



NEWARK TOWN COUNCIL

Town Hall, Market Place, Newark, Nottinghamshire, NG24 1DU
Tel: 01636 680333 ~ Fax: 01636 680350
Email: post@newark.gov.uk ~ Website: www.newark.gov.uk

PLANNING COMMITTEE

WEDNESDAY 31ST JANUARY 2018

Thursday 25th January 2018

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 31st January 2018 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 Kelham Hall 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 31ST JANUARY 2018

A G E N D A

- | | | | |
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Committee Membership:

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



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Agenda Item No: 2

Committee Date: Wednesday 31st January 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 3rd January 2018 in the Council Chamber, Town Hall.

Membership Present:	Councillor	T Roberts MBE (Chairman)
	Councillor	M Skinner (Vice-Chairman) Mrs C Barker-Powell Mrs G Dawn (A) Ms H Gent (A) L Goff S Haynes D Hyde D Lloyd (Ap) R Williams
In Attendance	Town Clerk Councillors	Alan Mellor Mrs R Crowe, R A Crowe & P Duncan
Apologies	Cllr D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hemsall
Public:	There were 2 members of the public present.	
Venue:	Council Chamber, Town Hall	

PR48/17/18 Minutes

The Minutes of the last meeting held on Wednesday 29th November 2017 were **AGREED** and signed as a true and correct record.

PR49/17/18 Matters Arising

There were no matters arising.

PR50/17/18 Declarations of Interest

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

PR51/17/18 Outstanding Planning Applications

17/00954/FUL Land off Sandhills Sconce, Tolney Lane, Newark

Removal of Conditions attached to Planning Permission 12/00562/FUL to allow the site to be permanent.

The Chairman explained to Members that this development had previously been granted and this application was to remove the Condition attached to allow the site to become permanent.

The Chairman expressed his concern at the fact that the land in question is flood land and by making the development permanent, concrete/hard standing would undoubtedly be put down, therefore, preventing suitable drainage of flood water.

The Chairman recommended REFUSAL of this application, seconded by Cllr M Skinner; as there was no supporting information provided to justify removing the conditions.

It was also AGREED that the Town Clerk write to NSDC asking that alternative sites for Travellers are found which are not located on flood land.

Therefore, **OBJECTION** was raised to this application.

17/01476/LBC Little Rascals, 36 Middle Gate, Newark

External appearance to remain unaltered. The shop frontage will be painted and signage above shop. Minimal internal works required (retrospective) to alter the shop.

No Objection was raised to this application.

17/01636/LBC Newark Northgate Station, Lincoln Street, Newark

The installation of an interactive 'Railpoint' customer information screen within the main concourse at Newark Northgate Station.

No Objection was raised to this application.

- 17/01993/FUL 33 Bancroft Road, Newark**
Householder application for erection of a single storey extension to the side and rear of property.
No Objection was raised to this application provided that neighbours raised no objections.
- 17/02116/LBC Sir John Arderne Public House, 10 Market Place, Newark**
Infilling of two ground floor apertures, attachment of lead flashing to property and removal and re-fixing of television aerial.
The Chairman welcomed Mr Andrew James to the meeting, who is the Architect for the Quaker Meeting House.
Cllr Williams asked Mr James about a drain within the site to which Mr James explained that a double sealed man hole would be put in place.
No Objection was raised to this application and Mr James left the meeting.
- 17/02138/FUL The Poplars, Barnby Road, Newark**
Proposed 1.5 storey side extension to form annexe to main dwelling including new double vehicular access and front boundary wall with electric sliding gates.
No Objection was raised to this application.
- 17/02140/FUL Flats 1 to 12 Trent Side, Mather Road, Newark**
Existing windows to be replaced with white residence 9 timber effect UPVC double glazed windows.
Cllr Duncan raised concerns regarding these properties being in the north eastern part of the Conservation Area and that this could be an issue regarding this application.
It was decided that a map of the Newark Conservation Area should be made available at future Planning Meetings in order for Members to determine exactly where the Conservation Area covers.
No Objection was raised to this application.
- 17/02162/FUL 16 The Weavers, Newark**
Householder application to create new bedroom/en-suite over garage, extend hall into existing porch.
No Objection was raised to this application.

- 17/02174/FUL 43 Elm Avenue, Newark**
Demolition of existing single storey side and rear extensions to facilitate new two-store side extension and single storey rear extension.
No Objection was raised to this application.
- 17/02193/FUL 2 Northern Road, Newark**
Proposed extension to provide two further service areas (full height ground and first floor).
No Objection was raised to this application.
- 17/02196/FUL Oscars Inn, 105 Balderton Gate, Newark**
Two single storey rear extensions to facilitate extra dining space and kitchen area. Conversion of existing first floor residential accommodation into two residential units. Addition of external fencing, lighting and signage to existing southwest boundary wall.
Cllrs T Roberts MBE advised that all Members declare a non-pecuniary interest in this application.
No Objection was raised to this application.
- 17/02214/FUL 12 Winterdale Close, Newark**
Householder application for dining room extension.
No Objection was raised to this application provided neighbours raised no objections.
- 17/02216/LBC 19 Carter Gate, Newark**
Conversion of the 2 upper floors to form a single apartment on each floor.
Members were pleased to see that empty space above shops was being utilised.
No Objection was raised to this application.
- 17/02237/FUL AbaChem Engineering Ltd, Jessop Way, Newark**
Proposed extension to existing industrial unit.
No Objection was raised to this application.
- 17/02249/FUL Land to the rear of 20 Hill Vue Gardens, Newark**
Demolition of existing garages/outbuildings and erection of four, 3 bedroomed residential dwellings.
Members thought this application would be a 'neat solution' to the area and that it was not over intensive.

No Objection was raised to this application provided that on-looking neighbours on both sides of the development do not raise objections.

- 17/01600/FULM & 17/01601/LBC** **Thorpe's Warehouse, Navigation Yard, Mill Gate, Newark**
Change of use of Thorpe's Warehouse to an Apart-Hotel with alterations to internal layouts and minor amendment to the south east elevation plus 15 rentable apartments, 1 Manager's flat and associated facilities including gym, reception, laundry and office.
A non-pecuniary interest was declared for this application by Cllrs T Roberts MBE, Mrs R Crowe & R A Crowe.
No Objection was raised to this application.
- 17/02183/FUL** **70 Barnby Gate, Newark**
Change of use from residential accommodation (C4) to 7 room house of multiple occupation (sui Generis)
No Objection was raised to this application.
- 17/02266/FUL** **28 Trent Way, Newark**
Householder application for single storey front extension and creation of pitch to dormer windows.
No Objection was raised to this application.
- 17/02269/FUL** **Amenity Land, Meldrum Crescent, Newark**
Development of 4 x 1 bed flats, regulation 3 application.
A Non-Pecuniary Interest was declared by Cllrs T Roberts MBE, Mrs R Crowe, R A Crowe and P Duncan.
No Objection was raised to this application.
- 17/02287/FUL & 17/02288/LBC** **31 Castle Gate, Newark**
Proposed conversion of office building to residential HMO.
Cllr Duncan raised concerns about this proposal and the possible detrimental affect it could have on the appearance of the building.
No Objection was raised to this application provided that the developers would retain the original façade of the building.
- 17/02305/FUL** **Land to the east of Top Row, Beacon Hill Road, Newark**

Proposed development comprising of 8 no. dwellings.

No Objection was raised to this application.

PR52/17/18 Notice of NSDC Planning Decisions

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

PR53/17/18 Miscellaneous Applications

- a. No applications received.
- b. No applications received.
- c. No applications received.

PR54/17/18 Nottinghamshire Minerals Local Plan Issues and Options Consultation

The Town Clerk circulated a response to an email received from Nottinghamshire County Council (NCC). He explained that the previous Minerals Plan had been withdrawn and any previous comments that this Committee had put forward were no longer valid.

Members discussed the issue of extracting minerals in and around Newark and concern was raised regarding the affect it would have on the area in general but mainly the impact of increased traffic flows and the additional congestion that would result.

It was AGREED that the Town clerk write to NCC asking that any site options put forward in the new Minerals Plan should pay particular regard to the consequential traffic impact, particularly if they are near to Newark. As such a full Traffic Impact Assessment should be carried out for each individual site together with any cumulative impact if there is more than one site in the same area.

Meeting Closed:	7.50pm	Next Meeting:	Wednesday 31st January 2018
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Agenda Item No: 5

Committee Date: Wednesday 31st January 2018

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:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

DisRef/Year/App.No	Revision	Applicant	Location
/2017/1994	1 of 1	Mr H Mashayekh Truemax Ltd	Queen's Head 8 Market Place
Received 15.01.18		8 Market Place Newark	Newark NG24 1DU
Type LBC		NG24 1DU	

Description – Retrospective painting of internal doors and floors, remove plaster from walls to expose bricks, tiling toilet floors and bar floors, installing internal wall panelling and proposed varnishing of brick work.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/2036	1 of 1	Mr C Hopkins Turnbull Builders	Turnbull Builders Merchant Northern Road
Received 09.01.18		Merchant Northern Road Newark	Newark NG24 2EU
Type ADV		NG24 2EU	

Description – Display 7 no. Turnbolls signs.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/2339	1 of 1	Mr G Muckian 5 Drumalt Road	6-8 Portland Street Newark
Received 04.01.18		Silverbridge Neary	NG24 4XG
Type FUL		Co Down BT35 9LQ	

Description – Conversion of former Chinese Takeaway and first floor flat to form 2 residential apartments.

DisRef/Year/App.No	Revision	Applicant	Location
/2017/2340	1 of 1	Mr G Muckian 5 Drumalt Road	6-8 Portland Street Newark
Received 04.01.18		Silverbridge Neary	NG24 4XG
Type LBC		Co Down BT35 9LQ	

Description – Conversion of former Chinese Takeaway and first floor flat to form 2 residential apartments.

DisRef/Year/App.No	Revision	Applicant	Location
/2018/28	1 of 1	Ms J Clark	Europe Foods
Received 11.01.18		Notemachine UK Ltd	3-5 Bar Gate
Type FUL		Russell House Elvicta	Newark
		Business Park	
		Crickhowell	
		NP8 1DF	

Description – The retrospective application for the installation of an ATM through a composite security panel to the right hand side of the shop entrance.

DisRef/Year/App.No	Revision	Applicant	Location
/2018/29	1 of 1	Ms J Clark	Europe Foods
Received 11.01.18		Notemachine UK Ltd	3-5 Bar Gate
Type ADV		Russell House Elvicta	Newark
		Business Park	
		Crickhowell	
		NP8 1DF	

Description – Integral illumination and screen to the ATM fascia. Internally illuminated Free Cash Withdrawals sign above the ATM and blue LED halo illumination to the ATM surround.

DisRef/Year/App.No	Revision	Applicant	Location
/2018/31	1 of 1	Mr & Mrs A Makin	Bede House Garage
Received 11.01.18		Bede House Garage	Bede House Lane
Type FUL		Bede House Lane	Newark
		Newark	NG24 1PY
		NG24 1PY	

Description – Change of use of existing commercial garage to form 2 dwellings within the existing building structure. This includes demolition of the existing attached lean-to cottage to form an enclosed garden to the front dwelling. (Re-submission).

DisRef/Year/App.No	Revision	Applicant	Location
/2018/40	1 of 1	Newark & Sherwood	Gladstone House
Received 19.01.18		Homes	Lord Hawke Way
Type FUL		Castle House	Newark
		Great North Road	
		Newark	
		NG24 1BY	

Description – Provision of an additional 13 car parking spaces to existing premises.

DisRef/Year/App.No	Revision	Applicant	Location
/2018/45	1 of 1	Mr M Lawrence 8 Parliament Street Newark NG24 4UR	8 Parliament Street Newark NG24 4UR
Received 10.01.18			
Type LBC			

Description – Replacement of single glazed window with a slim-line double glazed window, Georgian bars, integral not planted (rear elevation).

DisRef/Year/App.No	Revision	Applicant	Location
/2018/59	1 of 1	Mr J Spottiswood Canal & River Trust Congleton Road South Church Lawton Stoke on Trent ST7 3AP	Newark Sensory Gardens Mill Lane Newark
Received 15.01.18			
Type FUL			

Description – Installation of painted and formed sheet steel sculpture.

DisRef/Year/App.No	Revision	Applicant	Location
/2018/74	1 of 1	Mr D Hart 59 Bancroft Road Newark NG24 1SF	59 Bancroft Road Newark NG24 1SF
Received 17.01.18			
Type FUL			

Description – Householder application for removal of existing detached garage and erection of single storey rear extension.

DisRef/Year/App.No	Revision	Applicant	Location
/2018/85	1 of 1	Mr D Rigby One Stop Stores Apex Road Brownhills Walsall WD8 7HU	One Stop 60-62 Sleaford Road Newark
Received 19.01.18			
Type ADV			

Description – 2 x fascia signs, 5 x ACM Direct Print Panels.

Agenda Item No: 6

Committee Date: Wednesday 31st January 2018

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	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk

Application No	16/00791/LBC	Listed Building Consent
Date Registered	11 July 2016	
Proposal	Retrospective application for weather boarding to outbuilding, weather boarding over pedestrian entrance, replacement of UPVC door with timber and replacement of concrete lintel. Erection and modification of fencing enclosure.	
Location	17-21 Boar Lane, Newark	
Applicant	Mrs J Gray, Visor Associates, 17-21 Boar Lane, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	20/12/2017	
Application No	17/01897/LBC	Listed Building Consent
Date Registered	25 October 2017	
Proposal	Repair and maintenance works as detailed on the accompanying Schedule of Repair works.	
Location	37 and 37A Stodman Street, Newark	
Applicant	Mr D & Mr J L Robinson c/o Agent	
Decision	Application Permitted	Conditional Y
Decision Date	18/12/2017	
Application No	17/01995/FUL	Full Planning Permission
Date Registered	1 November 2017	
Proposal	Householder application for glass conservatory with a glass roof.	
Location	15 Bancroft Road, Newark	
Applicant	Mr & Mrs I Fargher, 15 Bancroft Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	21/12/2017	
Application No	17/01978/LBC	Listed Building Consent
Date Registered	13 November 2017	
Proposal	Erect hanging shop sign	
Location	Victoria Fish Bar, 62 Victoria Street, Newark	
Applicant	Mr J Howard, 21 Masefield Crescent, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	21/12/2017	
Application No	17/01959/FUL	Full Planning Permission
Date Registered	26 October 2017	
Proposal	Householder application for erection of a rear garden office.	
Location	11 Wellington Road, Newark	
Applicant	Mr G Eden, 11 Wellington Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	28/12/2017	

Application No	17/01848/FUL	Full Planning Permission	
Date Registered	25 October 2017		
Proposal	Erection of extension to retail warehouse to provide garden centre and ancillary café.		
Location	Former B and Q Plc, Northern Road, Newark		
Applicant	Mr M Cotter c/o Agent		
Decision	Application Permitted	Conditional	
Decision Date	04/01/2018		
Application No	17/02074/FUL	Full Planning Permission	
Date Registered	13 November 2017		
Proposal	Householder application for proposed single storey rear extension, entrance porch to front, altered living room window and front canopy.		
Location	93 Hawton Road, Newark		
Applicant	Mrs J Jordan, 93 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/01/2018		
Application No	17/02104/FUL	Full Planning Permission	
Date Registered	16 November 2017		
Proposal	Householder application for proposed detached single garage.		
Location	1 Marton Road, Newark		
Applicant	Mr G Harrison, London Lodge, Barnby Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	03/01/2018		
Application No	17/01101/FUL	Full Planning Permission	
Date Registered	20 June 2017		
Proposal	Demolition of internal walls to existing pantry, heritage roof-light opening over kitchen space, with timber cladding to storage shed, plus bin store, repositioning of pedestrian gate, removal of the 20 th century doors to the lean-to and the addition of the new patio doors to the kitchen.		
Location	26 Mill Gate, Newark		
Applicant	Mr & Mrs Wright, 26 Mill Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/01/2018		

Application No	17/01102/LBC	Listed Building Consent
Date Registered	20 June 2017	
Proposal	Demolition of internal walls to existing pantry, heritage roof-light opening over kitchen space with timber cladding to storage shed, plus bin store, repositioning of pedestrian gate, removal of the 20 th century doors to the lean-to and the addition of the new patio doors to the kitchen.	
Location	26 Mill Gate, Newark	
Applicant	Mr & Mrs Wright, 26 Mill Gate, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	12/01/2018	
Application No	17/01014/ADV	Advertisement Consent
Date Registered	13 September 2017	
Proposal	Non-illuminated hanging sign and fascia signs to corner of passageway.	
Location	Access Models, 43-45 Castle Gate, Newark	
Applicant	Mrs K Sugden, Suggy's Gym, 15 Friary Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	11/01/2018	
Application No	17/01064/LBC	Listed Building Consent
Date Registered	13 September 2017	
Proposal	Non-illuminated hanging sign and fascia signs to corner of passageway.	
Location	Access Models, 43-45 Castle Gate, Newark	
Applicant	Mrs K Sugden, Suggy's Gym, 15 Friary Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	11/01/2018	
Application No	17/02090/FUL	Full Planning Permission
Date Registered	15 November 2017	
Proposal	Change of use from shop/flat to property management company and 2 flats (retrospective).	
Location	161 Barnby Gate, Newark	
Applicant	Mr & Mrs Thompson, 38 Bullpit Road, Balderton, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	08/01/2018	
Application No	17/02117/FUL	Full Planning Permission
Date Registered	20 November 2017	
Proposal	Householder application for proposed rear ground floor extension.	
Location	100 Riverside Road, Newark	
Applicant	Mr B Baker, 100 Riverside Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	10/01/2018	

Application No	17/02131/FUL	Full Planning Permission
Date Registered	27 November 2017	
Proposal	Householder application for proposed one and a half storey front garage extension.	
Location	Orchard View, 51B Beacon Hill Road, Newark	
Applicant	Mr & Mrs Osgerby, Orchard View, 51B Beacon Hill Road, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	11/01/2018	
Application No	17/02162/FUL	Full Planning Permission
Date Registered	29 November 2017	
Proposal	Householder application to create new bedroom with rear Juliette style balcony and en-suite over garage, extend hall into existing porch.	
Location	16 The Weavers, Newark	
Applicant	Mr S Belton, 16 The Weavers, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	12/01/2018	
Application No	17/02140/FUL	Full Planning Permission
Date Registered	1 December 2017	
Proposal	Existing windows to be replaced with white residence 9 timber effect UPVC double glazed windows.	
Location	Flats to 12 Trent Side, Mather Road, Newark	
Applicant	Mr C Green, Unit B Camberley Court, Bulwell, Nottingham	
Decision	Application Permitted	Conditional Y
Decision Date	11/01/2018	
Application No	17/02031/LBC	Listed Building Consent
Date Registered	24 November 2017	
Proposal	Repair and reconstruct lean-to attached to the main building.	
Location	35 Pelham Street, Newark	
Applicant	Mrs H Mumby, 35 Pelham Street, Newark	
Decision	Application Permitted	Conditional Y
Decision Date	15/01/2018	
Application No	17/02183/FUL	Full Planning Permission
Date Registered	15 December 2017	
Proposal	Change of use from residential accommodation (C4) to 7 room house of multiple occupation (Sui Generis)	
Location	70 Barnby Gate, Newark	
Applicant	Miss C Saunders, The Coach House, Great North Road, Sutton on Trent, Notts	
Decision	Application Permitted	Conditional Y
Decision Date	18/01/2018	

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

17/01476/LBC – 36 Middle Gate, Newark

External appearance to remain unaltered. The shop frontage will be painted and signage above shop. Minimal internal works require (retrospective) to alter the shop.

17/01931/ADV – 36 Middle Gate, Newark

Retrospective advertisement consent for fascia signage with vinyl background and painted foamex letters.

Amendments as follows: Change of colour of the fascia and frontage from turquoise to white, lettering amended from foamex to applied matte vinyl and the fascia of the shop has been recessed within an architrave to lessen the impact of the signage.

b. Nottinghamshire County Council Applications

Footpath Stopping Up Order – Newark Bridleway No. 49

This Order is made by NSDC under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up the bridleway to which this order relates, in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 namely: Use of former Tarmac land and part of existing sports ground for construction of a closed road cycle circuit. Erection of lighting columns, fencing, extension of existing car park and associated works including construction of a temporary haul road.

c. Notification of Appeals

16/01978/FUL - Land at Green Lane, Newark

Change of use from overgrown unused allotment to construction of new dwelling.

An Appeal relating to the above site has been made to the Secretary of State. The Appeal follows the refusal of a planning application.

d. Notification of a Hearing

16/01884/FUL – Shannon Falls, Tolney Lane, Newark

Change of use of scrubland for the siting of 8 static mobile homes for gypsy travellers and reduce ground levels to 10.5m AOD.

Confirmation has been received that the appeal for this application is to be heard at a Hearing to be held at Castle House, Great North Road, Newark on 28th February 2018 at 10am.

Background Papers:	None
Lead Officer:	Alan Mellor Tel: 01636 684801 Email: alan.mellor@newark.gov.uk