and access arrangements.

Newark Town Council objects to this application on the basis of the concerns expressed by Highways as to the construction traffic access to the site. Newark Town Council suggests that construction is delayed until the opening of the Southern Link Road which will provide an alternative, more suitable access. |
| 24/00145/HOUSE
Amended | 8 Rupert Crescent, Newark

Extension to existing outbuilding to enable use as an Annexe.

Newark Town Council sustains its previous objection to this application and feels that the existing outbuilding with large windows, does not appear to be suitable for use as an annexe. |
| 24/00423/FUL
&
24/00424/LBC | Thorpes Warehouse, Navigation Yard, Mill Gate, Newark

Change of use of first floor of former warehouse to 3 apartments and associated internal alterations.

No Objection was raised to these applications. |
| 24/00425/FUL | 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.

No Objection was raised to this application although Newark Town Council notes the comments of the Environmental Health Officer. |
| 24/00432/HOUSE | 37a Beacon Hill Road, Newark

Erection of a double garage in the front garden.

RESOLVED to delegate authority to the Chairman of the Committee to finalise a response after consultation with NSDC Planning Officers. |

- 23/01514/OUTM Amended** **Former allotments on Barnby Road, Newark**
Proposed residential development (10 units).
Cllrs D Campbell, E Cropper & L Geary all declared a non-pecuniary interest in this application.
Newark Town Council sustains its previous objections to this application.
- 24/00350/HOUSE Addendum** **68 Hawton Road, Newark**
Demolition of existing garage, proposed side and rear extension and alterations to structures and materials, together with the construction of a new garage with room over and associate work.
RESOLVED to delegate authority to the Chairman of the Committee to finalise a response.
- 24/00426/HOUSE Addendum** **20 Windsor Road, Newark**
Loft conversion with dormer window and gable end.
No Objection was raised to this application.
- 24/00555/HOUSE Addendum** **8 Cherry Holt, Newark**
UPVC conservatory to side elevation.
No Objection was raised to this application.

PR67/23/24 Notice of NSDC Planning Decisions

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

PR68/23/24 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

No applications had been received.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

Members **SUPPORT** the following New Premise Licence Application:

La Vita Mia, 'Carriages', Newark Castle Station, Newark

e. Tree Works

Members **NOTED** that the following TPO has now been confirmed with modifications:

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

f. Asset of Community Value

Members **SUPPORT** the following application:

The Corn Exchange, Castle Gate, Newark – the nomination was made by Newark Sports Association.

Meeting Closed:	7.55pm	Next Meeting:	Wednesday 1st May, 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	23/01514/OUTM Amended	Mr L Bateman c/o Guy Taylor Associates Former Allotments Barnby Road Newark	Proposed residential development (9 units).
2	24/00428/LBC	Mr F Hibbet Swan & Salmon Yard 36-38 Castle Gate Newark	Alterations to window on northeast elevation to create door and window. Replacement of windows on southwest elevation and render of brick wall.
3	24/00445/FUL	Mr C Clarke 13 Lawrence Street Newark	Extension to detached garden room to form annexe.
4	24/00480/HOUSE	Mr W Unwin 71 Riverside Road Newark	Erection of 2 storey side extension.
5	24/00550/HOUSE	Mr D Dobb 24 Sheldrake Road Newark	Front porch to property.
6	24/00552/LBC	Santander, London Santander 44 Market Place Newark	Repairs to building including partial rebuild of 2 no. chimney stacks.
7	24/00557/HOUSE	Professor T Coule 64 Albert Street Newark	Remove trees and hedge. Replace with boundary wall and gate along rear garden.
8	24/00559/CPRIOR	RA UK Holdings Ltd 10 Albert Street Newark	Application to determine if prior approval is required for proposed change of use from Class E to one residential unit as Schedule 2 Part 3 Class MA.
9	24/00562/HOUSE	Ms J Sim 63A London Road Newark	Removal of existing orangery to rear and replace with single storey extension.

10	24/00563/LBC	Ms J Sim 63A London Road Newark	Removal of existing orangery to rear and replace with single storey extension.
11	24/00564/HOUSE	Mr R Lambert 30 Fairway Newark	Single storey rear extension.
12	24/00575/FUL	Mr A Cole Newark Tennis Club London Road Newark	Provision of sports floodlighting to existing tennis courts.
13	24/00588/FUL	Harlaxton Estates Ltd Land at Denham Business Park Brunel Drive Newark	Erection of a trade counter building with associated external works.
14	24/00606/HOUSE	Mr A Stapleton 27 Yarnsworth Road Middlebeck Newark	Single storey extension to rear elevation.
15	24/00608/ADV	Majestic Wine c/o Agent Majestic Wine Maltings Retail Park North Gate Newark	Erection of 1 illuminated fascia sign, 1 projecting illuminated sign and applied vinyls.
16	24/00618/FUL	Newark & Sherwood DC Land at Bowbridge Road Newark	6 bungalows.
17	24/00619/LBC	Mr R Kelley 57 London Road Newark	Replacement of existing first floor non-original French doors with sash windows and refurbishment of 3 non-original sash windows to front elevation.
18	24/00626/FUL	Poundland Ltd Wilko Unit 15 St Marks Place Newark	Relocate existing entrance doors to new position.
19	24/00627/ADV	Poundland Ltd Wilko Unit 15 St Marks Place Newark	2 Externally illuminated shopfront signages to replace old.

Agenda Item No: 5

Committee Date: Wednesday 1st May 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	23/02092/LBC		
Date Registered	28 November 2023		
Proposal	Alterations to facilitate conversion of offices to 8 flats		
Location	Queens Head Chambers, Queens Head Court, Newark		
Applicant	ML4 (Notts) Ltd, Edgefield House, Vicarage Lane, North Muskham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	25/03/2024		
Application No	23/02116/FUL		
Date Registered	30 November 2023		
Proposal	Conversion of vacant offices to 8 flats		
Location	Queens Head Chambers, Queens Head Court, Newark		
Applicant	ML4 (Notts) Ltd, Edgefield House, Vicarage Lane, North Muskham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	25/03/2024		
Application No	24/00466/TELNOT		
Date Registered	7 March 2024		
Proposal	The replacement of the existing 15m monopole with a new 22.5m monopole, the installation of 6 no. antennas on the new tower, the installation of RRU's on the replacement tower, the replacement / installation of equipment within the existing cabinets along with minor ancillary works.		
Location	Newark Storage, Bowbridge Road, Newark		
Applicant	Cornerstone Ltd, c/o Agent		
Decision	No Objection	Conditional	
Decision Date	25/03/2024		
Application No	24/00427/LDCP		
Date Registered	15 March 2024		
Proposal	Application for lawful development certificate for rebuilding of section of rear wall affected by roof movement.		
Location	13 Wellington Road, Newark		
Applicant	Jerry Hall, 13 Wellington Road, Newark		
Decision	Certificate Issued	Conditional	N
Decision Date	27/03/2024		
Application No	24/00073/HOUSE		
Date Registered	17 January 2024		
Proposal	Removal of rear single storey outbuilding, construction of new facing brick lean-to with inclined rooflight in zine roof. New hardwood decking with steps to garden.		
Location	27 Victoria Street, Newark		
Applicant	Mr Vanhove & Ms S Dufouleir Vanhove, 27 Victoria Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/04/2024		

Application No	24/00145/HOUSE		
Date Registered	28 February 2024		
Proposal	Extension to existing outbuilding to enable use as an annexe.		
Location	8 Rupert Crescent, Newark		
Applicant	Ms Julie Vine, 8 Rupert Crescent, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/04/2024		
Application No	24/00425/FUL		
Date Registered	4 March 2024		
Proposal	Change of use from retail (Use Class E) to restaurant/hot food takeaway use (Use Class E / Sui Generis) and associated works.		
Location	Euro Supermarket Newark Ltd, Unit 1, 23 London Road, Newark		
Applicant	c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	16/04/2024		
Application No	24/00644/FULR3N		
Date Registered	4 April 2024		
Proposal	Demolition of all existing buildings on site to the top of the floor slab.		
Location	Orchard School, Appleton Gate, Newark		
Applicant	Nottinghamshire County Council, County Hall, West Bridgford, Nottingham		
Decision	No Objection	Conditional	
Decision Date	16/04/2024		

PLANNING COMMITTEE

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

1. Recommendations

1.1 To note the decisions taken under the Scheme of Delegation:

To Support the following applications:

- (i) **24/00350/HOUSE – 68 Hawton Road, Newark**
Demolition of existing garage, proposed side and rear extension and alterations to structures and materials, together with the construction of a new garage with room over & associate work.
- (ii) **24/00432/HOUSE – 37a Beacon Hill Road, Newark**
Erection of a double garage in the front garden.

2. Background

2.1 Since the last meeting of the Planning Committee, two applications have been commented upon as directed at the last meeting, namely:

- (i) **24/00350/HOUSE – 68 Hawton Road, Newark**
- (ii) **24/00432/HOUSE – 37a Beacon Hill Road, Newark**

2.2 It was agreed with the Chair of this Committee that these matters were 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 these applications, it was agreed to **Support** the applications at (i) & (ii) above as follows:

'Newark Town Council has No Objection to these applications, provided planning conditions are attached which ensure that occupational use is ancillary to the main dwelling i.e. not to be let out separately or occupied independently from the host dwelling'.

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decisions 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

Location: Orchard School Town Site, Appleton Gate, Newark

Proposed Development: The demolition of all existing buildings on site down to the top of the floor slab.

Members are asked to comment on this application.

b. Street Naming

No applications have been received.

c. Notification of Appeals

Application Reference: 23/02028/OUT

Appellant's Name: Mr Stuart Willis

Site Address: Land at Chestnut Copse, Newark, NG24 1RX

Description of Development: Outline application for proposed erection of 1 no. bungalow with all matters reserved.

Members are asked to **NOTE** the above notification of Appeal

d. Licensing Applications

No applications have been received.

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