

# NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU  
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## **PLANNING COMMITTEE**

**WEDNESDAY 24<sup>TH</sup> APRIL 2019**

Wednesday 17<sup>th</sup> April 2019

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 24<sup>th</sup> April, 2019 in the Council Chamber at the Town Hall.

Copies of the Planning Applications to be considered at this meeting can be viewed in advance at Newark Town Council's reception in the Town Hall, Newark Library, at the offices of the District Council in Castle House, Newark or online via the Newark and Sherwood District Council's website planning portal:

<http://www.nsd.c.info/eplanning/default.aspx?sid=1&sindex=1>.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. G. Mellor'.

Alan Mellor  
**Town Clerk**



## **PLANNING COMMITTEE**

**WEDNESDAY 24<sup>TH</sup> APRIL 2019**

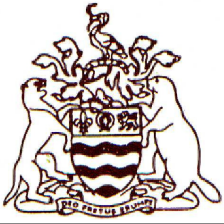
### **A G E N D A**

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| <b>2</b> | <b>Minutes of the Meeting of the Planning Committee held on Wednesday 27<sup>th</sup> March 2019</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
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#### **Committee Membership:**

Cllr M Skinner (Chairman)  
Cllr S Haynes (Vice-Chairman)  
Cllr Mrs C Barker-Powell  
Cllr M Cleasby  
Cllr Mrs G Dawn  
Cllr Ms H Gent  
Cllr L Goff  
Cllr D Hyde  
Cllr D Lloyd  
Cllr T Roberts MBE  
Cllr R Williams





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**Agenda Item No: 2**

**Committee Date: Wednesday 24<sup>th</sup> April 2019**

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 27<sup>th</sup> March 2019 in the Council Chamber, Town Hall.

<b>Membership Present:</b>	<b>Councillor</b>	<b>M Skinner (Chairman)</b>
	Councillor	S Haynes (Vice-Chairman) Mrs C Barker-Powell (Ap) M Cleasby (Ap) Mrs G Dawn (A) Ms H Gent L Goff D Hyde D Lloyd (Ap) T Roberts MBE (Ap) R Williams (Ap)
<b>In Attendance</b>	Town Clerk Councillor	Alan Mellor R A Crowe
<b>Apologies</b>	Cllrs Mrs Cathy Barker-Powell, M Cleasby, D Lloyd, T Roberts MBE & R Williams	
<b>Taking Minutes:</b>	Planning Administrator	Mrs J Hempsall
<b>Public:</b>	There were 0 members of the public present.	
<b>Venue:</b>	Council Chamber, Town Hall	

**PR66/18/19 Minutes**

The Minutes of the last meeting held on Wednesday 27<sup>th</sup> February 2019

were **AGREED** and signed as a true and correct record.

**PR67/18/19 Matters Arising**

The Chairman informed Members that he had attended the Planning Committee meeting at Newark & Sherwood District Council the previous evening and was concerned to hear that residents on Lindum Street had not been informed of the original application for the Newark Working Men's Club. The Chairman asked the Town Clerk to write to Newark & Sherwood District Council, seeking clarification on the Policy they have regarding notifying residents of planning applications in proximity to their properties. Then submit a report to a future meeting of this Committee to inform Members of the arrangements and consider if any changes or enhancements can be made to improve them.

**PR68/18/19 Declarations of Interest**

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

**PR69/18/19 Outstanding Planning Applications**

**18/02295/FUL 10 Naseby Avenue, Newark**

Householder application for proposed single storey rear extension.

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

**19/00142/FUL 125 Hawton Road, Newark**

Erection of a veranda to south elevation.

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

**19/00384/RMA Land South of Newark, Bowbridge Lane, Balderton, Newark**

Application for Reserved Matters Approval for access and landscaping for Phase 1 Central Street.

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

**19/00385/RMAM Land South of Newark, Bowbridge Lane, Balderton, Newark**

Application for Reserved Matters Approval for landscaping for Hawton House Sinc and public open space.

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

**19/00394/FUL 2 The Park, Newark**

Householder application for demolition of rear outbuilding and replacement with a 2 storey extension

and associated alterations. Removal of asbestos garage and replace with hardstanding area and shed. Relocation of fence and additional gates for hardstanding area.

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

**19/00399/ADV  
&  
Amended**

**Trespass, Unit 10, 6 St Mark's Place, Newark**

Consent to display 2 no. non-illuminated fascia signs and 1 no. non-illuminated projection sign.

& **Amended Application** (Revised Description and Plan) as follows:

**Trespass, Unit 10, 6 St Mark's Place, Newark**

Consent to display 2 no. fascia signs with internally illuminated logo and lettering and 1 no. internally illuminated projection sign.

**No Objection** was raised to this application on the basis that it is in compliance with the Shopfronts & Advertisements SPD.

**19/00406/FUL**

**130 Winthorpe Road, Newark**

Householder application for proposed two storey rear extension.

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

**19/00411/FUL**

**32 Beacon Heights, Newark**

Householder application for proposed two storey side extension and re-design of garage and porch, with alterations to windows and rendering of elevations.

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

**19/00422/FUL**

**79 Wolsey Road, Newark**

Householder application for single storey front and rear extension following demolition of rear outbuilding.

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

**19/00432/FUL**

**Londis Newark Ltd, 22 Blatherwick Road, Newark**

Extension of existing shop.

Cllr S Haynes declared a prejudicial interest in this application and left the room for the discussion.

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

Cllr S Haynes returned to the meeting.

**19/00504/OUTM    Playing Field, Elm Avenue, Newark**

Residential development for 9 detached houses and associated adoptable road, private road and other external works.

Cllr R A Crowe declared a non-prejudicial interest in this application.

The Town Clerk informed Members that this land was owned by Nottinghamshire County Council. The sports pavilion in situ was in a dilapidated state and he wasn't aware of any objections from Sports England regarding this application.

Cllr Goff said that he wasn't in favour of the application as he was sorry to see another green space being used for housing.

The Chairman pointed out that there was sufficient parking provision for the 9 properties proposed.

Cllr Ms Gent was pleased to see that a good amount of green space would be between the proposed properties. She raised concern at the planting of trees behind some existing neighbouring properties regarding the height these trees could possibly grow to and wouldn't want these properties to suffer any loss of light due to this. Cllr Ms Gent was also pleased to see ample parking for all 9 properties.

Cllr T Roberts in his absence, had asked Cllr S Haynes, to suggest on his behalf, that possibly 2-3 feet of the area be used for widening Elm Avenue.

It was decided to raise **No Objection** to this application.

**19/00285/FUL    Newark Hospital, Boundary Road, Newark**

Proposed air handling unit associated with internal alterations for a new Breast Screening Clinic.

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

**19/00543/LBC    Friary Cottage, Appleton Gate, Newark**

Bespoke timber framed garden room and installation of new access from proposed garden room to existing garage.

Cllr R A Crowe declared a personal interest in this application and left the meeting.

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

Cllr R A Crowe returned to the meeting.



**19/00570/FUL 11 Markwick Close, Newark**

Householder application for single storey extension to side of dwelling including all associated external works.

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

**PR70/18/19 Notice of NSDC Planning Decisions**

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

**PR71/18/19 Adoption of the Amended Core Strategy Development Plan Document**

Members **NOTED** that Newark & Sherwood District Council had now formally adopted its Amended Core Strategy Development Plan Document on 7 March 2019.

**PR72/18/19 Miscellaneous Applications**

**a. Nomination of an Asset of Community Value in Newark**

**Cedar Avenue Playing Fields, Newark**

Members agreed to make **No Comment** on this nomination.

**b. Notification of Appeals**

**18/01437/FUL – Profile Hair Design & Beauty, 137 Barnby Gate, Newark**

Members **NOTED** that an appeal had been made to the Secretary of State for this application.

**c. Amended Applications**

**19/00157/ADV – Aldi Stores Ltd, North Gate, Newark**

1 no. single faced inset wall mounted sign.

**Revised signage details and location.**

Cllr S Haynes declared a prejudicial interest in this application and left the room for the discussion.

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

Cllr S Haynes returned to the meeting.

<b>Meeting Closed:</b>	<b>7.50pm</b>	<b>Next Meeting:</b>	<b>Wednesday 24<sup>th</sup> April, 2019</b>
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Agenda Item No: 5

Committee Date: Wednesday 24<sup>th</sup> April 2019

**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>Alan Mellor</b> Tel: 01636 684801 Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a>



<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
19/00522/RMAM	1 of 1	Bellway Homes & Urban & Civic c/o Agent	Parcel 1 Phase 2B Land East of Bowbridge Lane Balderton Newark
Received 27.03.19			

**Description** – Approval of reserved matters (access, layout, appearance, scale and landscaping) for 145 dwellings, including public open space, pursuant to outline planning permission 14/01978/OUTM on Parcel 1, Phase 2B, (Outline permission was subject to an EIA and this was provided).

<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
19/00575/FUL	1 of 1	Mr D Scott Magnus C of E Academy Earp Avenue Newark NG24 4AB	Magnus Academy Earp Avenue Newark NG24 4AB
Received 11.04.19			

**Description** – Refurbishment of existing tennis and netball courts to the same size and dimensions located within the playing field area of the Academy.

<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
19/00582/FUL	1 of 1	Mr & Mrs Davis 39 Hawton Road Newark NG24 4QA	39 Hawton Road Newark NG24 4QA
Received 28.03.19			

**Description** – Householder application for single storey extension to rear.

<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
19/00583/ADV	1 of 1	Ms A Meade AMID 14 Castle Gate Newark NG24 1BG	14 Castle Gate Newark NG24 1BG
Received 15.04.19			

**Description** – Display 1 no. hanging sign from existing bracket and 2 no. information board signs on south east elevation.

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<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
19/00630/FUL	1 of 1	Mr & Mrs A Wagstaff	18 Lawrence Street
Received 02.04.19		18 Lawrence Street Newark NG24 1NE	Newark NG24 1NE

**Description** – Householder application for proposed one and two storey rear extension with internal alterations.

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<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
19/00699/FUL	1 of 1	Mrs H Jones	3 Britannia Court
Received 15.04.19		3 Britannia Court Newark NG24 4XN	Newark NG24 4XN

**Description** – Householder application for single storey rear extension.

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<b>Ref/Year/App.No</b>	<b>Revision</b>	<b>Applicant</b>	<b>Location</b>
PREAPP/00082/19	1 of 1	n/a	Plot 30A
Received 03.04.19			Stephenson Way Newark

**Description** – Construction of Bio-Gas vehicle fuelling facility

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**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>Alan Mellor</b> <b>Tel: 01636 684801</b> <b>Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a></b>





<b>Application No</b>	19/00211/FUL	Full Planning Permission	
<b>Date Registered</b>	5 February 2019		
<b>Proposal</b>	Householder application for proposed two storey side extension and ground floor rear extension.		
<b>Location</b>	28 Fairway, Newark		
<b>Applicant</b>	Mr Walton, 28 Fairway, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	20/03/2019		
<b>Application No</b>	19/00141/FUL	Full Planning Permission	
<b>Date Registered</b>	7 February 2019		
<b>Proposal</b>	Retrospective erection of an outbuilding to be used as a tattoo treatment room.		
<b>Location</b>	11 Wentworth Corner, Newark		
<b>Applicant</b>	Mr J Anderson, 11 Wentworth Corner, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	20/03/2019		
<b>Application No</b>	19/00212/FUL	Full Planning Permission	
<b>Date Registered</b>	11 February 2019		
<b>Proposal</b>	Householder application for erection of a two storey extension to existing property.		
<b>Location</b>	37 The Paddocks, Newark		
<b>Applicant</b>	Mrs C Martin, 37 The Paddocks, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	21/03/2019		
<b>Application No</b>	16.01958/RMAM	Reserved Matters Approval Major	
<b>Date Registered</b>	28 November 2016		
<b>Proposal</b>	Reserved Matters Application for the erection of retail development - Bulky Goods/Open A1/Open A1 Convenience uses and provision of associated parking pursuant to outline permission 13/00997/OUTM.		
<b>Location</b>	Land off North Gate, Newark		
<b>Applicant</b>	Mr P Rowe, 287 Regents Park Road, London		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	
<b>Decision Date</b>	29/03/2019		

<b>Application No</b>	19/00182/FUL	Full Planning Permission	
<b>Date Registered</b>	1 February 2019		
<b>Proposal</b>	Change of Use from A1 (Shops) to flexible uses A2 (Financial or Professional Services) or A3 (Restaurants and Cafes).		
<b>Location</b>	54 Carter Gate, Newark		
<b>Applicant</b>	Mr P Walster c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	29/03/2019		
<b>Application No</b>	19/00225/FUL	Full Planning Permission	
<b>Date Registered</b>	6 February 2019		
<b>Proposal</b>	Householder application for proposed single storey rear extension.		
<b>Location</b>	65A Beacon Hill Road, Newark		
<b>Applicant</b>	Mr & Mrs Feely, 65A Beacon Hill Road, Newark		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	28/03/2019		
<b>Application No</b>	19/00253/FUL	Full Planning Permission	
<b>Date Registered</b>	13 February 2019		
<b>Proposal</b>	Householder application for single storey rear extension.		
<b>Location</b>	1 Bentinck Road, Newark		
<b>Applicant</b>	Mr & Mrs Clarke, 1 Bentinck Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	28/03/2019		
<b>Application No</b>	19/00305/FULM	Full Planning Permission	
<b>Date Registered</b>	15 February 2019		
<b>Proposal</b>	Application to vary Condition 16 (to enable the construction of all new build dwellings in one phase) and to vary C8 (relating to the pedestrian access to Lindum Street) attached to Permission 18/00125/FULM.		
<b>Location</b>	Newark Working Men's Club, 13 Beacon Hill Road, Newark		
<b>Applicant</b>	Northgate Lettings, Oak Tree House, Main Street, Upton, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	27/03/2019		
<b>Application No</b>	19/00181/LBC	Listed Building Consent	
<b>Date Registered</b>	4 February 2019		
<b>Proposal</b>	Proposed new internal walls separating existing residential areas from retail area. Rear glazed extension, partial demolition of rear flat roof extension and new sash window to rear elevation.		
<b>Location</b>	Castle Gate Antiques Centre, 55 Castle Gate, Newark		
<b>Applicant</b>	Castle Gate Antiques Centre, 55 Castle Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	05/04/2019		

<b>Application No</b>	19/00207/FUL	Full Planning Permission	
<b>Date Registered</b>	4 February 2019		
<b>Proposal</b>	Erection of 4 dwellings and associated works.		
<b>Location</b>	Land adjacent 50 Middleton Road, Newark		
<b>Applicant</b>	Taylor Lindsey Ltd, 98 Searby Road, Lincoln		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	01/04/2019		
<b>Application No</b>	19/00180/FUL	Full Planning Permission	
<b>Date Registered</b>	5 February 2019		
<b>Proposal</b>	Formation of separate retail shop and associated storage to the front section at ground and basement levels and formation of independent dwelling to the rear at ground and basement levels in association with the existing first and second floor residential use. Partial demolition of rear flat roof addition and replacement with rear glazed extension.		
<b>Location</b>	Castle Gate Antiques Centre, 55 Castle Gate, Newark		
<b>Applicant</b>	Castle Gate Antiques Centre, 55 Castle Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	05/04/2019		
<b>Application No</b>	18/02344/FUL	Full Planning Permission	
<b>Date Registered</b>	6 February 2019		
<b>Proposal</b>	Conversion of first and second floors to create 2 flats		
<b>Location</b>	Skipton Building Society, 20 Market Place, Newark		
<b>Applicant</b>	Mr J Carpenter, 2 Church Walk, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	02/04/2019		
<b>Application No</b>	19/00265/LBC	Listed Building Consent	
<b>Date Registered</b>	13 February 2019		
<b>Proposal</b>	Replacement of modern casement window with traditional Yorkshire sash window, double glazing of 1 no existing Yorkshire sash window, install a new conservation roof-light in the side elevation, repainting of gable-end render and placement of garden building.		
<b>Location</b>	119 Mill Gate, Newark		
<b>Applicant</b>	Mr J Daykin, 119 Mill Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/04/2019		

<b>Application No</b>	19/00266/FUL	Full Planning Permission	
<b>Date Registered</b>	13 February 2019		
<b>Proposal</b>	Householder application for erection of a bespoke timber framed garden room and installation of new access from proposed garden room to existing garage.		
<b>Location</b>	Friary Cottage, Appleton Gate, Newark		
<b>Applicant</b>	Mr & Mrs M Daniel, Friary Cottage, Appleton Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/04/2019		
<b>Application No</b>	19/00142/FUL	Full Planning Permission	
<b>Date Registered</b>	25 February 2019		
<b>Proposal</b>	Erection of a veranda to south elevation.		
<b>Location</b>	125 Hawton Road, Newark		
<b>Applicant</b>	Mr J Power, 125 Hawton Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	02/04/2019		
<b>Application No</b>	18/02295/FUL	Full Planning Permission	
<b>Date Registered</b>	5 March 2019		
<b>Proposal</b>	Householder application for proposed single storey rear extension.		
<b>Location</b>	10 Naseby Avenue, Newark		
<b>Applicant</b>	Mr & Mrs Farrell, Naseby Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	04/04/2019		
<b>Application No</b>	19/00296/FUL	Full Planning Permission	
<b>Date Registered</b>	15 February 2019		
<b>Proposal</b>	Householder application for proposed single storey rear extension and internal alterations.		
<b>Location</b>	114 Grange Road, Newark		
<b>Applicant</b>	Mr & Mrs C Walsh, 114 Grange Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	10/04/2019		

**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>URGENT DECISION 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 for the following application:

**Ye Olde White Hart, Newark**

**Licensing – Variation Application.**

**2. Background**

2.1 Since the last meeting of the Planning Committee, an application has been received which required a response before the date of this meeting namely:-

**(i) Ye Olde White Hart, Newark**

2.2 It was agreed with the Chairman of this Committee that this matter is not of sufficient importance to warrant calling a Special Meeting of this Committee or the Town Council.

In accordance with the Town Council’s Scheme of Delegation – paragraph 3.2 Urgent Matters, after consultation with the Chairman of this Committee about this application, it was agreed that the following comment should be submitted:

**“The Town Council does not object to this application, on the strict understanding that any Licence (if approved), will be for the more restricted opening times than those contained in the current licence. Further that, given the previous history of these premises, this ‘No Objection’ response is predicated on the Police being satisfied with the application and the proposed opening times and conditions contained within it”.**

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**

None.



**PLANNING COMMITTEE**

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

**a. Notification of Appeals**

**19/00052/FUL – 68 Wolsey Road, Newark**

Change of use of the first floor from residential to children’s nursery and retention of ground floor as a nursery.

The Appeal follows the refusal of a planning application.

<b>Background Papers:</b>	<b>None</b>
<b>Lead Officer:</b>	<b>Alan Mellor</b> Tel: 01636 684801 Email: <a href="mailto:alan.mellor@newark.gov.uk">alan.mellor@newark.gov.uk</a>