



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 28TH AUGUST 2024

Wednesday 21st August 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 28th August 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 28TH AUGUST 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 31st July 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 | 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 28th August 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 31st July, 2024 in the Council Chamber, Town Hall.

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

PR13/24/25 Minutes

The Minutes of the meeting held on Wednesday 26th June 2024 were **AGREED** and signed as a true and correct record.

PR14/24/25 Extraordinary Minutes

The Minutes of the Extraordinary Planning Meeting held on Wednesday 10th July 2024 were **AGREED** and signed as a true and correct record.

PR15/24/25 Declarations of Interest

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

PR16/24/25 Outstanding Planning Applications

24/00835/HOUSE 89 London Road, Newark

To remove the existing flat roof and parapet wall and erect a first-floor rear extension on the foot print of the existing rear extension.

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).

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.

24/01097/S73M Grove Bungalow, Barnby Road, Newark

Application for Variation of Conditions 07 and 16 to substitute approved Amphibian Mitigation Strategy, FRA and drainage scheme attached to planning permission 20/02499/OUTM; Residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings).

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.

24/00988/FUL	<p>Not My Monkey, The Wharf, Newark</p> <p>Proposed replacement of existing timber windows with Residence 9 Heritage flush casement windows.</p> <p>NTC supports this application pursuant to the comments of the Conservation Officer.</p>
24/01029/FUL & Amended	<p>48 Lombard Street, Newark</p> <p>Conversion of existing office building to form 6 apartments.</p> <p>Amendment: Change of description of the proposal to include first floor extension to rear.</p> <p>NTC welcomes Town Centre living accommodation but notes the absence of any bin storage or cycle storage within the plans. NTC recommends bin sharing to reduce the number of bins on the street for collection.</p>
24/01030/LBC & Amended	<p>48 Lombard Street, Newark</p> <p>Internal and external alterations to facilitate conversion of office building to form 6 apartments.</p> <p>NTC welcomes Town Centre living accommodation but notes the absence of any bin storage or cycle storage within the plans. NTC recommends bin sharing to reduce the number of bins on the street for collection.</p>
24/01050/FUL	<p>Brunel House, Jessop Way, Newark</p> <p>Formation of vehicular access.</p> <p>NTC has no objection to the application subject to the comments of NCC Highways being suitably addressed.</p>
24/01080/HOUSE & 24/01081/LBC	<p>Elvey House, 121 Balderton Gate, Newark</p> <p>Demolition of existing car port and replacement with single storey Garden Room.</p> <p>Cllr L Geary & Cllr L Roulstone declared a non-pecuniary interest in these applications.</p> <p>NTC supports these applications pursuant to the comments of the Conservation Officer.</p>

24/01088/S73	32A Castle Gate, Newark Removal of Condition 4 (personal permission) attached to planning permission 09/01658/FUL. No Objection was raised to this application.
24/01095/LBC	45 London Road, Newark Proposed internal alterations. No Objection was raised to this application.
24/01128/LBC	Ragazza, 42 Middle Gate, Newark Installation of fireproof ceiling to ground floor retail unit. No Objection was raised to this application.
24/01192/HOUSE	15 Gilstrap Close, Newark Proposed front extension. NTC objects in principle to extensions in front of the building line, however, feels unable to comment on this application due to the inadequacy of the submitted plans.
24/01201/FUL	Rosemount, 142 Beacon Hill Road, Newark Change of use from Pool house to new dwelling. NTC has no objection to the application subject to the comments from NCC Highways being suitably addressed.
24/01268/S73	Newark Castle, Castle Gate, Newark 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. Cllr N Ross declared a non-pecuniary interest in this application. No Objection was raised to this application.
24/01220/FUL	Riverside Ice Cream Parlour, Riverside Kiosk, Tolney Lane Car Park, Tolney Lane, Newark Installation of PV panels on amenity building. As this application is from NTC, no comments will be submitted.

PR17/24/25 Notice of NSDC Planning Decisions

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

PR18/24/25 Urgent Decisions Taken Under The Scheme of Delegation

Members **NOTED** the decision taken for the following application under the Scheme of Delegation:

To **SUPPORT** the following:

- (i) Street Naming for Land off Mill Gate, Newark (erection of 11 new dwellings).

Marina View was the name chosen by the Chair of this Committee from the 3 put forward by the Developer.

- Marina Quays View
- Quayside View
- Marina View

PR19/24/25 Miscellaneous Applications

a. Nottinghamshire County Council Applications

Proposed Parking Restrictions – Kirk Gate, Newark

Proposal: Taxi Rank which was removed on a temporary basis in 2020, to be replaced with 30 minutes waiting, no return within 1 hour, to be made permanent and be in operation for 24 hours.

No Objection was raised to this application.

b. Street Naming

No applications had been received.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

Premises Licence Grant

Applicant: Iodi Private Ltd, 34 Lombard Street, Newark

Proposal: To sell alcohol off the premises from Monday to Sunday from 6am to midnight.

Premises Licence Grant

Applicant: Papa Johns, 2 Bar Gate, Newark

Proposal: To offer late night refreshment from Monday to Sunday from 11pm to 3am the following morning.

No Objection was raised to these applications.

e. Asset of Community Value

RHP Sports & Social Club, Elm Avenue, Newark

Members **NOTED** that RHP Sports & Social Club has now been registered as an ACV under the terms of the Localism Act 2011.

Meeting Closed:	8.05pm	Next Meeting:	Wednesday 28th August, 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	24/00588/FUL Additional Information	Harlaxton Estates Ltd Land at Denham Business Park Brunel Drive Newark NG24 2EG	Erection of a trade counter building with associated external works.
2	24/00618/FUL Amended	Newark & Sherwood DC Land at Bowbridge Road Newark	5 bungalows.
3	24/00842/RMAM Additional Information	Barnby Road (Newark) Ltd Grove Bungalow Barnby Road Newark NG24 2NE	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).
4	24/01265/FUL	OTP Construction Management Ltd 41 Stodman Street Newark NG24 1AW	Conversion of first and second floors from offices E(g)(i) to 8 bedroom HMO (Class C4) with associated amenity space.
5	24/01280/ADV	Asda Stores Ltd Asda Lombard Street Newark NG24 1XG	Refurbishment and replacement of signage, detailed items 01-36.
6	24/01318/S73	Mr D Dobb 24 Sheldrake Road Newark NG24 2JX	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.

7	24/01379/FUL	Mr K Roberts, Edgefield House, North Muskham 82 Mill Gate Newark NG24 4TY	Erection of 1 dwelling.
8	24/01381/HOUSE	Mr J Matthias 2 Primrose Avenue Newark NG24 2AQ	Extension to dwelling to include garage, kitchen, utility, bedroom & shower room.

Agenda Item No: 5

Committee Date: Wednesday 28th August 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	24/00942/FUL		
Date Registered	28 May 2024		
Proposal	Removal of 10 existing rooflights, openings to be infilled and finished with matching slate tile and insert 2 new conservation style rooflights.		
Location	Thorpes Warehouse, Navigation Yard, Mill Gate, Newark		
Applicant	Dancap Newark, Netherfield, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	23/07/2024		
Application No	24/00943/LBC		
Date Registered	28 May 2024		
Proposal	Removal of 10 existing rooflights, openings to be infilled and finished with a matching slate tile and insert 2 new conservation style rooflights.		
Location	Thorpes Warehouse, Navigation Yard, Mill Gate, Newark		
Applicant	Dancap Newark, Netherfield, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	23/07/2024		
Application No	24/01040/HOUSE		
Date Registered	10 June 2024		
Proposal	Single storey side extension		
Location	1 The Heights, Hutchinson Road, Newark		
Applicant	Mr J Slatcher, 1 The Heights, Hutchinson Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	25/07/2024		
Application No	24/00585/HOUSE		
Date Registered	21 May 2024		
Proposal	Insert new window door to gable and elevation.		
Location	27A & B Mill Gate, Newark		
Applicant	Mr A Board & Mrs L Wright, 27A & B Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	31/07/2024		
Application No	24/00586/LBC		
Date Registered	21 May 2024		
Proposal	Insert new window door to gable and elevation.		
Location	27A & B Mill Gate, Newark		
Applicant	Mr A Board & Mrs L Wright, 27A & B Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	31/07/2024		

Application No	24/00946/FUL
Date Registered	29 May 2024
Proposal	Change of Use from Office (Use Class E) to a House in Multiple Occupation (Use Class C4) comprising 6 one-bed units.
Location	Clinton House, 12 Lombard Street, Newark
Applicant	Mr B Minihane, 4 The Orchard, Elston, Newark
Decision	Application Permitted Conditional Y
Decision Date	30/07/2024
Application No	24/00947/LBC
Date Registered	29 May 2024
Proposal	Internal alterations including installation of a door and relocation of an existing door, infilling existing doorway and removal of a partition wall and repairs to the sills of three sash windows (one on the front and two on the rear elevation).
Location	Clinton House, 12 Lombard Street, Newark
Applicant	Mr B Minihane, 4 The Orchard, Elston, Newark
Decision	Application Permitted Conditional Y
Decision Date	30/07/2024
Application No	24/01000/FUL
Date Registered	4 June 2024
Proposal	Conversion of existing chapel (Class F1(f)) into two new 1-bedroom and 2-bedroom residential dwellings (Class C3(a)).
Location	Beacon Hill Free Christian Fellowship, 112A Beacon Hill Road, Newark
Applicant	Mr J May, 112A Beacon Hill Road, Newark
Decision	Application Permitted Conditional Y
Decision Date	02/08/2024
Application No	24/01304/TELNOT
Date Registered	22 July 2024
Proposal	New wooden 9m light pole.
Location	Northern Road, Northern Road Industrial Estate, Newark
Applicant	Openreach, Kelvin House, 123 Judd Street, London
Decision	No Objection Conditional
Decision Date	02/08/2024
Application No	24/01088/S73
Date Registered	19 June 2024
Proposal	Removal of Condition 4 (personal permission) attached to planning permission 09/01658/FUL (Change of Use from art studio to specialist real ale bar, re-opening of boarded up windows and installation of emergency exit).
Location	32A Castle Gate, Newark
Applicant	Just Beer Micropub Ltd, 32A Castle Gate, Newark
Decision	Application Permitted Conditional Y
Decision Date	08/08/2024

Application No	23/01913/FUL		
Date Registered	1 December 2023		
Proposal	Battery Energy Storage System (BESS) including ancillary works and access arrangements.		
Location	Land at The Scrapyard, Bowbridge Lane, Balderton, Newark		
Applicant	Conrad (Newark) Ltd, Suites D and E, Windrush Court, Abingdon		
Decision	Application Permitted	Conditional	Y
Decision Date	13/08/2024		
Application No	24/01095/LBC		
Date Registered	19 June 2024		
Proposal	Proposed internal alterations		
Location	45 London Road, Newark		
Applicant	Mr K Jones, 45 London Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/08/2024		
Application No	24/00835/HOUSE		
Date Registered	3 July 2024		
Proposal	To remove the existing flat roof and parapet wall and erect a first floor rear extension on the foot print of the existing rear extension.		
Location	89 London Road, Newark		
Applicant	Mrs P Carey, 89 London Road, Newark		
Decision	Application Refused	Conditional	
Decision Date	13/08/2024		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

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

No applications have been received.

e. Winthorpe with Langford Neighbourhood Plan

The Parish Council for Winthorpe with Langford, Nottinghamshire has prepared a Neighbourhood Plan for the whole of the area covered by these parishes.

Comments from the Town Council are invited in accordance with the provisions of Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. Any comments made by this Committee will be forwarded no later than 16th September, 2024.

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

The official consultation period on both the Draft Interim Affordable Housing SPD and Draft Solar Energy SPD will take place between 30th July, 2024 and 24th September, 2024. The SPDs will provide additional planning guidance on Affordable Housing and Solar Energy.

Newark & Sherwood District Council is inviting comments from local residents, landowners, developers, Town & Parish Councils, registered housing providers and other interested stakeholders. Any comments made by this Committee will be forwarded to NSDC no later than 24th September, 2024.

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