



# Newark TOWN COUNCIL

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## PLANNING COMMITTEE

WEDNESDAY 8<sup>TH</sup> JANUARY 2025

Thursday 2<sup>nd</sup> January 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 8<sup>th</sup> January 2025 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 8<sup>TH</sup> JANUARY 2025**

**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 27<sup>th</sup> November 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 11</b> |
| <b>5</b> | <b>NSDC Planning Application Decisions</b>   | <b>Report Attached</b>  | <b>Page 15</b> |
| <b>6</b> | <b>Urgent Decisions Taken Under the Scheme of Delegation</b>   | <b>Report Attached</b>  | <b>Page 23</b> |
| <b>7</b> | <b>Miscellaneous Applications</b>  | <b>Report Attached</b>  | <b>Page 25</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 8<sup>th</sup> January 2025

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 27<sup>th</sup> November, 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 (Ap) L Roulstone M Skinner
<b>In Attendance</b>	Town Clerk	Matthew Gleadell
<b>Apologies</b>	Cllr N Ross	
<b>Taking Minutes:</b>		Matthew Gleadell
<b>Public:</b>	There was 0 members of the public present and 1 member of the Press.	
<b>Venue:</b>	Council Chamber, Town Hall.	

### PR35/24/25 Minutes

The Minutes of the last meeting held on Wednesday 10<sup>th</sup> October 2024 were **AGREED** and signed as a true and correct record.

**PR36/24/25     Declarations of Interest**

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

**PR37/24/25     Outstanding Planning Applications**

**24/01540/LBC            40 Lombard Street, Newark**

Replacement rear window.

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

**24/01740/FULM        Land at Whittle Close, Newark**

Installation of 4 padel tennis courts, including open portal frame roof structure, floodlighting and new parking area.

**NTC welcomes new sports facilities but notes the comments of Nottinghamshire County Council in relation to pedestrian access.**

**24/01823/FUL        Flat 5 North Gate House, 14 North Gate, Newark**

Installation of EV Charger on wall to front elevation.

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

**24/01848/LBC        36-40 Market Place, Newark**

1 x fascia sign and 2 x window graphics to be installed to existing WH Smith unit.

**NTC supports the comments of the Conservation Officer.**

**24/01868/LBC        Newark North Gate Railway Station, Appleton Gate, Newark**

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.

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

**24/01877/LBC        Cherizena at the Governors House, 23-24 Stodman Street, Newark**

Timber frame and lath and plaster infill repairs with roof repairs.

**No Objection was raised to this application and Members commend the property owner on the work they are doing with this building.**

**24/01883/FUL        Turnbull Builders Merchant, Northern Road, Newark**

Installation of Solar Panels to roof.

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

<b>24/01903/FUL</b>	<p><b>Plot 2 140 Beacon Hill Road, Newark</b></p> <p>Erection of dwelling.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/01905/PA</b>	<p><b>Gladstone House, Lord Hawke Way, Newark</b></p> <p>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 440x modules as Schedule 2 Part 14 Class J.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/01911/HOUSE</b>	<p><b>3 Clifton Crescent, Newark</b></p> <p>Single storey detached garden amenity room.</p> <p><b>NTC objects to this application. The development is of a scale that is disproportionate to the size of the plot. The proposed development fails to respect the character of the street scene. The development would result in too much amenity land being lost on the property.</b></p>
<b>24/01928/FUL</b>	<p><b>City Goldsmiths, 9 Middle Gate, Newark</b></p> <p>Security grilles to existing Jewellers shop.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/01962/HOUSE</b>	<p><b>11 The Waterfront, Newark</b></p> <p>Replacement of first floor window and door to balcony on a like for like basis.</p> <p><b>NTC objects to this application. Members noted that the existing windows and doors are not a match for the rest of the property. NTC would welcome the developer seeking a replacement that is more respectful of the design and character of the rest of the building.</b></p>
<b>24/00842/RMAM</b>	<p><b>Grove Bungalow, Barnby Road, Newark</b></p> <p>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).</p> <p><b>This application had already been approved.</b></p>
<b>24/01942/FUL</b>	<p><b>7 Furrow Close, Middlebeck, Newark</b></p> <p>Change of use of the property from residential to a managed holiday let.</p>

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

**24/02008/S73**

**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.

**NTC objects to the application due to the location of the land on a flood plain and the site not being a proposed allocated site in the N&SDC Development Plans.**

**24/01855/FUL**

**15 Balderton Gate, Newark**

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.

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

**24/01924/LBC**

**Bellcourt Diocesan Advertising, May House, 50 Lombard Street, Newark**

Proposed colour change to house front brickwork and woodwork.

**No Objection was raised to this application and Members welcome the improvement to the property.**

**24/01998/S73**

**150 Beacon Hill Road, Newark**

Variation of Condition 2 attached to planning permission 22/01660/S73 to amend the proposed materials.

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

**PR38/24/25 Notice of NSDC Planning Decisions**

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

**PR39/24/25 Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

No applications had been received.

**b. Street Naming**

**Land at 293 Bowbridge Road, Newark**

Members **NOTED** the street names approved for this site as Anglo Drive and Saxon Place.

**c. Notification of Appeals**

No applications had been received.



**d. Licensing Applications**

**Roaring Meg, 117 Barnby Gate, Newark**

**Application for a Licence Review**

NTC supports a licensing review of these premises.

**e. Proposed Care Home Scheme at Former Woods Court Day Centre, Walker Close, Newark**

1. NTC welcomes an appropriate use of the site and considers a care home to be appropriate for the site.
2. NTC welcomes the retention of the trees on the site.
3. NTC would welcome a development that is respectful of the character of the area and is concerned that the sketches presented, do not appear to show a development that does this.
4. NTC would welcome the development being delivered in a very sustainable way with solar panels and other environmentally positive features.

<b>Meeting Closed:</b>	<b>8.05pm</b>	<b>Next Meeting:</b>	<b>Wednesday 8<sup>th</sup> January, 2025</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	24/01762/HOUSE	Mr O Ellwood 42 The Paddocks Newark NG24 1SS	Proposed side and front single storey extensions with internal alterations.
2	24/01812/FULM	Mr T Hubbard Castle Gate Leisure Centre 69 Castle Gate Newark NG24 1BG	Subdivision of first, second and attic floors to create 24 new residential apartments and minor elevational changes.
3	24/01838/HOUSE	Mr & Mrs Rush 16 Kelham Road Newark NG24 1BX	Single storey rear extension.
4	24/01844/FUL	Newark & Sherwood Community Hub Mill Gate Community Centre Pelham Street Newark NG24 4XD	Proposed replacement rear windows.
5	24/01929/S73M	Sainsbury's Supermarkets Ltd Homebase Northgate Retail Park Trent Lane Newark	Application for variation of Condition 09 pursuant to application reference 02/02798/FULM (Proposed Class A1 retail store with associated car parking, landscaping and highway works) to allow use of the premises as a supermarket having a maximum net sales area of 1,677sq m, including an area of up to 355sqm for the sale of comparison goods floorspace and an area of up to 185sqm for the sale and display of any comparison goods by a catalogue showroom retailer.
6	24/02019/FUL	Mr J Goodwin 7 Victoria Street Newark NG24 4UU	Proposed partial demolition, extension and minor internal re-ordering to listed building to create 2 no. additional apartments.

7	24/02020/LBC	<a href="#">Mr J Goodwin</a> 7 Victoria Street Newark NG24 4UU	Proposed partial demolition, extension and minor internal re-ordering to listed building to create 2 no. additional apartments.
8	24/02072/FUL	<a href="#">Walker &amp; Son (Hauliers) Ltd</a> Goodlife Foods Brunel Drive Newark NG24 2EG	Proposed Change of Use to create a new B8 open storage facility on vacant B2 / B8 / E classified land.
9	24/02113/PIP	<a href="#">Mr R Locke c/o Agent</a> Extended land to side of 29 Beeston Road Newark NG24 1SN	Application for permission in principle for a single new home.
10	24/01762/HOUSE	<a href="#">Mrs S Dufouleur</a> 42 The Paddocks Newark NG24 1SS	Proposed side and front single storey extensions with internal alterations.
11	24/02220/ADV	<a href="#">McDonald's Restaurants Ltd</a> McDonald's Unit 1 23 London Road Newark	Proposed fascia sign to the side elevation.
12	24/02221/FUL	<a href="#">McDonald's Restaurants Ltd</a> McDonald's Unit 1 23 London Road Newark	Proposed fascia sign to the side elevation.

Agenda Item No: 5

Committee Date: Wednesday 8<sup>th</sup> January 2025

**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>	23/02250/RMA		
<b>Date Registered</b>	21 December 2023		
<b>Proposal</b>	Application for reserved matters approval for landscaping of Tramway Park (within key phase 3) and the inclusion of a substation.		
<b>Location</b>	Tramway Park, Land south of Newark, Bowbridge Lane, Balderton, Newark		
<b>Applicant</b>	Urban & Civic, c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	21/11/2024		
<b>Application No</b>	24/01719/LDCP		
<b>Date Registered</b>	30 September 2024		
<b>Proposal</b>	Replacement windows		
<b>Location</b>	46 Albion Street, Newark		
<b>Applicant</b>	Michelle Gibson, 4 Houndean Rise, Lewes		
<b>Decision</b>	<b>Certificate Issued</b>	<b>Conditional</b>	
<b>Decision Date</b>	19/11/2024		
<b>Application No</b>	24/01807/HPRIOR		
<b>Date Registered</b>	15 October 2024		
<b>Proposal</b>	Householder prior approval for proposed replacement single storey rear extension.		
<b>Location</b>	219 Bowbridge Road, Newark		
<b>Applicant</b>	Mr W Atkinson, 219 Bowbridge Road, Newark		
<b>Decision</b>	<b>Prior Approval is Not Required</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	20/11/2024		
<b>Application No</b>	23/02135/S73M		
<b>Date Registered</b>	4 December 2023		
<b>Proposal</b>	Section 73 application for removal of Condition 20 attached to planning permission 23/01031/S73M, which requires improvements to the North Gate/Queens Road junction to provide a MOVA traffic signal control and nearside pedestrian detection facilities (or similar)		
<b>Location</b>	The Maltings Retail Park, North Gate, Newark		
<b>Applicant</b>	Merchant City Ltd, London		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	
<b>Decision Date</b>	25/11/2024		
<b>Application No</b>	24/00842/RMA		
<b>Date Registered</b>	27 June 2024		
<b>Proposal</b>	Application for reserved matters pursuant to outline application 24/01097/S73M		
<b>Location</b>	Grove Bungalow, Barnby Road, Newark		
<b>Applicant</b>	Barnby Road (Newark) Ltd, Park Barn, Home Farm Close, Burley on the Hill, Oakham		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	
<b>Decision Date</b>	25/11/2024		

Application No	24/01411/FUL		
Date Registered	8 August 2024		
Proposal	Replacement of the external ATM		
Location	Natwest, 1 Market Place, Newark		
Applicant	Natwest Group, London		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2024		
Application No	24/01412/LBC		
Date Registered	8 August 2024		
Proposal	Replacement of the external ATM		
Location	Natwest, 1 Market Place, Newark		
Applicant	Natwest Group, London		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2024		
Application No	24/01475/ADV		
Date Registered	21 August 2024		
Proposal	1 x non-illuminated fascia sign with vinyl lettering at 1179 x 305mm2 x non-illuminated internally applied window vinyls at 680 x 1830mm.		
Location	WH Smith, 36-40 Market Place, Newark		
Applicant	WH Smith, Swindon		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2024		
Application No	24/01628/HOUSE		
Date Registered	16 September 2024		
Proposal	Replace existing window with patio doors, side windows and Juliet balcony.		
Location	24 Coopers Yard, Newark		
Applicant	Ms S Hedley, 24 Coopers Yard, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	29/11/2024		
Application No	24/01680/HOUSE		
Date Registered	23 September 2024		
Proposal	Patio doors with side windows and Juliet balcony		
Location	23 Coopers Yard, Newark		
Applicant	Ms L Brompton, 23 Coopers Yard, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	29/11/2024		

<b>Application No</b>	24/00867/RMAM		
<b>Date Registered</b>	14 May 2024		
<b>Proposal</b>	Application for reserved matters approval for the landscaping of Hawton House SINC & Public Open Space and the adjacent Greenway and green corridor to the south (details which are reserved by Condition 2 of the Outline Planning Permission 14/01978/OUTM).		
<b>Location</b>	Land South of Newark, Bowbridge Lane, Balderton, Newark		
<b>Applicant</b>	Urban & Civic, c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	05/12/2024		
<b>Application No</b>	24/01683/FUL		
<b>Date Registered</b>	24 September 2024		
<b>Proposal</b>	Removal of 3 no. antenna. Installation of 6 new antenna and ancillary radio equipment, 1 GPS module and replacement equipment cabinet.		
<b>Location</b>	Telephone Exchange, Lombard Street, Newark		
<b>Applicant</b>	Cellnex UK, Berkshire		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/12/2024		
<b>Application No</b>	24/01455/HOUSE		
<b>Date Registered</b>	9 October 2024		
<b>Proposal</b>	Remove single storey outhouse. Erection of two storey extension.		
<b>Location</b>	Rose Cottage, 34 Lovers Lane, Newark		
<b>Applicant</b>	Mr A Briggs Price, Northern Road, Newark		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	
<b>Decision Date</b>	06/12/2024		
<b>Application No</b>	24/01618/HOUSE		
<b>Date Registered</b>	14 October 2024		
<b>Proposal</b>	Demolition of a single storey existing structure and erection of a side and front two-storey extension.		
<b>Location</b>	10 Goodwin Close, Newark		
<b>Applicant</b>	Mr T North, 10 Goodwin Close, Newark		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	03/12/2024		
<b>Application No</b>	24/01545/HOUSE		
<b>Date Registered</b>	15 October 2024		
<b>Proposal</b>	Proposed single storey rear extension		
<b>Location</b>	55 Bancroft Road, Newark		
<b>Applicant</b>	Mr & Mrs C Hallam, 55 Bancroft Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/12/2024		

<b>Application No</b>	24/01140/LBC		
<b>Date Registered</b>	23 October 2024		
<b>Proposal</b>	Removal and replacement of rooftiles, replacement of roof membrane and re-pointing of chimney stacks with lime mortar.		
<b>Location</b>	87/89 Mill Gate, Newark		
<b>Applicant</b>	Mr G Bruce, 87/89 Mill Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	06/12/2024		
<b>Application No</b>	24/01658/LDCP		
<b>Date Registered</b>	30 September 2024		
<b>Proposal</b>	Application for lawful development certificate for proposed replacement porch.		
<b>Location</b>	6 Rivermead, Newark		
<b>Applicant</b>	Mr N Smith, 6 Rivermead, Newark		
<b>Decision</b>	<b>Certificate Issued</b>	<b>Conditional</b>	
<b>Decision Date</b>	10/12/2024		
<b>Application No</b>	24/01760/HOUSE		
<b>Date Registered</b>	17 October 2024		
<b>Proposal</b>	Remove the existing flat roof and parapet wall and erect a first floor rear extension on the footprint of the existing rear extension.		
<b>Location</b>	89 London Road, Newark		
<b>Applicant</b>	Mrs P Carey, 89 London Road, Newark		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	
<b>Decision Date</b>	09/12/2024		
<b>Application No</b>	24/01511/LBC		
<b>Date Registered</b>	8 October 2024		
<b>Proposal</b>	Installation of damp proof system, repointing gable end brickwork and replaster staircase wall.		
<b>Location</b>	91 Mill Gate, Newark		
<b>Applicant</b>	Mr M Mitchell, 91 Mill Gate, Newark		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	19/12/2024		
<b>Application No</b>	24/01820/FUL		
<b>Date Registered</b>	16 October 2024		
<b>Proposal</b>	New warehouse for storage and distribution.		
<b>Location</b>	Jewson, Hawton Lane, Balderton, Newark		
<b>Applicant</b>	K Grover, 293 The Chestnut, Norwood Road, Solihull		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/12/2024		
<b>Application No</b>	24/01848/LBC		
<b>Date Registered</b>	22 October 2024		
<b>Proposal</b>	1 x fascia sign and 2 x window graphics to be installed to existing WH Smith Unit.		
<b>Location</b>	WH Smith, 36-40 Market Place, Newark		
<b>Applicant</b>	Mr Corrick, Greenbridge Road, Swindon		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/12/2024		

<b>Application No</b>	24/01868/LBC		
<b>Date Registered</b>	25 October 2024		
<b>Proposal</b>	Installation of 3 no. new passenger help points to the LNER managed station, this will involve cable management, provision of power and data supplies to the locations for roll out of these new provisions at the following station.		
<b>Location</b>	Newark Northgate Railway Station, Appleton Gate, Newark		
<b>Applicant</b>	LNER West Offices, York		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	20/12/2024		
<b>Application No</b>	24/01540/LBC		
<b>Date Registered</b>	28 October 2024		
<b>Proposal</b>	Replacement rear window		
<b>Location</b>	40 Lombard Street, Newark		
<b>Applicant</b>	Mr J Lesser, 40 Lombard Street, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/12/2024		
<b>Application No</b>	24/01911/HOUSE		
<b>Date Registered</b>	30 October 2024		
<b>Proposal</b>	Single storey detached garden amenity room		
<b>Location</b>	3 Clifton Crescent, Newark		
<b>Applicant</b>	Mr T Puplett, 3 Clifton Crescent, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/12/2024		
<b>Application No</b>	24/02046/TELNOT		
<b>Date Registered</b>	22 November 2024		
<b>Proposal</b>	Notification of the intention to install new pole.		
<b>Location</b>	Telecommunications Wooden Pole WP1, Elm Avenue, Newark		
<b>Applicant</b>	Openreach, 123 Judd Street, Newark		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	
<b>Decision Date</b>	20/12/2024		
<b>Application No</b>	24/02024/HPRIOR		
<b>Date Registered</b>	19 November 2024		
<b>Proposal</b>	Householder prior approval for proposed single storey rear extension.		
<b>Location</b>	120 Winthorpe Road, Newark		
<b>Applicant</b>	Mr Y Singh, 120 Winthorpe Road, Newark		
<b>Decision</b>	<b>Prior Approval Is Not Required</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	24/12/2024		



**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**1. Recommendations**

1.1 To **NOTE** the decision taken under the Scheme of Delegation:

To **Support** the following application:

- (i) A grant of a Premises Licence for Sainsbury's, Northgate Retail Park, Newark.

**2. Background**

2.1 Since the last meeting of the Planning Committee, one application has been commented upon, namely:

- (i) **A grant of a Premises Licence for Sainsbury's, Northgate Retail Park, Newark**

2.2 It was agreed with the Chair of this Committee that this matter was 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 of this Committee about this application, it was agreed to **Support** the application at (i) above as follows:

**'The Town Council would suggest that Sainsbury's are permitted to sell alcohol no later than other public houses in the area'**

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decision taken.

**3. Financial, Legal, Equality & Risk Issues**

3.1 None.

<b>Background Papers:</b>	<b>None</b>
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684801</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>





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**

No applications have been received.

**c. Notification of Appeals**

No applications have been received.

**d. Licensing Applications**

**Club X, Castle Gate, Newark**

**Premises Licence Review**

The Hearing for this review took place on Wednesday 11<sup>th</sup> December 2024 and the decision notice is attached at Appendix A.

**e. Great North Road Solar & Biodiversity Park – Publication of Statement of Community Consultation**

We have received notification that the Statement of Community Consultation (SoCC) has been published for the Great North Road Solar and Biodiversity Park.

The Phase Two (statutory) Consultation will launch in the new year. This second phase of community consultation will run for six weeks, taking place between Thursday 9<sup>th</sup> January and Thursday 20<sup>th</sup> February 2025, this will give consultees the opportunity to comment on the updated proposals.

It is recommended that the matter be referred to Full Council on the 19<sup>th</sup> February to give comment on this application.

<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>





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Date: 12 December 2024

Dear Sir/Madam

**11 December 2024 – Licensing Hearing – Club X, Newark**

I refer to the above hearing at which a Panel of the Council's Licensing Committee convened to decide the review of the Premises Licence for Club X ("the Premises").

Before the Licensing Panel were, Yvonne Swinton Environmental Health, Mrs Franks, neighbour to Club X, Aygun Acinik Premises Licence Holder (PLH) and Harry Kohly (friend of the PLH).

The detail of the original application is summarised within the report, this being a review made by Environmental Health. Through the Consultation process, a number of representations had also been received and the details of those were contained within the bundle.

Conditions had been proposed by the Premises Licence Holder through his solicitors which had been circulated prior to the hearing.

The Licensing Panel was referred to the details set out in the review application, representations from consultees and additional papers which had been circulated. The Panel confirmed that they had read these documents and the papers submitted.

At the outset of the Sub-Committee, Yvonne Swinton had confirmed that some measures had been put in place by the PLH, following the submission of the review and that following the installation of noise monitoring equipment after these measures were in place, they found that the statutory nuisance had been abated.

The conditions proposed by the PLH and which had been in force voluntarily included the following:

- No more than 20 customers will be allowed at any one time in the smoking area referred to in condition [xx] below
- Customers will only be allowed access the smoking area referred to in condition [xx] by the door and corridor shown and marked "X" on drawing number "001" attached to the premises licence

- There will always be a member of door staff in the smoking area referred to in condition [xx] below
- The smoking area will be confined to the area shown pink on drawing number "002" attached to the premises licence

The Licensing Panel also took into consideration and applied the following:

1. The licensing objectives and other relevant provisions as set out in the Licensing Act 2003;
2. The Policies of the Council applicable to the review application; and
3. The guidance as provided under Section 182 of the Licensing Act 2003.

### **Considerations**

The Licensing Panel recognises that licensed premises are a major contributor to the economy of the District. They help to attract tourists and visitors, make for vibrant towns and communities and can be a major employer.

The Panel spent time, carefully considering the detailed submissions, oral evidence and written information provided by those attending the hearing and from those unable to attend the hearing.

### **Panel's Conclusions**

The Panel identified that the cause for concern was the use of the smoking area and the management of people using it.

An abatement notice had been served in relation to noise nuisance from the Premises. Since the service of the Notice and submission of the review, some measures had been put in place by the PLH. Noise monitoring equipment had been installed after these measures were in place, the results of this monitoring concluded that the statutory nuisance had been abated.

Environmental Health representatives, confirmed that the abatement notice would remain in place which required the PLH to abate statutory nuisance and that it would remain in place. Investigations would continue if further complaints were received and monitoring equipment would be installed if required. The smoking area being moved and the proactive enforcement by door staff had abated the noise nuisance in their opinion.

The Licensing Panel heard oral evidence and submissions from Mrs Frank. She confirmed that she was in attendance as her daughter was away on business. She described the impact of the operation of Club X on her and her family. She went on to explain that personally, she was impacted by noise, she says was from Club X and described it, "as if there was a wild party next door". She explained that it impacted on their quality of life, that people leaving the Club were in a "state" and it was, "quite frightening". Mrs Franks confirmed that the impact had not been as bad in recent weeks but the noise was still sporadic from the smoking area.

The information given by Mrs Franks was carefully considered by the Licensing Panel and balanced this against the conditions offered up by the PLH and the purpose of the licensing regime. The Panel accepted that there had been an impact on Mrs Franks and her family in

relation to noise nuisance from the smoking area as it was, but measures had been put in place to reduce the impact to an acceptable standard, taking into account the proximity of residential premises to a licensed premises.

The Panel took into account the conditions offered by the PLH who reassured that the Club would make sure they would get enforced properly, that there would be no complaints going forward and so they could "trade accordingly with no noise complaints".

Taking into account the modified conditions, the promises made by the PLH and the observations made by Environmental Health, the Panel did not find that it was appropriate to seek to take any other action save for the modification to the premises licence to include those conditions offered, taking into account the licensing objectives and the permissive regime.

The panel decided to modify the conditions of the licence to include those proposed by the PLH which would be a permanent modification.

The Licensing Panel wanted to emphasise the importance of ensuring that the conditions were vigorously enforced by the management, PLH and the staff they employ and encouraged continued dialogue with neighbours.

### **Appeal**

An applicant for a review or the holder of the premises licence may appeal against the decision of the Council in respect of the review.

Any such appeal must be made to the Magistrates Court for the area in which the premises concerned are situated and must be commenced by a notice of appeal to the Justices Chief Executive for the relevant court within 21 days beginning with the day on which the appellant was notified of the decision.

Yours faithfully

Councillor Jean Hall  
Chair of the Licensing Panel

A handwritten signature in black ink, appearing to read 'J Hall', is written over the printed name and title of the Councillor.

