



# Newark TOWN COUNCIL

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## **PLANNING COMMITTEE**

**WEDNESDAY 25<sup>TH</sup> SEPTEMBER 2024**

Wednesday 18<sup>th</sup> September 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 25<sup>th</sup> September 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 25<sup>TH</sup> SEPTEMBER 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 28<sup>th</sup> August 2024.</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
| <b>3</b> | <b>Declarations of Interest from Members</b>   | <b>Verbal</b>           |                |
|          | <i>Relevant Legislation: Localism Act 2011 s31</i>   |                         |                |
| <b>4</b> | <b>Outstanding Planning Applications</b>   | <b>Report Attached</b>  | <b>Page 9</b>  |
| <b>5</b> | <b>NSDC Planning Application Decisions</b>   | <b>Report Attached</b>  | <b>Page 13</b> |
| <b>6</b> | <b>Miscellaneous Applications</b>  | <b>Report Attached</b>  | <b>Page 17</b> |

**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 25<sup>th</sup> September 2024**

## **PLANNING COMMITTEE MINUTES**

Minutes of the Planning Committee meeting held on Wednesday 28<sup>th</sup> August, 2024 at 7pm in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>L Geary (Chair)</b>
	Councillor	T Collier (Vice Chair) E Cropper B Corrigan S Dickinson (Ap) L Goff N Ross L Roulstone M Skinner
<b>In Attendance &amp; Taking Minutes:</b>	Deputy Town Clerk	Anna Lawson
<b>Apologies</b>	Councillor S Dickinson	
<b>Public:</b>	There were 0 members of the public present and 1 member of the Press.	
<b>Venue:</b>	Council Chamber, Town Hall.	

### **PR20/24/25    Minutes**

The Minutes of the last meeting held on Wednesday 31<sup>st</sup> July 2024 were **AGREED** and signed as a true and correct record.

**PR21/24/25     Declarations of Interest**

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

**PR22/24/25     Outstanding Planning Applications**

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

Erection of a trade counter building with associated external works.

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

**24/00618/FUL     Land at Bowbridge Road, Newark**

5 bungalows.

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

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

**24/00842/RMAM     Grove Bungalow, Barnby Road, Newark**

Application for reserved matters for appearance, landscaping, layout and scale pursuant to outline consent 20/02499/OUTM; Residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings).

**Members wished to reiterate their previous comments for this application as follows:**

**NTC notes and supports the comments of NCC Highways with regard to this application and also welcomes the improved AMS protection. NTC seeks S106 contributions for community infrastructure from this development’.**

**24/01265/FUL     41 Stodman Street, Newark**

**&**

**24/01266/LBC**

Conversion of first and second floors from offices E(g)(i) to 8 Bedroom HMO (Class C4) with associated amenity space.

Cllrs Corrigan, Ross & Skinner declared a pecuniary interest in this application and left the room for the discussion.

**NTC supports housing within the Town Centre, however, wishes to register concerns regarding waste storage and removal. NTC also notes the trepidations raised by the Conservation Officer.**

<b>24/01280/ADV</b>	<p><b>Asda, Lombard Street, Newark</b></p> <p>Refurbishment and replacement of signage; detailed items 01-36.</p> <p><b>No Objection was raised to this application subject to the approval of the Conservation Officer.</b></p>
<b>24/01318/S73</b>	<p><b>24 Sheldrake Road, Newark</b></p> <p>Application for variation of Condition 02 to substitute approved drawings with revised plans to reduce and reposition front porch attached to planning permission 19/02147/FUL; Householder application for two storey side extension and additional single storey entrance room at the front of the property.</p> <p>Cllr M Skinner declared a non-pecuniary interest in this application.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/01379/FUL</b>	<p><b>82 Mill Gate, Newark</b></p> <p>Erection of 1 dwelling.</p> <p>Cllr T Collier declared a non-pecuniary interest in this application.</p> <p><b>NTC object to this application on the following grounds:</b></p> <ul style="list-style-type: none"> <li>• <b>Size, scale and design of the property</b></li> <li>• <b>Backyard development</b></li> <li>• <b>Lack of access to the site</b></li> <li>• <b>Risk of flooding</b></li> </ul> <p><b>NTC also note the concerns raised by the Conservation Officer with regards to the previous application.</b></p>
<b>24/01381/HOUSE</b>	<p><b>2 Primrose Avenue, Newark</b></p> <p>Extension to dwelling to include garage, kitchen, utility, bedroom &amp; shower room.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/01411/FUL</b>	<p><b>Natwest, 1 Market Place, Newark</b></p>
<b>&amp;</b>	<p>Replacement of the external ATM.</p>
<b>24/01412/LBC</b>	<p><b>NTC welcomes the revised design and improved accessibility for those with disabilities.</b></p>
<b>Addendum</b>	

**PR23/24/25 Notice of NSDC Planning Decisions**

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

**PR24/24/25    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 (Addendum)**

Application for a Premises Licence for the following:

**XGate Fish Bar, 51 Castle Gate, Newark**

**NTC has No Objection in relation to the extension of hours for the sale of food.**

**NTC strongly objects to the extension of hours in relation to the sale of alcohol. It is believed that this will lead to an increase in anti-social behaviour within the Town Centre. The Committee would welcome the opportunity to speak if the application is heard by the Licensing Committee.**

**e. Winthorpe with Langford Neighbourhood Plan**

NTC do not wish to comment on the content of the Neighbourhood Plan, other than to congratulate those involved in creating a comprehensive and impressive report.

**f. Public Consultation on the Draft Interim Affordable Housing Supplementary Planning Document and Draft Solar Energy Supplementary Planning Document (2024)**

It was unanimously agreed to defer this item to an Extraordinary Meeting involving all Members. An invitation will be made to NSDC Planning Committee. The Chair of this Planning Committee and the Deputy Town Clerk will liaise in addressing this matter.

<b>Meeting Closed:</b>	<b>8.04pm</b>	<b>Next Meeting:</b>	<b>Wednesday 25<sup>th</sup> September, 2024</b>
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Agenda Item No: 4

Committee Date: Wednesday 25<sup>th</sup> September 2024

**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	24/01192/HOUSE Amended	Mr P Britten 15 Gilstrap Close Newark NG24 2LB	Application for extension to front of property for a downstairs wetroom and cladding to front elevation in place of hanging tiles.
2	24/01475/ADV	WH Smith 36-40 Market Place Newark NG24 1EG	1 x non illuminated folded aluminium fascia sign with vinyl lettering at 7060 x 365mm. 2 x non illuminated internally applied window vinyls at 680 x 1830mm.
3	24/01542/HOUSE	Mr & Mrs Baranauskas 192 Grange Road Newark NG24 4PP	Proposed single storey rear extension to replace existing conservatory.
4	24/01553/PA	Newark Town Council Sherwood Avenue Bowls and Tennis Park Sherwood Avenue Newark NG24 1QA	Application to determine if Prior Approval required for installation of PV panels to roof of existing building as per Schedule 2 Part 14 Class J.
5	24/01596/S73	Ivove Care Heathcotes Enright View 1-3 Enright Close Newark NG24 4EB	Application to vary condition 2 attached to planning permission 24/00064/FUL to amend the proposed plans.



Agenda Item No: 5

Committee Date: Wednesday 25<sup>th</sup> September 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>	24/00988/FUL		
<b>Date Registered</b>	2 July 2024		
<b>Proposal</b>	Proposed replacement of existing timber windows with Residence 9 Heritage flush casement windows.		
<b>Location</b>	Not My Monkey, The Wharf, Newark		
<b>Applicant</b>	INIZIO Hair, The Wharf, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/08/2024		
<b>Application No</b>	24/00575/FUL		
<b>Date Registered</b>	22 April 2024		
<b>Proposal</b>	Provision of sports floodlighting to existing tennis courts.		
<b>Location</b>	Newark Tennis Club, London Road, Newark		
<b>Applicant</b>	Mr A Cole, Newark Tennis Club, The Pavilion, London Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	29/08/2024		
<b>Application No</b>	24/01481/TELNOT		
<b>Date Registered</b>	6 August 2024		
<b>Proposal</b>	Notification to install electronic communications apparatus.		
<b>Location</b>	Telecommunications Mast, Orange, Barnby Road, Newark		
<b>Applicant</b>	Dot Surveying, Blanfield Road, London		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	
<b>Decision Date</b>	28/08/2024		
<b>Application No</b>	24/01268/S73		
<b>Date Registered</b>	17 July 2024		
<b>Proposal</b>	Application for variation of condition 20 to substitute approved drawings with revised plans for the multi functional building following archaeological investigations attached to planning permission 21/02690/FUL (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).		
<b>Location</b>	Newark Castle, Castle Gate, Newark		
<b>Applicant</b>	Newark & Sherwood DC, Castle House, Great North Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	06/09/2024		
<b>Application No</b>	24/01265/FUL		
<b>Date Registered</b>	17 July 2024		
<b>Proposal</b>	Conversion of ground, first and second floors to a House in Multiple Occupation (Use Class C4) comprising 8 one-bed units and associated amenity space with retention of one commercial unit at ground floor.		
<b>Location</b>	41 Stodman Street, Newark		
<b>Applicant</b>	OTP Construction Management Ltd, School Road, London		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	10/09/2024		

<b>Application No</b>	24/01266/LBC		
<b>Date Registered</b>	17 July 2024		
<b>Proposal</b>	Conversion of ground, first and second floors to a House in Multiple Occupation (Use Class C4) comprising 8 one-bed units and associated amenity space with retention of one commercial unit at ground floor.		
<b>Location</b>	41 Stodman Street, Newark		
<b>Applicant</b>	OTP Construction Management Ltd, School Road, London		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	10/09/2024		
<b>Application No</b>	24/01280/ADV		
<b>Date Registered</b>	18 July 2024		
<b>Proposal</b>	Refurbishment and replacement of signage, detailed items 1-36.		
<b>Location</b>	ASDA, Lombard Street, Newark		
<b>Applicant</b>	ASDA Stores Ltd, Leeds		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	11/09/2024		



**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**

**24/00066/NEWDEV**

**Playing Field, Elm Avenue, Newark**

**Erection of 9 dwellings**

Members are asked to consider a suitable street name for this development. The Developer did put forward the name of 'The Stadium' but as 'Stadium Avenue' is already held within the locality, this cannot be used.

Any suggestions put forward will have to be forwarded to NSDC no later than the 27<sup>th</sup> of September, 2024.

**c. Notification of Appeals**

No applications have been received.

**d. Licensing Applications**

No applications have been received.

<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>