

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 29TH SEPTEMBER, 2021

Thursday 23rd September, 2021

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 29th September, 2021 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 read 'A. Mellor', with a long horizontal stroke extending to the right.

Alan Mellor
Town Clerk

PLANNING COMMITTEE

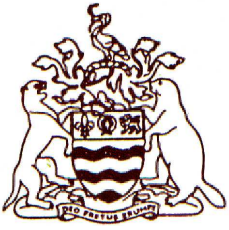
WEDNESDAY 29TH SEPTEMBER, 2021

A G E N D A

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| 1 | Apologies for Absence | | |
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Committee Membership:

Cllr Ms J Oliver (Chair)
Cllr J Olson (Vice Chair)
Cllr Mrs I Brown
Cllr M Cope
Cllr L Geary
Cllr J Henderson
Cllr D Ledger
Cllr J Lee
Cllr D Lloyd
Cllr S Vickers



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Agenda Item No: 2

Committee Date: Wednesday 29th September, 2021

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 1st September, 2021 in the Council Chamber, Town Hall.

Membership Present:	Councillor	Mrs G Dawn (Chair) (Ap)
	Councillor	J Olson (Vice Chair) Mrs I Brown (Ap) M Cope (Ap) L Geary J Henderson D Ledger (Ap) J Lee D Lloyd (Ap) Ms J Oliver
In Attendance	Deputy Town Clerk Councillors	James Radley R A Crowe & S Vickers
Apologies	Cllrs Mrs G Dawn, Mrs I Brown, M Cope, D Ledger & D Lloyd	
Taking Minutes:	Planning Administrator	Mrs J Hempsall
Public:	There were 0 members of the public present.	
Venue:	Council Chamber, Town Hall.	

Cllr J Olson took the Chair in the absence of Cllr Mrs G Dawn.

PR14/21/22 Minutes

The Minutes of the last meeting held on Wednesday 28th July, 2021 were **AGREED** and signed as a true and correct record.

PR15/21/22 Matters Arising

There were no matters arising.

PR16/21/22 Declarations of Interest

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

PR17/21/22 Outstanding Planning Applications

20/02499/OUTM Grove Bungalow, Barnby Road, Newark

Amended

Residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings) Amended Flood Risk Assessment.

It was **AGREED** to sustain this Committee's original **objections** as follows:

- i) The development is over intensive for the site.
- ii) The proposed 10 new dwellings would be detrimental to the character of the area and existing properties near to the site.
- iii) The development will have a significant negative impact on the Amphibian Migration Route. The application does include an Amphibian Migration Strategy with some suggestions on how to improve the environment for amphibians such as hedgerows instead of fences to allow access, shelter and foraging. However, it is believed that these proposals are both inaccurate and insufficient to deliver appropriate mitigation.
- iv) There is a lack of visual amenity for the residents of the proposed new dwellings.

21/00390/S73M Land at Fernwood, Great North Road, Fernwood, Newark

Application to vary Condition 1 of planning permission 19/01053/RMAM to allow house type changes including to the front of the site (Plots 1-5 inclusive; Plot 318 and Plots 348-350 inclusive).

- 21/01276/FUL Amended** **No Objection was raised to this application.**
Newcastle Arms Public House, George Street, Newark
Conversion of Public House into seven one bedroom residential units.
Amended Design & Access Statement & Proposed Plans.
Members **AGREED** that although there had been significant modifications made they still wished to sustain their original **objections** as follows:
- i. Lack of amenity for residents, lack of light and room sizes too small;
 - ii. Lack of parking in the local area;
 - iii. Over intensive development of the building with room sizes that are very small and below the national minimum limits;
 - iv. Lack of adequate space for bin storage.
- Members also supported the Environmental Health Officer's comments regarding bin storage and room alignment.
- 21/01466/FUL** **Unit D, Maltings Retail Park, North Gate, Newark**
Erection of Class E unit (Unit D, as previously approved under ref: 16/01957/RMAM), to accommodate two retail units (Unit D1 and D2), associated external alterations, external customer seating areas and bin storage.
No Objection was raised to this application but Members would like to see measures put in place to prevent and mitigate littering.
- 21/01536/HOUSE** **24 Balmoral Drive, Newark**
Single storey rear and side extension and loft conversion incorporating an increase to the height of the roof (re-submission of 20/02301/HOUSE).
No Objection was raised to this application.
- 21/01645/HOUSE** **45 Winchilsea Avenue, Newark**
Replace existing 1900mm high timber boundary fence and gates with new brick boundary wall and access gate and mechanical sliding timber gate to existing garage.

- No Objection** was raised to this application but it was suggested that hedgehog holes could possibly be placed in the fencing.
- 21/01648/ADV** **Maltings Retail Park, Unit D North Gate, Newark**
3 no fascia signs, 2 no window vinyls, 2 no branded fabric barriers.
No Objection was raised to this application.
- 21/01654/FUL** **18 and 20 Carlton Road, Newark**
Erection of detached bungalow.
It was **AGREED** to sustain this Committee's original **Objections** as follows:
- i. Loss of amenity for neighbouring properties;
 - ii. Over intensive development for the site.
- 21/01658/HOUSE** **Bradfield House, 101 London Road, Newark**
Proposed two storey rear extension including internal alterations and detached garage/garden room.
Cllr J Lee joined the meeting at this point.
No Objection was raised to this application.
- 21/01674/HOUSE** **27 Hine Avenue, Newark**
Two storey side extension and single storey front extension.
Objection was raised to this application on the following grounds:
- i. There would be a loss of privacy for neighbours;
 - ii. Parking spaces would be significantly reduced at the property.
- 21/01675/ADV** **Maltings Retail Park, North Gate, Newark**
Display of 1 no totem sign; 4 no illuminated lightbox fascia signs, 3 no post mounted signage and 4 no trolley bay signage.
No Objection was raised to this application.
- 21/01690/HOUSE** **83 Winthorpe Road, Newark**
Demolish existing outbuilding and erect new ground floor rear extension.
No Objection was raised to this application.

- 21/01694/HOUSE 28 Beacon Heights, Newark**
 Pitched roof over garage and infill of garage door for part conversion of garage.
No Objection was raised to this application.
- 21/01700/FUL 40 Winthorpe Road, Newark**
 Alterations and extensions to dwelling to form 2 no dwellings.
 The Chair informed Members that this application had already been permitted by NSDC and therefore no comment was made on the application.
- 21/01716/RMA Land at rear of 244 Beacon Hill Road, Newark**
 Reserved Matters Application pursuant to application 20/00459/OUT; Outline application for 4 no town houses with associated garages and new access from Hutchinson Road (re-submission of 18/00849/OUT).
 It was **AGREED** to sustain this Committee's previous **Objections**, Members shared the concerns of the Tree Officer.
- 21/01718/OUT 174 Hawton Road, Newark**
 Outline application for one dwelling with all matters reserved except access.
 Members **AGREED** to support this application providing there was a positive outcome regarding the investigation into potential contamination.
 Cllr J Henderson left the meeting at this point.
- 21/01728/FUL Land off Oliver Close, Newark**
 Erection of 1 no bungalow (re-submission of previously approved application 14/01291/FUL).
No Objection was raised to this application.
- 21/01744/TEL24 Telecommunications Cabinet, Sleaford Road, Newark**
 Proposed 18.0m Phase 8 Monopole C/W wrap round cabinet at base and associated ancillary works.
Objection was raised to this application on the following grounds:
- i. The location of the monopole would spoil the amenity of the Friary Gardens;

ii. It is on the border of the Conservation Area.

Members would like to see the Monopole and base relocated to outside the current Police Station on Appleton Gate.

21/01746/HOUSE 11 Rivermead, Newark

First floor side extension over existing garage.

No Objection was raised to this application.

21/01770/LBC Bon Marche, 46 Market Place, Newark

Proposed works to strengthen the ground floor comprising the insertion of steel beams at basement level to support the existing beams and supported by 2 new steel posts (retrospective).

No Objection was raised to this application.

21/01776/ADV Pratt & Gelsthorpe Ltd, Balderton Gate, Newark

Display of 4 internally illuminated fascia signs.

Objection was raised to the stand-alone illuminated signage, Members felt it was unnecessary for the signage to be illuminated throughout the night and would prefer to see this switched off during the evening.

21/01782/FUL 5 Syerston Way, Newark

Change of use from vacant land to garden which will involve the restoration of the drainage ditch and install boundary fencing (re-submission).

No Objection was raised to this application.

21/01785/S73 1 Mulberry Close, Newark

Application to amend Condition 3 attached to planning permission 16/01899/FUL to amend the approved plans for house 3 (re-submission).

No Objection was raised to this application.

21/01800/HOUSE 6 Beacon Heights, Newark

Single storey extension to west elevation, render to front and west side elevations and construction of pitched roof over garage.

No Objection was raised to this application.

21/01805/HOUSE 22 Beeston Road, Newark

Ground floor extension and existing pre-cast concrete garage removed.

No Objection was raised to this application.

21/01819/S73 Basement Lighting, Unit 3 The Old Maltings, George Street, Newark

Application for removal of Condition 03 (Parking Demarcation) attached to planning permission 20/00062/FUL: Conversion to 6 (six) no. apartments.

No Objection was raised to this application.

PR18/21/22 Notice of NSDC Planning Decisions

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

PR19/21/22 Urgent Decisions Taken Under The Scheme of Delegation

Members **NOTED** the Urgent Decisions Taken Under The Scheme of Delegation.

PR20/21/22 Miscellaneous Applications

No applications had been received.

Meeting Closed:	8.45pm	Next Meeting:	Wednesday 29th September, 2021
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Agenda Item No: 5

Committee Date: Wednesday 29th September, 2021

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

Application No	Applicant	Location
21/01256/RMAM	David Wilson Homes Forest Business Park Leicester	Land North & East of existing Fernwood Development South of A1 and West of Railway Line, Fernwood
Received 16.09.21		

Description: Reserved Matters Application for 242 Dwellings (Partial re-plan of 20/01306/RMAM and 18/00526/RMAM), Phase 3B, Greater Fernwood.

Application No	Applicant	Location
21/01831/S73M	Robert Woodhead Ltd High Street Edwinstowe Notts	Land at Lord Hawke Way & Bowbridge Road Newark
Received 26.08.21		

Description: Application to vary Condition 11 attached to planning permission 20/00275/FULM, so that only the dwellings constructed with contaminated zones require a validation report.

Application No	Applicant	Location
21/01835/ADV	Agrovista UK Ltd Brunel Drive Newark	Agrovista UK Ltd Brunel Drive Newark
Received 02.09.21		

Description: Erection of a freestanding post sign.

Application No	Applicant	Location
21/01842/FUL	Mr D Arber Space Architecture Ltd Watermead Dorner Avenue Newark	9 Dorner Avenue Newark
Received 10.09.21		

Description: Demolition of existing single storey dwelling and garage, erect a new dwelling with integral garage.

Application No	Applicant	Location
21/01856/FULM	Aquavista Watersides and Marinas Ltd	Kings Marina Mather Road Newark
Received 26.08.21	Sawley Waterside & Marina Long Eaton, Notts	

Description: Development of 3 no. holiday lodges, 5 no. floating homes, additional and refurbishment of existing Marina facilities, re-organisation of the car park and internal access road, landscaping and associated works.

Application No	Applicant	Location
21/01869/FUL	Mr M Cattafo	7 Castle Gate Newark
Received 03.09.21	7 Castle Gate Newark	

Description: Refurbishment of ground floor bar/restaurant including new toilets and bin stores and conversion of first floor to two flats.

Application No	Applicant	Location
21/01870/LBC	Mr M Cattafo	7 Castle Gate Newark
Received 03.09.21	7 Castle Gate Newark	

Description: Refurbishment of ground floor bar/restaurant including new toilets and bin stores and stud walls. Conversion of first floor to two flats including minor alterations, new stud walls and fire separation.

Application No	Applicant	Location
21/01900/FUL	Price, Smith, Winter, Donaghue, A W	Land at Shannon Falls Tolney Lane Newark
Received 09.09.21	Coverdale, J Coverdale & Lowe Land at Shannon Falls Tolney Lane Newark	

Description: Use of land as a Gypsy and Travellers' site, erection of amenity blocks and associated works (retrospective).

Application No	Applicant	Location
21/01918/HOUSE	Mrs N Forman 49 Valley Prospect Newark	49 Valley Prospect Newark
Received 08.09.21		

Description: Erection of a single storey rear extension and alterations to the front elevation.

Application No	Applicant	Location
21/01930/FUL	Mr C Brammer Rose Cottage Granby Notts	69 & 71 Balderton Gate Newark
Received 15.09.21		

Description: Replacement windows and doors to both properties.

Application No	Applicant	Location
21/01931/FUL	Nottingham Community Housing Association Bulwell Notts	46,48,50,51,53 & 55 Mather Road Newark
Received 13.09.21		

Description: Replacement of existing windows and doors with new PVCu versions.

Application No	Applicant	Location
21/01932/FUL	Nottingham Community Housing Association Bulwell Notts	1-11,15,17,19,21,23 & 25 Foundry Close Newark
Received 13.09.21		

Description: Replacement of windows and doors with PVCu versions.

Application No	Applicant	Location
21/01935/FUL	Nottingham Community Housing Association Bulwell Notts	1-16 inclusive, 18,20,22 & 24 Sikorski Close Newark
Received 10.09.21		

Description: Replacement of doors and windows with new PVCu versions to match.

Application No	Applicant	Location
21/01936/HOUSE	Mr & Mrs Willis 2 Vernon Avenue Newark	2 Vernon Avenue Newark
Received 13.09.21		

Description: Proposed two storey side extension and new tarmac/block paved drive/parking to frontage.

Application No	Applicant	Location
21/01948/ADV	Costa Coffee Costa House Dunstable	Unit D1 Maltings Retail Park North Gate Newark
Received 13.09.21		

Description: Proposed 3 x fascia signs and 2 x window vinyls.

Application No	Applicant	Location
21/01977/FUL	Cornerstone Arlington Business Park Theale Reading	02 Telecommunications Cabinet 48410 Boundary Road Newark
Received 17.09.21		

Description: Removal of existing 15m Hutchison Elara Streetworks Monopole and replacement with 20.0m high Hutchison Engineering Orion V2 Streetworks Pole and associated ancillary development works.

Application No	Applicant	Location
21/01985/HOUSE	Mr S Sharp & Ms S Bilton 27 Hine Avenue Newark	27 Hine Avenue Newark
Received 14.09.21		

Description: Proposed two storey side extension and single storey front extension (re-submission).

Application No	Applicant	Location
21/02002/HOUSE	Miss C Walker 1 Beacon Hill Road Newark	1 Beacon Hill Road Newark
Received 15.09.21		

Description: Proposed two storey side extension (re-submission of 21/01283/HOUSE, to change bricks to white render on front and east side elevations).

Application No
21/02009/RMAM

Received 17.09.21

Applicant
Newark & Sherwood DC
Castle House
Great North Road
Newark

Location
Seven Hills
Quibell Lane
Newark

Description: Application for approval of reserved matters following outline approval 20/02410/OUTM for a replacement facility.

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	21/01373/ADV		
Date Registered	21 June 2021		
Proposal	Proposed replacement signage		
Location	Kirkgate Dental Surgery, 9-11 Kirk Gate, Newark		
Applicant	Portman Healthcare, Cheltenham		
Decision	Application Permitted	Conditional	Y
Decision Date	06/09/2021		
Application No	21/01374/LBC		
Date Registered	21 June 2021		
Proposal	Proposed replacement signage		
Location	Kirkgate Dental Surgery, 9-11 Kirk Gate, Newark		
Applicant	Portman Healthcare, Cheltenham		
Decision	Application Permitted	Conditional	Y
Decision Date	06/09/2021		
Application No	21/01728/FUL		
Date Registered	4 August 2021		
Proposal	Erection of 1 no. bungalow (re-submission of previously approved application 14/01291/FUL).		
Location	Land off Oliver Close, Newark		
Applicant	Angy Homes Ltd		
Decision	Application Permitted	Conditional	Y
Decision Date	06/09/2021		
Application No	21/01718/OUT		
Date Registered	10 August 2021		
Proposal	Outline application for one dwelling with all matters reserved except access.		
Location	174 Hawton Road, Newark		
Applicant	Mr M Coates, 174 Hawton Road, Newark		
Decision	Application Refused	Conditional	Y
Decision Date	08/09/2021		
Application No	21/01785/S73		
Date Registered	13 August 2021		
Proposal	Application to amend Condition 3 attached to planning permission 16/01899/FUL to amend the approved plans for House 3 (resubmission).		
Location	1 Mulberry Close, Newark		
Applicant	D Miller c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	08/09/2021		

Application No	21/01449/HOUSE		
Date Registered	30 June 2021		
Proposal	Demolition of the garage and build a detached timber outbuilding.		
Location	3 Beacon Hill Road, Newark		
Applicant	Mr R & Mrs C Thain, 3 Beacon Hill Road, Newark		
Decision	Application Permitted	Conditional	
Decision Date	25/08/2021		
Application No	21/01529/S73		
Date Registered	7 July 2021		
Proposal	Application to vary Cond 2 of planning permission 21/00384/HOUSE to amend flat roof to pitched roof over existing garage.		
Location	2 Heaton Close, Newark		
Applicant	Mr S Ballard, 2 Heaton Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	26/08/2021		
Application No	21/01536/HOUSE		
Date Registered	8 July 2021		
Proposal	Single storey rear and side extension and loft conversion incorporating an increase to the height of the roof (resubmission of 20/02301/HOUSE).		
Location	24 Balmoral Drive, Newark		
Applicant	Mr M Burkitt, 24 Balmoral Drive, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/09/2021		
Application No	21/01546/FUL		
Date Registered	12 July 2021		
Proposal	Conversion of existing building into a Bar/Restaurant		
Location	11 Stodman Street, Newark		
Applicant	Penroth Ltd, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	02/09/2021		
Application No	21/01716/RMA		
Date Registered	3 August 2021		
Proposal	Reserved Matters Application pursuant to application 20/00459/OUT: Outline application for 4 no. town houses with associated garages and new access from Hutchinson Road (resubmission of 18/0849/OUT).		
Location	Land at rear of 244 Beacon Hill Road, Newark		
Applicant	244 Beacon Hill Road, c/o Agent		
Decision	Application Refused	Conditional	N
Decision Date	01/09/2021		

Application No	21/01700/FUL		
Date Registered	5 August 2021		
Proposal	Alterations and extensions to dwelling to form 2 no. dwellings.		
Location	40 Winthorpe Road, Newark		
Applicant	Mrs S Braithwaite, 40 Winthorpe Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	01/09/2021		
Application No	21/00446/FUL		
Date Registered	1 March 2021		
Proposal	Conversion of existing 'The Vaults' to residential accommodation – providing 1 no. studio unit and 1 no. apartment.		
Location	Northgate House, 14 North Gate, Newark		
Applicant	Mellorland, Edgefield House, Vicarage Lane, North Muskham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/09/2021		
Application No	21/00447/LBC		
Date Registered	1 March 2021		
Proposal	Conversion of existing 'The Vaults' to residential accommodation – providing 1 no. studio unit and 1 no. apartment.		
Location	Northgate House, 14 North Gate, Newark		
Applicant	Mellorland, Edgefield House, Vicarage Lane, North Muskham, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/09/2021		
Application No	21/01645/HOUSE		
Date Registered	26 July 2021		
Proposal	Replace existing 1900mm high timber boundary fence and gates with new brick boundary wall, access gate and mechanical sliding timber gate.		
Location	45 Winchilsea Avenue, Newark		
Applicant	Mr P Mason, 45 Winchilsea Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/09/2021		

PLANNING COMMITTEE

SUBJECT:	NEWARK & SHERWOOD PLAN REVIEW – OPTIONS REPORT CONSULTATION
REPORT BY:	TOWN CLERK

1. Recommendations

- 1.1 Members are asked to consider the Options Report alongside the Open Space Strategy.

2. Background

- 2.1 The District Council is currently in the process of reviewing its Development Plan, made up of the Amended Core Strategy (ACS) and the Allocations and Development Management Development Plan Document (ADMDDP). Following the adoption of the ACS in March 2019, work has been progressing on preparing to review the ADMDDP. Consultation on the Issues Paper took place in July and August 2019. The next step is to consult on the Options Report, in particular, NSDC are seeking views on their Affordable Housing Policy, Gypsy and Traveller Housing including potential sites, the ongoing suitability of existing housing and employment allocations, development management policies and other policy content.

A new Open Space Strategy has also been published for public consultation alongside the Options Report. Its findings will be used to update the open space summaries in each Area chapter within the Allocations and Development Management DPD.

Consultation on the Issues Report and Open Space Strategy will run for eight weeks between 27th July and 21st September 2021 (we have until 30th September to submit our comments).

3. Financial, Legal, Equality & Risk Issues

- 3.1 None.

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

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Licensing Applications

An application for a Premises Licence has been received from M & S Simply Food, Maltings Retail Park, Newark.

Members are asked to consider this application.

b. Street Naming

Land at Devon Road, Newark – demolition of four existing dwellings (comprising 4 flats) and the erection of 9 dwellings.

Members are asked to consider a suitable street name for the above development.

c. Nottinghamshire County Council Applications

Site: Bantycok Quarry, Staple Lane, Balderton, Newark

Proposed Development: Proposed southern extension to Bantycok Quarry, extension to the time limit for mineral operations until 31st December 2044 and amendments to the restoration scheme.

Members are asked to consider the above application. Comments are requested by 3rd October, 2021.

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