



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 29TH MAY 2024

Friday 17th May 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 29th 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 29TH MAY 2024

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 May 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 15 |
| 6 | Urgent Decisions Taken Under the Scheme of Delegation | Report Attached | Page 19 |
| 7 | Miscellaneous Applications | Report Attached | Page 21 |

Committee Membership:

Cllr L Geary (Chair)
Cllr T Collier (Vice Chair)
Cllr E Cropper
Cllr B Corrigan
Cllr S Dickinson
Cllr L Goff
Cllr N Ross
Cllr L Roulstone
Cllr M Skinner



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 29th May 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 1st May, 2024 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	E Cropper (Vice-Chair) D Campbell (Ap) T Collier B Corrigan (Ap) S Crosby N Ross L Roulstone M Skinner
In Attendance	Executive Assistant	Helen Crossland
Apologies	Councillors D Campbell & B Corrigan	
Taking Minutes:		Janet Hemsall
Public:	There was 1 member of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR69/23/24 Minutes

The Minutes of the last meeting held on Wednesday 3rd April, 2024 were **AGREED** and signed as a true and correct record.

PR70/23/24 Declarations of Interest

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

PR71/23/24 Outstanding Planning Applications

23/01514/OUTM Former Allotments, Barnby Road, Newark

Proposed residential development (9 units).

Newark Town Council sustains its previous objections to this application.

24/00428/LBC 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.

Members noted the objections of the neighbour and would ask the Conservation Officer to pay due regard to these in their considerations.

24/00445/FUL 13 Lawrence Street, Newark

Extension to detached garden room to form annexe.

Newark Town Council has No Objection to this application, 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.

24/00480/HOUSE 71 Riverside Road, Newark

Erection of 2 storey side extension.

No Objection was raised to this application.

24/00550/HOUSE 24 Sheldrake Road, Newark

Front porch to property.

No Objection was raised to this application.

24/00552/LBC Santander, 44 Market Place, Newark

Repairs to building including partial rebuild of 2 no. chimney stacks.

No Objection was raised to this application provided the Conservation Officer is in agreement with the plans for the property.

24/00557/HOUSE 64 Albert Street, Newark

Remove trees and hedge. Replace with boundary wall and gate along rear garden.

Objection was raised to this application. It was felt that there was a limited amount of greenery in

the area and a brick wall would be harmful to the character of the street scene, adversely impacting on the wildlife and ecology.

24/00559/CPRIOR 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.

No Objection was raised to this application.

24/00562/HOUSE 63A London Road, Newark

& Removal of existing orangery to rear and replace with single storey extension.
24/00563/LBC

Newark Town Council supports the recommendations of the Conservation Officer and hopes these will be implemented.

24/00564/HOUSE 30 Fairway, Newark

Single storey rear extension.

No Objection was raised to this application.

24/00575/FUL Newark Tennis Club, London Road, Newark

Provision of sports floodlighting to existing tennis courts.

It was NOTED that Members considered they had an interest in this application as the Town Council currently provides a floodlit tennis facility.

Newark Town Council supports the comments of the Environmental Health Officer. No Objection was raised to this application however, Members would wish to see a condition attached stating that units can be switched off and relevant limits on times of use, due to the potential impact on the residents of Lime Grove.

24/00588/FUL Land at Denham Business Park, Brunel Drive, Newark

Erection of a trade counter building with associated external works.

Members noted the objections from Highways and would like these issues looking into before making any further comment on this application.

24/00606/HOUSE 27 Yarnsworth Road, Middlebeck, Newark

Single storey extension to rear elevation.

No Objection was raised to this application but Members would ask the Town Clerk to contact Newark & Sherwood District Council with regard to the possibility of considering giving Middlebeck Permitted Development Rights, due

	<p>to the number of applications being received for small household extensions.</p>
24/00608/ADV	<p>Majestic Wine, Maltings Retail Park, North Gate, Newark</p> <p>Erection of 1 illuminated fascia sign, 1 projecting illuminated sign and applied vinyls.</p> <p>No Objection was raised to this application subject to the Conservation Officer being content with the application and provided the application is in adherence with the Shopfronts & Advertisements SPD.</p>
24/00618/FUL	<p>Land at Bowbridge Road, Newark</p> <p>6 bungalows.</p> <p>Cllrs N Ross & S Crosby declared a non-prejudicial interest in this application as Members of Newark & Sherwood District Council.</p> <p>Members felt there was a lack of bungalows in the area and were pleased to see that bungalows would be occupying this site and not houses.</p> <p>No Objection was raised to this application provided that the 3 trees would be retained as stated in the Arboricultural Report.</p> <p>Members supported the contamination conditions being adhered to and would urge NSDC to consider the concerns raised by the Highways Authority, as it is an extremely busy staggered junction.</p>
24/00619/LBC	<p>57 London Road, Newark</p> <p>Replacement of existing first floor non-original French doors with sash windows and refurbishment of 3 non-original sash windows to front elevation.</p> <p>No Objection was raised to this application provided the Conservation Officer was content with the application.</p>
24/00626/FUL	<p>Wilko Unit, 15 St Marks Place, Newark</p> <p>Relocate existing entrance doors to new position.</p> <p>No Objection was raised to this application.</p>
24/00627/ADV	<p>Wilko Unit, 15 St Marks Place, Newark</p> <p>2 externally illuminated shopfront signages to replace old.</p> <p>No Objection was raised to this application provided the application is in adherence with the Shopfronts & Advertisements SPD.</p>

23/01755/RMAM Addendum	<p>Flowserve Pump Division, Hawton Lane, Balderton, Newark</p> <p>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.</p> <p>Members AGREED to delegate authority to the Chairman and Vice-Chairman of the Committee to finalise a response.</p>
23/01913/FUL Addendum	<p>Land at the Scrapyard, Bowbridge Lane, Balderton, Newark</p> <p>Battery Energy Storage System (BESS) including ancillary works and access arrangements.</p> <p>Members AGREED to delegate authority to the Chairman and Vice-Chairman of the Committee to finalise a response.</p>
24/00659/HOUSE Addendum	<p>59 Newton Street, Newark</p> <p>Installation of external wall insulation. Single storey side extension.</p> <p>No Objection was raised to this application.</p>
PR72/23/24	<p>Notice of NSDC Planning Decisions</p> <p>The Committee NOTED the District Council Planning Decisions received since the last meeting.</p>
PR73/23/24	<p>Urgent Decisions Taken Under the Scheme Of Delegation</p> <p>Members NOTED the decision taken to Support the following applications:</p> <ul style="list-style-type: none"> <li data-bbox="446 1321 1391 1500">(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 and associate work. <li data-bbox="446 1523 1391 1601">(ii) 24/00432/HOUSE – 37a Beacon Hill Road, Newark Erection of a double garage in the front garden.
PR74/23/24	<p>Miscellaneous Applications</p> <ul style="list-style-type: none"> <li data-bbox="446 1646 1391 1968">a. Nottinghamshire County Council Applications Orchard School Town Site, Appleton Gate, Newark Demolition of all existing buildings on site down to the top of the floor slab. Members felt this was a suitable site for housing. No Objection was raised to this application but Newark Town Council would like to see further bat surveys carried out before demolition takes place.

b. Street Naming

No applications had been received.

c. Notification of Appeals

Mr S Willis – Land at Chestnut Copse, Newark

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

Members **NOTED** this notification of appeal.

d. Licensing Applications

An application for a New Premises Licence has been received for:

Baseri Nepalese & Indian Restaurant

69 Castle Gate, Newark

No Objection was raised to this application. Members are supportive of a licence being granted.

Meeting Closed:	8.25pm	Next Meeting:	Wednesday 29th 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	23/02242/FULM Amended	Mills Warehouse Ltd W B Stubbs Mills Drive Newark	Conversion of Mill building to 16 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. Revised drawing dated 10 May 2024 and amended description of the proposal.
2	24/00220/S73	Bellamason Properties Ltd 6-8 Portland Street Newark	Application for variation of condition 2 to replace approved drawings with new to incorporate rebuilding of external courtyard wall attached to planning permission 20/02168/FUL; Conversion of existing building into 3 no. one bedroom townhouses.
3	24/00113/HYBM Amended	Bildurn Properties Ltd Former Lilley & Stone High School London Road Newark	Hybrid planning application seeking full permission for the demolition of existing buildings, conversion of 3 no. retained heritage buildings to provide 32 apartments and erection of 35 new dwellings including access, parking and landscaping. Outline planning permission of the erection of up to 67 new dwellings and creation of car park (all matters reserved except access).

			Revised/additional information and drawings dated 7 May 2024.
4	24/00212/LBC Amended	Bildurn Properties Ltd Former The Newark High School London Road Newark	Demolition of existing buildings, conversion of 3 no. retained heritage buildings to provide 32 apartments. Revised and additional information and drawings dated 7 May 2024.
5	24/00548/FUL	Messrs Lamb, Smith & Smith The Old Stable Yard Winthorpe Road Newark	Change of Use of land to residential Gypsy/Traveller caravan site comprising 6 pitches each providing 1 static and 1 touring caravan and dayroom.
6	24/00703/RMAM	Urban & Civic Land South of Newark Bowbridge Lane Balderton Newark	Application for Reserved Matters for landscape details for ribbon ponds and for appearance, layout and scale details for erection of utilities infrastructure, pursuant to the approval of outline planning permission 14/01978/OUTM.
7 & 8	24/00737/ADV & Amended	McDonald's Restaurants Ltd Euro Supermarket Newark Ltd Unit 1 23 London Road Newark	2 internally illuminated fascia signs. Description of proposal amended to '3 internally illuminated fascia signs'.
9	24/00763/LBC	My Dentist (GB) Ltd Mydentist 13 Appleton Gate Newark	Internal alterations and addition of two new surgery rooms.
10	24/00766/LBC	Ms C Kavanagh Grain at No. 1 1-3 Castle Gate Newark	Proposed fire door, fire escape door, fire alarm, detectors and intumescent paint to basement ceiling.

Agenda Item No: 5

Committee Date: Wednesday 29th 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	24/00432/HOUSE		
Date Registered	5 March 2024		
Proposal	Erection of a double garage in the front garden		
Location	37A Beacon Hill Road, Newark		
Applicant	Miss K Ziedina, 37A Beacon Hill Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/04/2024		
Application No	24/00110/FULM		
Date Registered	30 January 2024		
Proposal	Replacement of existing windows and roof finishes and rainwater goods to existing hospital buildings.		
Location	Newark Hospital, Boundary Road, Newark		
Applicant	Sherwood Forest Hospital Trust, Newark Hospital, Boundary Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	29/04/2024		
Application No	24/00064/FUL		
Date Registered	15 January 2024		
Proposal	Creation of car park. Erection of fence and associated works.		
Location	Heathcotes Enright View, 1-4 Enright Close, Newark		
Applicant	Mr S Pankow, Royal Court, Basil Close, Chesterfield, Derbys		
Decision	Application Permitted	Conditional	Y
Decision Date	10/05/2024		
Application No	24/00564/HOUSE		
Date Registered	27 March 2024		
Proposal	Single storey rear extension		
Location	30 Fairway, Newark		
Applicant	Mr Bob Lambert, 30 Fairway, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/05/2024		

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) **23/01913/FUL – Land at The Scrapyard, Bowbridge Lane, Balderton, Newark (Additional Information)**
Battery Energy Storage System (BESS) including ancillary works and access arrangements.
- (ii) **23/01755/RMAM – Flowserve Pump Division, Hawton Lane, Balderton, Newark (Amended)**
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.

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) **23/01913/FUL – Land at The Scrapyard, Bowbridge Lane, Balderton, Newark (Additional Information)**
- (ii) **23/01755/RMAM – Flowserve Pump Division, Hawton Lane, Balderton, Newark (Amended)**

2.2 It was agreed with the Chair & Vice 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 & Vice Chair of this Committee about these applications, it was agreed **Not to Support** the application at (i) above as follows:

'Newark Town Council wish to sustain their previous objections to this application'.

It was agreed **Not to Support** the application at (ii) above as follows:

'Newark Town Council wish to sustain their previous objections to this application'.

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**Bede House Lane, Newark – Proposed Parking Restrictions – Double Yellow Lines (TRO 3388) Initial Consultation**

Concerns have been raised regarding inconsiderate and obstructive parking along Bede House Lane, this is causing visibility issues along this road.

To address this issue, it is proposed to extend the 'No Waiting At Any Time' restrictions (double yellow lines) along the south side of Bede House Lane, Newark. This will help to ease congestion, contribute to road safety and protect access for Emergency vehicles around Newark College and Sherwood Avenue Park.

This is part of the initial consultation to consider the views of residents, businesses and organisations who may be interested in this matter before the scheme is publicly advertised.

Members are asked to comment on this application in order that any comments made can be forwarded to NCC by the 12th June 2024.

b. Street Naming

No applications have been received.

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