



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 27TH NOVEMBER 2024

Wednesday 20th November 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 27th November 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

A handwritten signature in black ink, appearing to be 'M Gleadell'.

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 27TH NOVEMBER 2024

A G E N D A

- | | | | |
|----------|---|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 30th October 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 17 |
| 6 | Miscellaneous Applications | Report Attached | Page 23 |

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 27th November 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 30th October, 2024 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) E Cropper (Ap) B Corrigan S Dickinson L Goff N Ross L Roulstone M Skinner (Ap)
In Attendance	Deputy Town Clerk	Anna Lawon
	Town Clerk	Matthew Gleadell until 7.30pm
Apologies	Councillors E Cropper & M Skinner	
Taking Minutes:		Anna Lawson
Public:	There were 0 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR30/24/25 Minutes

The Minutes of the last meeting held on Wednesday 25th September 2024 were **AGREED** and signed as a true and correct record.

PR31/24/25 Declarations of Interest

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

PR32/24/25 Outstanding Planning Applications

24/01455/HOUSE Rose Cottage, 34 Lovers Lane, Newark, NG24 1HU

Remove single storey outhouse. Erection of two storey extension.

No Objection was raised to this application.

24/01473/LBC 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.

No Objection was raised to this application subject to the support of the Conservation Officer.

24/01511/LBC 91 Mill Gate, Newark, NG24 4UA

Installation of damp proof system, repointing gable end brickwork and replaster staircase wall.

No Objection was raised to this application subject to the support of the Conservation Officer.

22/01528/RMAM Lincoln Road Playing Field, Newark, NG24 2DB

Amended

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.

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

The Committee were in support of this application in principle, supporting the proposed S106 funding to increase GP provision.

The Committee would like the Planning Officer to consider the following conditions:

- **Implement wildlife initiatives ie. Hedgehog holes, wildflower meadows.**

- Landscaping and tree planting to the south and east of the football pitches is completed, prior to commencing work on the sports field.

24/01545/HOUSE	55 Bancroft Road, Newark, NG24 1SF Proposed single storey rear extension. No Objection was raised to this application.
24/01618/HOUSE	10 Goodwin Close, Newark, NG24 2LA Demolition of a single storey existing structure and erection of a side and front two-storey extension. Members noted the objections of the neighbours and would like to request that the Planning Officer investigate their concerns.
24/01628/HOUSE	24 Coopers Yard, Newark, NG24 4UH Replace existing window with patio doors and side windows and Juliet balcony. No Objection was raised to this application.
24/01642/LBC	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. No Objection was raised to this application subject to the support of the Conservation Officer.
24/01657/HOUSE	29B Barnby Gate, Newark, NG24 1PX Single storey extension to existing bungalow. No Objection was raised to this application subject to the support of the Conservation Officer.
24/01680/HOUSE	23 Coopers Yard, Newark, NG24 4UH Patio doors with side windows and Juliet balcony. No Objection was raised to this application.
24/01682/FUL	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. Members support this application in principle and request that a condition is made to improve the surface of the car park.

- 24/01683/FUL 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.
No Objection was raised to this application.
- 24/01689/CPRIOR 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.
Members support the change of use and welcome residential conversion within the Town Centre. Members would like the Planning Officer to ensure sufficient provision for the storage of bicycles and bins.
- 24/01760/HOUSE 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.
No Objection was raised to this application.
- 24/01539/HOUSE 40 Lombard Street, Newark, NG24 1XP**
Replacement rear window.
No Objection was raised to this application.
- 24/01771/HOUSE 8A Winthorpe Road, Newark, NG24 2AB**
Conversion of existing garage/store to annex.
No Objection was raised to this application.
- 24/01140/LBC 87/89 Mill Gate, Newark, NG24 4UA**
Remove existing defective roof tiles, renew roof tiles including felt and battens with approved tiles.
No Objection was raised to this application.

PR33/24/25 Notice of NSDC Planning Decisions

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

PR34/24/25 Miscellaneous Applications

a. Nottinghamshire County Council Applications

Charles Street Area, Newark

Proposed introduction of additional 'No Waiting At Any Time' restrictions (double yellow lines) around these junctions.

No Objection was raised to this application.

b. Street Naming

24/00073/NEWDEV

293 Bowbridge Road, Newark

Erection of 87 no. dwellings.

Members considered the above application and suggested the following should be put forward to NSDC:

Bowbridge Place, Bowbridge Close but think should only be one named Bowbridge not all as too confusing otherwise.

Ball Court - Albert Ball VC (1896-1917) who went to Kings Grammar School in Nottingham and his father was Lord Mayor of Nottingham and his parents later owned Upton hall that's now the clock museum on the road to Southwell. At the time of his death he was the United Kingdom's leading flying ace with 44 victories. He was in the Sherwood Foresters at the start of the war and transferred to the Royal Flying Corps.

Cricket Green

Googly Way

Bounce

The Chair of Planning will contact Roger Peacock for the names of Magnus Headmasters.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

RW Stokes & Sons Ltd

Stokes Newark Café, Unit 8, Robin Hood Walk, Newark

No Objection was raised to this application.

GH Porter Ltd, 1-3 Bridge Street, Newark

Cllrs B Corrigan & N Ross both declared a non-pecuniary interest in this application.

Proposed supply of alcohol on and off the premises.

No Objection was raised to this application.

e. NSDC Amended Allocations Plan Examination

Gypsy, Roma & Traveller

Newark Town Council have previously commented in relation

to the GRT allocation in the amended allocations plan. Since that comment was submitted, the Council has seen significant changes in its political make up with almost all of the current Councillors having been elected to the Council since the original comment was made.

Newark Town Council's planning committee met on the 30th October 2024 and further reviewed the GRT element of the amended allocations plan ahead of the examination process.

The committee resolved as follows:

1. To declare their support for the GRT Housing Need assessment.
2. To express broad support for Tolney Lane being utilised as a location for accommodating a large proportion of the pitch requirements required during the life of the amended plan, provided that flood alleviation plans for the Tolney Lane area can be realistically delivered, especially having regard to the significant costs associated with such scheme.
3. To restate objections already raised in response to the planning application for the Bowbridge Lane site albeit it recognised that those objections have been made through the planning process and not the amended plan consultation process. If appropriate mitigation measures for difficulties on this site cannot be overcome, NTC is willing to support NSDC in seeking to identify an alternative suitable site.
4. To affirm the Council's support for the GRT community generally and support for them having provision of suitable and sustainable sites that allow the local GRT community to meet their housing needs in Newark and the District.
5. To note the advantage in having a formally adopted plan so as to regulate the location of new sites during the life of the plan, and to provide policy that can help to resist applications for sites that are considered to be unsuitable for GRT allocation.

Meeting Closed:	8.58pm	Next Meeting:	Wednesday 27th November, 2024
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Agenda Item No: 4

Committee Date: Wednesday 27th November 2024

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	24/01540/LBC	Mr James Lesser 40 Lombard Street Newark NG24 1XP	Replacement rear window.
2	24/01740/FULM	Fytche-Taylor Planning Ltd Land at Whittle Close Newark	Installation of 4 padel tennis courts, including open portal frame roof structure, floodlighting and new parking area.
3	24/01823/FUL	Mr S Cho Flat 5 North Gate House 14 North Gate Newark NG24 1EZ	Installation of EV Charger on wall to front elevation.
4	24/01848/LBC	WH Smith 36-40 Market Place Newark NG24 1EG	1 x fascia sign and 2 x window graphics to be installed to existing WH Smith unit.
5	24/01868/LBC	LNER Newark Northgate Railway Station Appleton Gate Newark NG24 1LS	Installation of 3 no. new passenger help points to the LNER managed station. This will involve cable management, the provision of power and data supplies to the locations for roll out of these new provisions at the following station.
6	24/01877/LBC	Mr B Minihane Cherizena at the Governors House 23-24 Stodman Street Newark NG24 1AW	Timber frame and lath and plaster infill repairs with roof repairs.
7	24/01883/FUL	Turnbolls & Co Ltd Turnbull Builders Merchant Northern Road Newark NG24 2EU	Installation of Solar Panels to roof.
8	24/01903/FUL	Mr A Ablewhite Plot 2 140 Beacon Hill Rd Newark NG24 2JJ	Erection of dwelling.

9	24/01905/PA	N & S Homes Gladstone House Lord Hawke Way Newark NG24 4FH	Application to determine if Prior Approval is required for proposed installation of roof mounted 102.08kW solar PV system, comprising of 232 x Canadian solar 440w modules as Schedule 2 Part 14 Class J.
10	24/01911/HOUSE	Mr T Puplett 3 Clifton Crescent Newark NG24 2DJ	Single storey detached garden amenity room.
11	24/01928/FUL	City Goldsmiths (Nottm) Ltd City Goldsmiths 9 Middle Gate Newark NG24 1AG	Security grilles to existing Jewellers shop.
12	24/01962/HOUSE	The Waterfront Management (Newark) Ltd 11 The Waterfront Newark NG24 4SG	Replacement of first floor window and door to balcony on a like for like basis.
13	24/00842/RMAM Amended	Barnby Road (Newark) Ltd Grove Bungalow Barnby Road Newark NG24 2NE	Application for reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline application 24/01097/S73M (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).

14	24/01942/FUL	Mr M Bainbridge 7 Furrow Close Middlebeck Newark NG24 3XR	Change of use of the property from residential to a managed holiday let.
15	24/02008/S73	Mr & Mrs Smith & Ors Land off Sandhills Sconce Tolney Lane Newark	Application for removal of condition 01 to make temporary permission permanent and the personal permission general as attached to planning permission 21/00891/S73.
16	24/01855/FUL	Newark Baptist Church 15 Balderton Gate Newark NG24 1UE	Change of use from Class E to church/community use. Installation of air source heat pump and solar panels to flat roof and change of alignment to entrance.

Agenda Item No: 5

Committee Date: Wednesday 27th November 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	24/01553/PA
Date Registered	30 August 2024
Proposal	Application to determine if Prior Approval is required for installation of PV panels to roof of existing building as per Schedule 2 Part 14 Class J.
Location	Sherwood Avenue Bowls and Tennis Park, Sherwood Avenue, Newark
Applicant	Mr M Gleadell, Newark Town Council, Town Hall, Newark
Decision	Prior Approval is not required Conditional Y
Decision Date	23/10/2024
Application No	24/01381/HOUSE
Date Registered	5 August 2024
Proposal	Tow storey side extension, a single storey front extension and application of render.
Location	2 Primrose Avenue, Newark
Applicant	Mr J Matthias, 2 Primrose Avenue, Newark
Decision	Application Permitted Conditional Y
Decision Date	28/10/2024
Application No	24/00588/FUL
Date Registered	2 April 2024
Proposal	Erection of two warehouse units use class B8 (storage and distribution) with associated ancillary trade counters and offices.
Location	Land at Denham Business Park, Brunel Drive, Newark
Applicant	Harlaxton Estates Ltd, Long Bennington, Newark
Decision	Application Permitted Conditional Y
Decision Date	04/11/2024
Application No	24/01029/FUL
Date Registered	2 July 2024
Proposal	Conversion of existing office building to form 6 apartments, first floor extension to rear.
Location	46-48 Lombard Street, Newark
Applicant	Plasterpro Ltd, Unit 15, Jessop Way, Newark
Decision	Application Permitted Conditional Y
Decision Date	06/11/2024
Application No	24/01030/LBC
Date Registered	2 July 2024
Proposal	Internal and external alterations to facilitate conversion of office building to form 6 apartments.
Location	46-48 Lombard Street, Newark
Applicant	Plasterpro Ltd, Unit 15, Jessop Way, Newark
Decision	Application Permitted Conditional Y
Decision Date	06/11/2024

Application No	24/01602/ADV
Date Registered	11 September 2024
Proposal	Erection of a small format Advertising Display.
Location	MFG, Cow Lane – Newark Esso, 69 North Gate, Newark
Applicant	Wildstone Estates Ltd, London
Decision	Application Refused Conditional
Decision Date	04/11/2024
Application No	24/01642/LBC
Date Registered	17 September 2024
Proposal	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.
Location	4 Depot Yard, Newark
Applicant	Mr M Allen, 4 Depot Yard, Newark
Decision	Application Permitted Conditional Y
Decision Date	04/11/2024
Application No	24/01657/HOUSE
Date Registered	17 September 2024
Proposal	Single storey extension to existing bungalow.
Location	29B Barnby Gate, Newark
Applicant	Ogon Homes, 85 Main Street, Upton, Newark
Decision	Application Refused Conditional
Decision Date	05/11/2024
Application No	24/01689/CPRIOR
Date Registered	24 September 2024
Proposal	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.
Location	PrimarySite Ltd, 20 Appleton Gate, Newark
Applicant	Dancap Appleton Ltd, Netherfield
Decision	Prior Approval is Not Required Conditional N
Decision Date	04/11/2024
Application No	24/00548/FUL
Date Registered	29 April 2024
Proposal	Change of use of land to residential Gypsy/Traveller caravan site comprising 6 pitches each providing 1 static and 1 touring caravan and dayroom.
Location	The Old Stable Yard, Winthorpe Road, Newark
Applicant	Messrs Lamb, Smith & Smith, The Old Stable Yard, Winthorpe Road, Newark
Decision	Application Permitted Conditional Y
Decision Date	14/11/2024

Application No	24/01097/S73M
Date Registered	20 June 2024
Proposal	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).
Location	Grove Bungalow, Barnby Road, Newark
Applicant	Grange Developments Ltd, Park Barn, Home Farm Close, Burley on the Hill, Oakham
Decision	Application Permitted Conditional Y
Decision Date	14/11/2024

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

No applications have been received.

b. Street Naming**Land at 293 Bowbridge Road, Newark**

Members are asked to **NOTE** that following the submission of suggested street names for the above development from this Committee on the 30th October, NSDC have decided that the names were not suitable as they had no relevance to the use of the site previously. NSDC have notified us that names approved for the site are now Anglo Drive and Saxon Place.

c. Notification of Appeals

No applications have been received.

d. Licensing Applications**Roaring Meg, 117 Barnby Gate, Newark**

An application has been received by NSDC for a review of the Premises Licence for the above premises.

Members are asked to consider this application with any comments being forwarded to NSDC no later than the 4th December, 2024.

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