



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 27TH JUNE 2018

Thursday 21st June 2018

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 27th June, 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 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 27TH JUNE 2018

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 30th May 2018 | Minutes Attached | Page 5 |
| 3 | Matters Arising | Verbal | |
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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 D Hyde
Cllr D Lloyd
Cllr T Roberts MBE
Cllr R Williams



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Agenda Item No: 2

Committee Date: Wednesday 27th June 2018

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee held on Wednesday 30th May, 2018 in the Council Chamber, Town Hall.

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

The Chairman welcomed Committee Members to the first Planning Meeting of this Civic year and his first meeting as Chairman. He also thanked Cllr Roberts for his service as Chairman of the Planning Committee over the last few years.

PR1/18/19 **Minutes**

The Minutes of the last meeting held on Wednesday 2nd May 2018 were **AGREED** and signed as a true and correct record.

PR2/18/19 **Matters Arising**

There were no matters arising.

PR3/18/19 **Declarations of Interest**

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

PR4/18/19 **Outstanding Planning Applications**

18/00817/FUL **40 Winthorpe Road, Newark**

Re-submission of 5 new dwellings on existing site.

This application was originally considered by this Committee on 30.8.17 when it was agreed to raise no objection. However, since then additional new information has come forward about the views of local residents who are opposed to the development. Further, when it was first considered, the local Ward Town Councillor wasn't able to attend the meeting to represent the views of the community.

With Members now being aware of these new factors, it was decided to **OBJECT** to this application on the grounds that it was over intensive for the site and not in keeping with the surrounding streetscape and the local character of houses nearby. Members also felt that there was insufficient car parking provision for five new dwellings. It was also feared that if this application was to be permitted, it would set a precedent for other similar applications in the same area.

Cllr Mrs G Dawn left the meeting after this discussion.

18/00125/FULM **Newark Working Men's Club, 13 Beacon Hill Road, Newark**

Proposed conversion of Hatton House (formerly Newark Working Men's Club), Beacon Hill Road, Newark, to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.

Cllr D Lloyd expressed a Personal and Prejudicial Interest and left the room for the discussion.

The Town Clerk informed Members that an application for this site was considered in January 2018 and that Committee Objected to it on the grounds that it was over intensive and highway issues were also a concern.

The Committee felt that the access road remained too narrow and that the application was still over intensive for the site.

It was decided to **OBJECT** to this application and confirm the original reasons for the objection namely:

Objection was raised on the grounds that the proposed development was over intensive and the access/egress onto Beacon Hill Road could cause further traffic congestion on an already busy road.

Cllr D Lloyd returned to the meeting.

18/00683/FUL 9 The Paddocks, Newark

Part conversion of 9 The Paddocks to create an additional Chalet Bungalow within the site.

It was decided to **OBJECT** to this application on the following grounds:

Terms of Application

In the first instance, the title and purpose of the application is queried. It is titled as an 'additional chalet bungalow' whilst being wholly integrated into the current property. As such, it would seem appropriate to apply policies pertinent to additions and to new properties as both will be pertinent given the seeming hybrid approach of the application.

Grounds for Objection

These are principally with regard to design and the impact on the street scene and local character. The application chooses to refer to local properties as 'chalet bungalows' which are used as the description in the following narrative.

The proposal is contrary to Policy:

It is incongruous with the chalet bungalow form of all properties facing no. 9 and does nothing to enhance the street scene and distinctive local character. Given its corner location, the design and massing, entirely detract from the area and does not demonstrate 'good design' considerations. The design statement supplied with the application seeks to reason this away by referring to the different design of properties 1 through to 7 – this cannot

be justification for the views of all other properties in The Paddocks which, by their layout and clear visibility splays, are contiguous and relatively uniform throughout. The scale of the development is overbearing given its corner location, one which I would suggest is a 'gateway' location to the road. The addition of dormer windows and the large central columnar feature entirely move away from any suggestion of a 'chalet bungalow' design. The scale, layout and design are not in keeping with the uniformity of appearance and spacing found in the current elevations. In support of these objections the following policies are submitted for the Committee to consider:

National Planning Policy Framework

Section 7: Design

58. Developments will 'establish a strong sense of place, using streetscapes' 'respond to local character [...] and the identity of local surroundings'.

60. 'It is however, proper to seek to promote or reinforce local distinctiveness'.

64. 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.

Allocations & Development Management Development Plan Document

Policy DM6 – Householder Development

2. 'There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and [sic] *overbearing impact*'.

6. 'The proposal respects the character of the surrounding area including its local distinctiveness'.

Householder Development Supplementary Planning Document

7.2 'Poorly designed and unsympathetic additions or alterations that will detrimentally affect the appearance of a property and potentially the wider street scene within which it is located, are likely to be out of character with and so harmful to local distinctiveness of an area and give rise to adverse impacts on neighbour amenity'.

7.4 'The overall objective for any proposed addition to a residential dwelling should be based around its successful integration with the host dwelling and its surrounding area [...] a balanced visual relationship with

the host dwelling and of the surrounding area respected through the design, proportions and detailing of the proposal’.

8.3 Side Additions: ‘where the density and layout of existing development is generously spaced, or where there are uniform gaps between buildings, the side additions should be designed to respect this pattern of development’. ‘On corner plots [...] a side addition should be designed so that it would not form an overly dominant feature or appear as out of character with the street scene’.

8.6 First Floor Additions: should ‘not seek to introduce a dominant feature, by virtue of its design, proportions and/or detailing, which would be harmful to the appearance of the host dwelling or the character of the surrounding area’ and ‘reflect the over-riding need for the proposal to be successfully integrated with the host dwelling, with due consideration given to the replicating of any external details which contribute to the character of the existing dwelling and/or surrounding area.

18/00772/LBC

22-24 Castle Gate, Newark

Internal alterations for fit out of apartments to second floor including forming openings, adding stud walls, new doors and thermal insulation.

No Objection was raised to this application.

18/00827/FUL

9 Brewers Wharf, Newark

Householder application to erect a full height stud wall within the garage at a depth 1500mm from the front door, to create a store shed to the front and a garden room to the rear with alterations to the doorways.

Concern was expressed regarding garages being converted into living accommodation and therefore possibly causing parking problems within the area. The Town Clerk was asked to raise these concerns with the District Council.

It was decided that **No Objection** would be raised to this application.

18/00849/OUT

Land at rear of 244 Beacon Hill Road, Newark

Outline application for 4 no. new town houses with garages, new access road off Hutchinson Road.

No Objection was raised to this application provided that some sensitivity would be used when constructing the boundary to the front of this development.

18/00865/FUL

73 Beacon Hill Road, Newark

Application for the removal/variation of conditions 1-10 attached to planning application 17/00034/OUT for the demolition of existing single storey house and garage, build new access and 4 no. 4 bedroom two storey houses with integral garages.

No Objection was raised to this application.

18/00867/FUL

Barnby Road Primary & Nursery School, John Gold Avenue, Newark

Extension to school entrance.

Cllr T Roberts MBE declared a prejudicial interest in this application and left the room for the discussion.

Cllr H Gent declared a Personal Interest in this application.

No Objection was raised to this application.

18/00868/HRN

Land adjacent to Newark R & M Cricket Club, Sports Ground, Kelham Road, Newark

Removal of 36m of hedgerow in connection with development of second cricket pitch.

All Members declared a Personal Interest in this application.

No Objection was raised to this application.

18/00897/FUL

Sir John Arderne Public House, 10 Market Place, Newark

Extend an existing external seating area on public footpath, comprising in total 6 tables and 24 chairs.

Cllrs Mrs R Crowe & P Duncan declared a prejudicial interest and left the room for this discussion.

The Town Clerk informed Members that he didn't feel this was a Planning issue and that it should more properly be dealt with as an Alcohol Licensing Application. He had raised his concerns with Officers at the District Council but was awaiting a reply from them.

It was felt that the anti-social behaviour associated with people drinking outside these premises would increase should this application be permitted, which would be detrimental to the town centre environment and have a

harmful impact on the town centre retail and hospitality economies.

It was decided to **OBJECT** to this application.

The Town Clerk was asked to write to NCC to get clarification on the laws and policies regarding pavement areas and seating.

18/00955/FUL 100 Eton Avenue, Newark

Householder application for removal of existing extension to be replaced with conservatory.

No Objection was raised to this application.

18/00959/FUL 104 Lincoln Road, Newark

Householder application for removal of existing conservatory and erection of single storey rear extension.

No Objection was raised to this application.

18/00963/FUL 19 Lawrence Street, Newark

Householder application for proposed part single, part two storey rear extension.

No Objection was raised to this application.

18/01002/FUL 26 Bancroft Road, Newark

Householder application for erection of a single storey rear and side extension.

Cllrs Mrs R Crowe & R A Crowe declared a personal and prejudicial interest in this application and left the room for the discussion.

No Objection was raised to this application.

Cllrs Mrs R Crowe & R A Crowe returned to the meeting.

PR5/18/19 Notice of NSDC Planning Decisions

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

PR6/18/19 Miscellaneous Applications

a. Amended Applications

No Applications received.

b. Nottinghamshire County Council Applications

No Applications received.

c. Notification of Appeals

No Applications received.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 27th June, 2018
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Agenda Item No: 5

Committee Date: Wednesday 27th June 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

Ref/Year/App.No	Revision	Applicant	Location
18/00887/FUL	1 of 1	Mr Bower c/o Agent	The Abattoir Tolney Lane Newark
Received 01.06.18			

Description – Variation of Condition 1 and removal of Condition 5 attached to 15/00354/FUL for change of use of former abattoir site and paddock to gypsy and traveller caravan site on a permanent basis.

Ref/Year/App.No	Revision	Applicant	Location
18/00973/FULM	1 of 1	Westleigh Partnerships Ltd c/o Agent	Site of the Bearings Bowbridge Road Newark NG24 4BZ
Received 30.05.18			

Description – Erection of 62 residential dwellings including new vehicular access road and removal of eight TPO trees (TPO N313)

Ref/Year/App.No	Revision	Applicant	Location
18/01007/LBC	1 of 1	Newark Town Council	Town Hall Market Place Newark NG24 1DU
Received 18.06.18			
		Town Hall Market Place Newark NG24 1DU	

Description – Installation of new metal handrails to public entrance steps fronting the Market Place.

Ref/Year/App.No	Revision	Applicant	Location
18/01020/FULM	1 of 1	M F Strawson Ltd c/o Agent	Site of Robin Hood Hotel 1-3 Lombard Street Newark
Received 11.06.18			

Description – Partial demolition of the former Robin Hood Hotel with retention of the façade, eastern gable and parts of the roof and internal fabric and integration with a new 66 no. bedroom Travelodge Hotel (Class C1) along with 3 no. units for flexible retail (Class A1), financial and professional services (Class A2), café/restaurant (Class A3) and Leisure (Class D2) uses.

Ref/Year/App.No	Revision	Applicant	Location
18/01021/LBC	1 of 1	M F Strawson Ltd c/o Agent	Site of Robin Hood Hotel 1-3 Lombard Street Newark
Received 11.06.18			

Description – Partial demolition of the former Robin Hood Hotel with retention of the façade, eastern gable and parts of the roof and internal fabric and integration with a new 66 no. bedroom Travelodge Hotel (Class C1) along with 3 no. units for flexible retail (Class A1), financial and professional services (Class A2), café/restaurant (Class A3) and Leisure (Class D2) uses.

Ref/Year/App.No	Revision	Applicant	Location
18/01024/FUL	1 of 1	Mr L Brenton-Hillier 10 Winthorpe Road Newark NG24 2AB	10 Winthorpe Road Newark NG24 2AB
Received 01.06.18			

Description – Householder application for erection of a two storey rear extension.

Ref/Year/App.No	Revision	Applicant	Location
18/01047/FUL	1 of 1	Mr H Khan 129 Devon Road Newark NG24 4JP	83-85 Appleton Gate Newark NG24 1LP
Received 18.06.18			

Description – Retrospective application for change of use from retail car park to public pay and display car park and the erection of a parking meter.

Ref/Year/App.No	Revision	Applicant	Location
18/01077/FUL	1 of 1	Mr J Carpenter 2 Church Walk Newark NG24 1JS	2 Church Walk Newark NG24 1JS
Received 15.06.18			

Description – Change of use of first floor office (currently vacant) to residential.

Ref/Year/App.No	Revision	Applicant	Location
18/01097/FUL	1 of 1	NSDC Castle House Great North Road Newark NG24 1BY	Active4Today Ltd Newark Sports and Fitness Centre Bowbridge Road Newark NG24 4DH
Received 18.06.18			

Description – Extension to and reorganisation of the car park to provide 56 additional spaces incorporating additional lighting, CCTV, lining works, road signage, drainage and landscaping.

Ref/Year/App.No	Revision	Applicant	Location
18/01106/FUL	1 of 1	Mr J Carpenter 20 Market Place Newark NG24 1EA	20 Market Place Newark NG24 1EA
Received 19.06.18			

Description – Change of use of second and third floors to residential use, minor alterations to rear elevation at ground floor level and installation of air conditioning units at ground floor level.

Ref/Year/App.No	Revision	Applicant	Location
18/01112/FUL	1 of 1	Nostalgic Homes c/o Agent	3 Milner Street Newark NG24 4AA
Received 13.06.18			

Description – Change of use from garages and apartment into a single dwelling house.

Ref/Year/App.No	Revision	Applicant	Location
18/01122/FUL	1 of 1	Taylor Lindsey Ltd 98 Searby Road Lincoln LN2 4DT	Compound 2 James Watt Road Newark
Received 18.06.18			

Description – Change of use of land from vacant undeveloped land to motor vehicle storage and incorporating new fencing and gates, new surfacing and dropped kerb.

Ref/Year/App.No	Revision	Applicant	Location
18/01126/FUL	1 of 1	NCHA Property Services Unit B, Camberley Court Bulwell Nottingham	45 King Street Newark NG24 4UQ
Received 15.06.18			

Description – Householder application to install Aluminium Secondary glazing to all windows. Repair and paint existing windows and sills. Replace the damaged windows on front and rear side of the house.

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	18/00381/ADV	Advertisement Consent	
Date Registered	27 February 2018		
Proposal	1 no. freestanding post mounted double sided sign		
Location	Aldi Stores Ltd, North Gate, Newark		
Applicant	Aldi Stores Ltd, c/o Agent		
Decision	Application Refused	Conditional	N
Decision Date	21/05/2018		
Application No	18/00627/FUL	Full Planning Permission	
Date Registered	4 April 2018		
Proposal	Raise height of two bays of an existing roof forming part of an existing industrial lean-to building.		
Location	Daloon, Brunel Drive, Newark		
Applicant	William Saunders, Sheppard Lockton House, Cafferata Way, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	23/05/2018		
Application No	18/00530/FUL	Full Planning Permission	
Date Registered	19 March 2018		
Proposal	Householder application for demolition of existing garage and lean to, erection of a rear and side single storey extension (part retrospective).		
Location	6 Sandfield Way, Newark		
Applicant	Mr J Clegg, 6 Sandfield Way, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	30/05/2018		
Application No	18/00660/FUL	Full Planning Permission	
Date Registered	4 April 2018		
Proposal	Householder application for proposed demolition of existing flat roof extension / link and proposed single storey side and rear extension including internal alterations and new access drive/parking/turning space off existing access.		
Location	14 Valley Prospect, Newark		
Applicant	Mr & Mrs I Lamb, 99 Churchill Drive, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	30/05/2018		

Application No	18/00592/FUL	Full Planning Permission	
Date Registered	9 April 2018		
Proposal	Householder application for proposed single storey rear extension and internal alterations.		
Location	11 Parliament Street, Newark		
Applicant	Mr K Briggs-Price, The Paddocks, 6 School Lane, Claypole, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	01/06/2018		
Application No	18/02087/FUL	Full Planning Permission	
Date Registered	29 January 2018		
Proposal	Change of use of land to a private gypsy and traveller caravan site consisting of one mobile home, one amenity building and two touring caravans and associated works.		
Location	Land at Tolney Lane, Newark		
Applicant	Mrs K Webster c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2018		
Application No	18/00591/FUL	Full Planning Permission	
Date Registered	3 April 2018		
Proposal	Conversion of residential property Use Class (C3 Dwelling houses) to an 8 x bed HMO Use class Sui Generis (Houses in multiple occupation) & 3 storey side extension and ground floor rear extension.		
Location	7 Bowbridge Road, Newark		
Applicant	Collie Properties Ltd, 21 the Moore, Brinsley, NG16 5BB		
Decision	Application Refused	Conditional	N
Decision Date	06/06/2018		
Application No	18/00746/FUL	Full Planning Permission	
Date Registered	18 April 2018		
Proposal	Householder application for proposed single storey side extension and detached garage, including new access drive.		
Location	1 Cherry Holt, Newark		
Applicant	Mr & Mrs G Christie, 1 Cherry Holt, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2018		

Application No	18/00763/FUL	Full Planning Permission	
Date Registered	23 April 2018		
Proposal	Householder application for erection of a single storey rear extension.		
Location	1 Randall Close, Newark		
Applicant	Mr S Gardner, 1 Randall Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2018		
Application No	18/00636/FUL	Full Planning Permission	
Date Registered	24 April 2018		
Proposal	Provision of free standing classroom tool store, porta-loo and installation of removable training test track.		
Location	Newark Lorry Park, Great North Road, Newark		
Applicant	Trackwork Ltd, Doncaster		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2018		
Application No	18/00757/FUL	Full Planning Permission	
Date Registered	24 April 2018		
Proposal	Householder planning application for installation of patio door system and a 1 st floor balcony along with internal alterations.		
Location	68 Harcourt Street, Newark		
Applicant	Mr & Mrs A Kalathas, 68 Harcourt Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2018		
Application No	18/00849/OUT	Outline Planning Permission	
Date Registered	3 May 2018		
Proposal	Outline application for 4 no. new town houses with garages, new access road off Hutchinson Road.		
Location	Land at rear of 244 Beacon Hill Road, Newark		
Applicant	Mr D Thompson, 91 Lincoln Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	13/06/2018		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Amended Applications

18/00125/FULM – Newark Working Men’s Club, 13 Beacon Hill Road, Newark
 Proposed conversion of Hatton House (formerly Newark Working Men’s Club), Beacon Hill Road, Newark to form 8 apartments. Remainder of building to be demolished. To include erection of 8 new cottages and associated access and landscaping works.

Amended Layout Plan.

18/00526/RMAM – Land North and East of existing Fernwood Development, Fernwood, Newark

Reserved Matters submission for 1050 residential dwellings, public open space, sports provision, allotments and associated infrastructure.

Amended Plans received largely in response to Nottinghamshire County Council Highway comments.

b. Nottinghamshire County Council Applications

British Sugar Corporation Ltd, Great North Road, Newark

Development is for a change of use from Agricultural land to allow land to be used for conditioning (drying by windrowing) of Topsoil material covered from sugar beet delivered and excavated from soil settlement lagoons onsite and engineering works to construct flood compensatory area.

Newark Footpath Orders

We have received notification from Nottinghamshire County Council that the following Footpath Orders have been made:

Newark Footpath No. 11

Newark Footpath No. 66

c. Notification of Appeals

16/01134/FULM – Highfields School, London Road, Balderton, Newark

Residential development comprising 89 dwellings and associated infrastructure,

including the relocation of the school access, car parking area and sports pitches. The provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees. (re-submission of 14/01964/FULM).

Notification has been received regarding the Appeal relating to the above application. The procedure the Appeal will follow has been amended to a Hearing. This will be held at NSDC, Castle House, Great North Road, Newark commencing at 10am on 18th September, 2018 for 2 days.

17/00357/FULM – Highfields School, London Road, Balderton, Newark

Residential development comprising 95 no. dwellings and associated infrastructure, including the removal of 26 no. TPO trees.

Notification has been received regarding the Appeal relating to the above application. The procedure the Appeal will follow has been amended to a Hearing. This will be held at NSDC, Castle House, Great North Road, Newark commencing at 10am on 18th September, 2018 for 2 days.

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