



# Newark TOWN COUNCIL

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## **PLANNING COMMITTEE**

**WEDNESDAY 30<sup>TH</sup> OCTOBER 2024**

Wednesday 23<sup>rd</sup> October 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 30<sup>th</sup> October 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 30<sup>TH</sup> OCTOBER 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 25<sup>th</sup> September 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 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 19</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 30<sup>th</sup> October 2024

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 25<sup>th</sup> September, 2024 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 L Goff N Ross L Roulstone M Skinner
<b>In Attendance</b>	Town Clerk	Matthew Gleadell
<b>Apologies</b>	There were no apologies	
<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.	

### **PR25/24/25    Minutes**

The Minutes of the last meeting held on Wednesday 28<sup>th</sup> August 2024 were **AGREED** and signed as a true and correct record.

**PR26/24/25     Declarations of Interest**

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

**PR27/24/25     Outstanding Planning Applications**

**24/01192/HOUSE     15 Gilstrap Close, Newark**

Application for extension to front of property for a downstairs wet-room and cladding to front elevation in place of hanging tiles.

**Newark Town Council sustains their previous objection to this development and have concerns over the inadequacy of the plans submitted.**

**24/01475/ADV     WH Smith, 36-40 Market Place, Newark**

1 x non illuminated folded aluminium fascia sign with vinyl lettering at 7060 x 365mm.

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

**24/01542/HOUSE     192 Grange Road, Newark**

Proposed single storey rear extension to replace existing conservatory.

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

**24/01553/PA     Sherwood Avenue Bowls & Tennis Park, Newark**

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.

**No Comments were made for this application due to it being submitted by Newark Town Council.**

**24/01596/S73     Heathcotes, Enright View, 1-3 Enright Close, Newark**

Application to vary condition 2 attached to planning permission 24/00064/FUL to amend the proposed plans.

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

**24/01602/ADV     MFG, Cow Lane, Newark Esso, 69 North Gate, Newark**

Erection of a small format Advertising Display.

**No Objection was raised to this application subject to the approval of the Conservation Officer and compliance with the relevant SPD.**

**PR28/24/25     Notice of NSDC Planning Decisions**

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

**PR29/24/25      Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

No applications had been received.

**b. Street Naming**

**Playing Field, Elm Avenue, Newark**

**Erection of 9 dwellings**

Members considered street names for the above development and the following suggestions were put forward:

**Godiva** – Lady Godiva gave the land for the Church

**Eleanor** – Beaumont Cross is in memory of Queen Eleanor)

**Henrietta Maria** was the Queen to Charles 1<sup>st</sup>

**Winifred Marshall Gales** was an author born in Newark on the 10<sup>th</sup> July 1761 – any or all of the three names could be used separately or on nearby streets.

**Ethel Harrison** is the lady who the drinking fountain is in memory of.

**Charlotte** was the first name of Viscountess Ossington.

**Constance Penswick Smith** is the lady who revived Mothering Sunday – there's a blue plaque for her on Church Walk near the War Memorial.

**Roma Parlby** was the owner of the Newark Advertiser after her father, so the Parlby name was for her family too. Members of the family would have to be asked and Roma died relatively recently in 2009, so the time lapse rule would need to be checked.

**Doris Bainbridge** left a legacy for the Castle.

**c. Notification of Appeals**

No applications had been received.

**d. Licensing Applications**

**Club X, 18 Castle Gate, Newark**

**Application for a Review of the Premises Licence**

Newark Town Council supports the Night Club and regards it as an important asset in the town's night time economy.

Having reviewed the application, Newark Town Council cannot support revocation of the licence or the proposed significant reductions in the licensing hours of the venue. NTC does however, encourage the licensing department / committee to give careful consideration to options numbered 3,4 and 5 in the application. Option 6 is considered by NTC to be a very positive step to be explored. NTC is keen to encourage the licensing department/ committee to ensure that any changes to the licence do not seriously compromise the viability of the Night Club.

e. **Examination of Amended Allocations & Development Management Development Plan Document (DPD)**

Cllr N Ross declared a non-prejudicial interest in this application as a Member of Newark & Sherwood District Council.

It was Agreed to register to speak at the examination process in relation to land east of Newark and GRT allocation.

<b>Meeting Closed:</b>	<b>7.50pm</b>	<b>Next Meeting:</b>	<b>Wednesday 30<sup>th</sup> October, 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	24/01455/HOUSE	SMC Motorhomes Ltd Rose Cottage 34 Lovers Lane Newark NG24 1HU	Remove single storey outhouse. Erection of two storey extension.
2	24/01473/LBC	A Meade 2 Riverside Cottage Castle Gate Newark NG24 1BG	External works, alterations and replacement of windows and doors, conversion of garage with new rooflights and internal works and refurbishment.
3	24/01511/LBC	Mr M Mitchell 91 Mill Gate Newark NG24 4UA	Installation of damp proof system, repointing gable end brickwork and replaster staircase wall.
4	22/01528/RMAM Amended	Lovell Partnership & NSDC Lincoln Road Playing Field Lincoln Road Newark NG24 2DB	Application for Reserved Matters Approval comprising the erection of 207 dwellings including relevant demolition, landscaping and car parking with new pavilion, sports pitches, associated landscaping and associated car parking pursuant to outline planning permission 22/00426/S73M (Redevelopment of parts of the Yorke Drive estate). Revised description of development, drawings, documents and red line site location plan changed.
5	24/01545/HOUSE	Mr & Mrs C Hallam 55 Bancroft Road Newark NG24 1SF	Proposed single storey rear extension.
6	24/01618/HOUSE	Mr T North 10 Goodwin Close Newark NG24 2LA	Demolition of a single storey existing structure and erection of a side and front two-storey extension.

7	24/01628/HOUSE	<a href="#">Ms S Hedley</a> 24 Coopers Yard Newark NG24 4UH	Replace existing window with patio doors and side windows and Juliet balcony.
8	24/01642/LBC	<a href="#">Mr M Allen</a> 4 Depot Yard Newark NG24 1DR	Internal alterations including removal of stud wall to first floor, repositioning existing doorway to ground floor and installation of new window to first floor rear elevation.
9	24/01657/HOUSE	<a href="#">Ogon Homes</a> 29B Barnby Gate Newark NG24 1PX	Single storey extension to existing bungalow.
10	24/01680/HOUSE	<a href="#">Ms L Brompton</a> 23 Coopers Yard Newark NG24 4UH	Patio doors with side windows and Juliet balcony.
11	24/01682/FUL	<a href="#">Albianclamo Jesuthasan</a> Grange Road Stores 10A Grange Road Newark NG24 4LE	New build (Takeaway – sui generis) on the ground floor. Including the installation of new extraction flue to the side and flat on the first floor.
12	24/01683/FUL	<a href="#">Cellnex UK</a> Telephone Exchange Lombard Street Newark NG24 1XG	Removal of 3 no. antenna. Installation of 6 new antenna and ancillary radio equipment, 1 GPS Module and replacement equipment cabinet.
13	24/01689/CPRIOR	<a href="#">Dancap Appleton Ltd</a> Primarysite Ltd 20 Appleton Gate Newark NG24 1JY	Application to determine if prior approval is required for proposed change of use from offices (Class E) to 16 residential flats (C3) as Schedule 2 Part 3 Class MA.
14	24/01760/HOUSE	<a href="#">Mrs P Carey</a> 89 London Road Newark NG24 1SR	Remove the existing flat roof and parapet wall and erect a first floor rear extension on the footprint of the existing rear extension.

**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>	24/01192/HOUSE
<b>Date Registered</b>	18 July 2024
<b>Proposal</b>	Single storey front extension and installation of cladding to the front elevation in place of the existing hanging tiles.
<b>Location</b>	15 Gilstrap Close, Newark
<b>Applicant</b>	Mr P Britten, 15 Gilstrap Close, Newark
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	17/09/2024
<b>Application No</b>	24/01220/FUL
<b>Date Registered</b>	24 July 2024
<b>Proposal</b>	Installation of PV panels on amenity building
<b>Location</b>	Riverside Ice Cream Parlour, Riverside Kiosk, Tolney Lane Car Park, Newark
<b>Applicant</b>	Newark Town Council, Town Hall, Market Place, Newark
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	19/09/2024
<b>Application No</b>	24/01201/FUL
<b>Date Registered</b>	8 July 2024
<b>Proposal</b>	Change of use from Pool house to new dwelling.
<b>Location</b>	Rosemount, 142 Beacon Hill Road, Newark
<b>Applicant</b>	Mr R Wylie, Rosemount, 142 Beacon Hill Road, Newark
<b>Decision</b>	<b>Application Refused</b>   <b>Conditional</b>
<b>Decision Date</b>	27/09/2024
<b>Application No</b>	24/01128/LBC
<b>Date Registered</b>	3 July 2024
<b>Proposal</b>	Installation of fireproof ceiling to ground floor retail unit.
<b>Location</b>	Ragazza, 42 Middle Gate, Newark
<b>Applicant</b>	Open Plan real Estate Development Ltd, c/o Agent
<b>Decision</b>	<b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>
<b>Decision Date</b>	03/10/2024
<b>Application No</b>	24/01379/FUL
<b>Date Registered</b>	6 August 2024
<b>Proposal</b>	Erection of 1 dwelling
<b>Location</b>	82 Mill Gate, Newark
<b>Applicant</b>	Mr K Roberts, Edgefield House, North Muskham, Newark
<b>Decision</b>	<b>Application Refused</b>   <b>Conditional</b>
<b>Decision Date</b>	01/10/2024

<b>Application No</b>	24/01318/S73		
<b>Date Registered</b>	9 August 2024		
<b>Proposal</b>	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.		
<b>Location</b>	24 Sheldrake Road, Newark		
<b>Applicant</b>	Mr D Cobb, 24 Sheldrake Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	04/10/2024		
<b>Application No</b>	24/00618/FUL		
<b>Date Registered</b>	12 April 2024		
<b>Proposal</b>	5 bungalows		
<b>Location</b>	Land at Bowbridge Road, 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>	08/10/2024		
<b>Application No</b>	24/01357/DIS106		
<b>Date Registered</b>	15 August 2024		
<b>Proposal</b>	Request for confirmation of discharge of pre-commencement conditions in associated with Section 106 Agreement relating to 20/00580/FULM; Erection of 87 dwellings.		
<b>Location</b>	293 Bowbridge Road, Newark		
<b>Applicant</b>	NCHA Development, 12/14 Pelham Road, Nottingham		
<b>Decision</b>	<b>DOC – All Conditions Discharged</b>	<b>Conditional</b>	
<b>Decision Date</b>	10/10/2024		
<b>Application No</b>	24/01639/TELNOT		
<b>Date Registered</b>	12 September 2024		
<b>Proposal</b>	Notification to install fixed line broadband apparatus.		
<b>Location</b>	Telecommunications Apparatus, Stanhope Avenue & Pembroke Crescent, Newark		
<b>Applicant</b>	Openreach, 123 Judd Street, London		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	
<b>Decision Date</b>	10/10/2024		
<b>Application No</b>	24/01645/LDCP		
<b>Date Registered</b>	17 September 2024		
<b>Proposal</b>	Application for lawful development certificate for proposed conversion of one of the two existing integral garage spaces into a study/gym area.		
<b>Location</b>	8 Naseby Avenue, Newark		
<b>Applicant</b>	Mrs S Reid, 8 Naseby Avenue, Newark		
<b>Decision</b>	<b>Certificate Issued</b>	<b>Conditional</b>	
<b>Decision Date</b>	11/10/2024		



<b>Application No</b>	24/01080/HOUSE		
<b>Date Registered</b>	28 June 2024		
<b>Proposal</b>	Demolition of existing Car Port and replacement with single storey Garden Room.		
<b>Location</b>	Elvey House, 121 Balderton Gate, Newark		
<b>Applicant</b>	Mrs S Smeeth, as above		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	15/10/2024		
<b>Application No</b>	24/01081/LBC		
<b>Date Registered</b>	28 June 2024		
<b>Proposal</b>	Demolition of existing Car Port and replacement with single storey Garden Room.		
<b>Location</b>	Elvey House, 121 Balderton Gate, Newark		
<b>Applicant</b>	Mrs S Smeeth, as above		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	15/10/2024		
<b>Application No</b>	24/01542/HOUSE		
<b>Date Registered</b>	2 September 2024		
<b>Proposal</b>	Proposed single storey rear extension to replace existing conservatory.		
<b>Location</b>	192 Grange Road, Newark		
<b>Applicant</b>	Mr & Mrs Baranauskas, 192 Grange Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	16/10/2024		
<b>Application No</b>	24/01372/LDCP		
<b>Date Registered</b>	10 September 2024		
<b>Proposal</b>	Erection of educational building and composting toilet		
<b>Location</b>	Holt Map, Sconce & Devon Park, Boundary Road, Newark		
<b>Applicant</b>	Newark Town Council, Town Hall, Market Place, Newark		
<b>Decision</b>	<b>Certificate Issued</b>	<b>Conditional</b>	
<b>Decision Date</b>	17/10/2024		



**PLANNING COMMITTEE**

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

**a. Nottinghamshire County Council Applications****Charles Street Area, Newark**

Concerns have been raised about inconsiderate and obstructive parking on Barnby Gate at its junction with Charles Street, Barnby Road at its junction with Newton Street and B6326 London Road at its junctions with Charles Street and Newton Street which is causing visibility issues. To help alleviate these problems, it is proposed to introduce additional 'No Waiting At Any Time' restrictions (double yellow lines) around these junctions.

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. Therefore, any comments made by this Committee will need to be submitted by the 1<sup>st</sup> November 2024.

**b. Street Naming**

**Application Reference: 24/00083/NEWDEV**

**Site Address: 293 Bowbridge Road, Newark**

**Proposal: Erection of 87 no. dwellings**

Members are asked to consider the above application and provide 5 suitable street names for the above development in order for these to be forwarded to NSDC by the 6<sup>th</sup> November.

**c. Notification of Appeals**

No applications have been received.

**d. Licensing Applications**

An application has been received for a Notice of Grant of Premises Licence:

**Applicant: RW Stokes & Sons Ltd**

**Site Address: Stokes Newark Café, Unit 8, Robin Hood Walk, Newark**

**Proposed Use: Films, Live Music, Recorded Music, Supply of Alcohol (On the premises) – Monday to Sunday 07:00 – 23:00**

**Opening Hours: Monday to Sunday 07:00 – 23:00**

Members are asked to consider the above application in order that any comments can be forwarded to NSDC by the 15<sup>th</sup> November, 2024.

**e. NSDC Amended Allocations Plan Examination**

**Gypsy, Roma & Traveller**

Consideration of evidence to be given at the examination hearing.

<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>