



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 10TH JANUARY 2024

Wednesday 3rd January 2024

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 10th January 2024 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 'M Gleadell'.

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 10TH JANUARY 2024

A G E N D A

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|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 29th November 2023. | Minutes Attached | Page 5 |
| 3 | Declarations of Interest from Members
<i>Relevant Legislation: Localism Act 2011 s31</i> | Verbal | |
| 4 | Outstanding Planning Applications | Report Attached | Page 12 |
| 5 | NSDC Planning Application Decisions | Report Attached | Page 19 |
| 6 | Urgent Decisions Taken Under the Scheme of Delegation | Report Attached | Page 23 |
| 7 | Miscellaneous Applications | Report Attached | Page 27 |

Committee Membership:

Cllr L Geary (Chair)
Cllr E Cropper (Vice-Chair)
Cllr D Campbell
Cllr T Collier
Cllr B Corrigan
Cllr S Crosby
Cllr N Ross
Cllr L Roulstone
Cllr M Skinner



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 10th January 2024

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 29th November 2023 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	E Cropper (Vice-Chair) D Campbell T Collier (Ap) B Corrigan G Rix (Ap) N Ross L Roulstone M Skinner (Ap)
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillors T Collier, G Rix & M Skinner	
Taking Minutes:		Matthew Gleadell
Public:	There was 1 member of the public present. There was 1 member of the press present.	
Venue:	Council Chamber, Town Hall.	

PR41/23/24 Minutes

The Minutes of the last meeting held on Wednesday 1st November 2023 were **AGREED** and signed as a true and correct record.

PR42/23/24 Declarations of Interest

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

PR43/23/24 Outstanding Planning Applications

23/01831/HOUSE 12 Pelham Close, Newark

Proposed conversion of garage to form bedroom with new window to side elevation.

No Objection was raised to this application.

23/01895/FUL Units 1 and 2 Farrar Close, Newark

Regularise change of use of Unit 1 for mechanical repair of motor vehicles and fitting of tyres. Change of use of Unit 2 to (DVSA) Class 4 MOT Testing Station.

No Objection was raised to this application.

23/01900/ADV Turnbull Builders Merchant, Northern Road, Newark

2 totem signs and 2 fascia signs.

No Objection was raised to this application.

23/01936/S73 Land at Hutchinson Road, Newark

Application to vary Condition 10 of planning permission 23/01315/S73 to raise finished floor levels.

No Objection was raised to this application pursuant to any comments from the N&SDC Tree Officer.

23/01948/HOUSE 25 Blackbrook Road, Newark

Proposed single storey rear extension and removal of existing conservatory (re-submission)

No Objection was raised to this application.

23/01963/FUL 82 Mill Gate, Newark

Erection of 1 dwelling.

Cllr L Geary & Cllr L Roulstone declared a non-pecuniary interest in this application.

Newark Town Council vehemently objects to this application on the following grounds:

- **The building design is not in keeping with the Conservation area and out of character for the area.**
- **The access on to Mill Gate will cause undue traffic safety issues.**

- **The proposal represents over intensive development of the footprint of the site.**

23/01968/LBC

Shalem House, The Friary, Appleton Gate, Newark

Re-open the existing arched opening between snug and lower reception.

No Objection was raised to this application.

23/01974/FUL

174 Hawton Road, Newark

Change of Use of residential dwelling (Use Class C3) to a Care Home for 2 no. children (Use Class C2).

No Objection was raised to this application.

**22/02321/FULM
Amended**

Newark Day Service, Woods Court, Walker Close, Newark

Use of existing building as medical centre (Use Class E) with a GP Practice and ancillary offices and pharmacy. Demolition of existing store building, creation of car parking and removal of trees.

Cllr L Geary declared a non-pecuniary interest in this application.

Newark Town Council repeats its previous comments made in relation to this application but would further wish to offer Fountain Gardens as a potential location for tree planting to mitigate the loss of trees on this site. The improved local medical facilities are required and repurposing an existing building rather than building new, is advantageous.

21/02690/FUL

Newark Castle, Castle Gate, Newark

Engineering works to form new gatehouse approach, alterations to existing castle, creation of new pedestrian access, construction of new entrance pavilion and multi-functional events facility and landscaping works.

Cllr N Ross declared a non-pecuniary interest in this application.

No Objection was raised to this application.

23/01605/HOUSE

57 Whitfield Street, Newark

Demolition of brick garage to create off street parking and extra garden space. Insert new gate adjacent road. Replacement fencing, doors and windows including alterations to openings.

No Objection was raised to this application pursuant to comments of the Conservation Officer. Newark Town Council is particularly

keen to ensure the main residential building retains the character of its façade, particularly its doors and windows.

23/02045/HOUSE 35 Syerston Way, Newark

Proposed single storey rear extension and proposed front porch infill and extension.

Newark Town Council would ask the planning department to pay close attention to the brise soleil. It is an unusual feature and may be overbearing for neighbouring properties.

PR44/23/24 Notice of NSDC Planning Decisions

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

PR45/23/24 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

Name	Connection
Flint	Roman History – Recent archaeology in Middlebeck
Pottery	Roman History – Recent archaeology in Middlebeck
Kiln	Roman History – Recent archaeology in Middlebeck
Roman	Roman History – Recent archaeology in Middlebeck
Axe	Roman History – Recent archaeology in Middlebeck
Stone	Roman History – Recent archaeology in Middlebeck
Iron	Roman History – Recent archaeology in Middlebeck
Whetstone	Roman History – Recent archaeology in Middlebeck
Jet	Roman History – Recent archaeology in Middlebeck
Whitby	Roman History – Recent archaeology in Middlebeck
Langdale	Roman History – Recent archaeology in Middlebeck
Cumbria	Roman History – Recent archaeology in Middlebeck
Sendler	Polish Humanitarian Aid Worker – statue in Fountain Gardens
Emily	Former property developer in Newark
Sandomierz	Twin town
Robert	Local Artist and former Newark teacher
Kiddey	Local Artist and former Newark teacher
Governor	Name given to former town leaders
White	Local Public House
Hart	Local Public House
Moot	Former Town Hall Name
Disney	Norton Disney connection
N & S Parishes	All parishes in the District not already covered
Jonny Johnson	Dambusters Pilot (lived near Newark)

Middlebeck Parcels 5a and 5b

Members considered the request for street naming for the next phase of Middlebeck and the following names were suggested:

c. **Notification of Appeals**

B & Q, Unit A Maltings Retail Park, North Gate, Newark

Members **NOTED** that an appeal has been lodged against the issuing of an Enforcement Notice by NSDC.

d. **Licensing Applications**

Strays, The Ossington, Beast Market Hill, Newark

Members considered the above application and **No Objection** was raised.

Meeting Closed:	8.30pm	Next Meeting:	Wednesday 10th January 2024
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Agenda Item No: 4

Committee Date: Wednesday 10th January 2024

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:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk

No	Application No	Applicant/Site Address	Description
1	23/01553/HOUSE	Mr P Wagner 15 Marton Road Newark	Two storey side and single storey rear extension.
2	23/01772/HOUSE	Mr & Mrs Driver c/o Agent 109 Beacon Hill Road Newark	Two storey rear extension and alterations to dwelling.
3	23/02000/FUL	St Leonard's Hospital Trust Cottage Homes London Road Newark	Installation of a single storey modular building to be used as a central communal area for residents.
4	23/02020/FULM	Saint Gobain Formula Jericho Works Bowbridge Lane Balderton Newark	New mixing and packing facility and internal access changes to create new area of hardstanding.
5	23/02092/LBC	ML4 (Notts) Ltd Queens Head Chambers Queens Head Court Newark	Conversion of offices to 8 flats.
6	23/02116/FUL	ML4 (Notts) Ltd Queens Head Chambers Queens Head Court Newark	Conversion of offices to 8 flats.
7	23/02112/S73	Mr A Aspbury 1-3 & 5 Mill Gate Newark	Application to vary conditions 2 and 3 attached to planning permission 19/00003/FUL to allow a trellis fence in place of the approval wall.
8	23/02124/S19LBC	Mr A Aspbury 1-3 & 5 Mill Gate Newark	Application to vary conditions 2 and 3 attached to listed building consent ref 19/00107/LBC to allow a trellis fence in place of the approved wall.

9	23/02117/S73M	Cairns Heritage Homes Ltd Land off Mill Gate Newark	Application for variation of conditions 3,4,5,6,8,15,16,17,19,21 & 24 as per submitted schedule attached to planning permission 20/01007/S73M; Variation of conditions 4,5,6,8,19 & 24 attached to planning permission 17/01586/FULM to amend the approved plans.
10	23/02119/FUL	Newark Town Council SNAX 23B London Road Newark	Change of use of former Snax premises and public toilets to Class E (commercial) including alterations to internal layout and elevations. Removal of tree in Conservation Area.
11	23/02119/FUL Amended	Newark Town Council SNAX 23B London Road Newark	Change of use of former Snax premises and public toilets to Class E (commercial) including alterations to internal layout and elevations. Description of development amended.
12	23/02135/S73	Merchant City Ltd The Maltings Retail Park North Gate Newark	Application for removal of condition 20 attached to planning permission 23/01031/S73M; Variation of conditions 23 and 24 attached to planning permission 20/00711/S73M to amend the wording to allow Unit B to have a smaller unit size and to allow the bulk sale of wine, beer and spirits.
13	23/02136/FUL	Sherwood Forest Hospitals NHS Foundation Trust Newark Hospital Boundary Road Newark	Installation of Air Handling Unit and fencing.

14	23/02149/ADV	Conservative Club Ltd 29 London Road Newark	Erection of a post and panel sign.
15	23/02170/S73M	Reason Care Ltd The Troc 256 Beacon Hill Road Newark	Application for variation of condition 2 to replace approved plans with revised plans attached to planning permission 18/01999/FULM; Removal of 2 detached bungalows and extension to care home. (Essentially renewal of previous permissions 08/02073/FULM which expired on 13.1.12 and 12/00164/FULM, which expired on 13.3.15, neither being implemented).
16	23/02212/LBC	Mr O Phillips c/o Agent First Floor Flat 44 Kirk Gate Newark	Internal alteration to existing first floor flat.
17	23/02213/LBC	Mr O Phillips c/o Agent 46A Kirk Gate Newark	Internal alterations to 2 nd and 3 rd floor duplex apartment.
18	23/02234/HOUSE	Mr & Mrs Allsopp 18 Woodlands Close Newark	Single storey side/front extension.
19	23/02241/LBC	LNER Newark Northgate Railway Station Appleton Gate Newark	Remove all guttering, replacing with larger profile guttering and remove existing flat roof covering replacing with sika liquid plastic covering. Install additional roof vents to platform side roof and re-pointing existing chimney stacks.
20	23/02243/FUL	Ivolve Care Heathcotes Enright Lodge 2-4 Enright Close Newark	Conversion of unused staff accommodation to provide an additional one person self contained apartment within Bungalow 2.

21	23/02139/RMAM	Mark Howard Grove Bungalow Barnby Road Newark On Trent NG24 2NE	Application for reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline application 20/02499/OUTM for Residential development of 10 dwellings (following removal of Grove Bungalow and existing outbuildings)
22	23/02263/LBC	Paul Cotter London Eye 6 Market Place Newark On Trent NG24 1DU	To alter retail to the ground floor, relocate and form a new staircase, a new access off Chain Lane and form four serviced bedsit apartments

Agenda Item No: 5

Committee Date: Wednesday 10th January 2024

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	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk

Application No	23/00851/FUL		
Date Registered	25 May 2023		
Proposal	Change of use of front section of ground floor Pub to Café/ Restaurant (Class E(b)). Rearrange internal layout to create 5 separate residential units and subdivide existing retail unit into 2 retail units. Remove atrium, erect new external staircase and minor external alterations.		
Location	White Hind Bar, 3 Carter Gate and 2 and 4 Balderton Gate, Newark		
Applicant	Rugby Property Assets Ltd, Davy Court, 12 Castle Mound Way, Rugby		
Decision	Application Permitted	Conditional	Y
Decision Date	23/11/2023		
Application No	23/00852/LBC		
Date Registered	25 May 2023		
Proposal	Change of use of front section of ground floor Pub to Café/ Restaurant (Class E(b)). Rearrange internal layout to create 5 separate residential units and subdivide existing retail unit into 2 retail units. Remove atrium, erect new external staircase and minor internal and external alterations.		
Location	White Hind Bar, 3 Carter Gate, Newark		
Applicant	Rugby Property Assets Ltd, Davy Court, 12 Castle Mound Way, Rugby		
Decision	Application Permitted	Conditional	N
Decision Date	23/11/2023		
Application No	23/01551/LBC		
Date Registered	31 August 2023		
Proposal	Attachment of steel truss to existing roof truss and drill holes to plasterwork ceiling for cables for lighting rig.		
Location	Palace Theatre, 16-18 Appleton Gate, Newark		
Applicant	NSDC, Palace Theatre, 16-18 Appleton Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	24/11/2023		
Application No	23/01699/LDCP		
Date Registered	26 September 2023		
Proposal	Lawful Development Certificate for proposed single storey rear extension.		
Location	189 Bowbridge Road, Newark		
Applicant	Mr & Mrs Zieba, 189 Bowbridge Road, Newark		
Decision	Permitted Development	Conditional	N
Decision Date	20/11/2023		
Application No	23/01737/ADV		
Date Registered	9 October 2023		
Proposal	Advertising Hoardings for 32 Stodman Street, Newark		
Location	Former Marks & Spencer, 32 Stodman Street, Newark		
Applicant	NSDC, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	24/11/2023		

Application No	23/01467/HOUSE		
Date Registered	18 August 2023		
Proposal	Installation of replacement windows and door		
Location	8 Tannery Wharf, Newark		
Applicant	Mr Moore, 8 Tannery Wharf, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2023		
Application No	23/01479/CPRIOR		
Date Registered	22 August 2023		
Proposal	Application to determine if prior approval is required as to impacts of the development 'Conversion of existing office/shop/store to 2 x one bedroom residential flats', risks in relation to the building, and/or impacts on intended occupiers of the development (Schedule 2, Part 3, Class MA).		
Location	10 Albert Street, Newark		
Applicant	Logo International Ltd, Rear Units, Ash House, Private Road 8, Colwick, Nottingham		
Decision	Prior Approval Required and Granted	Conditional	Y
Decision Date	01/12/2023		
Application No	23/01604/FUL		
Date Registered	18 September 2023		
Proposal	Glass Recycling Compound		
Location	Lorry & Coach Park, Great North Road, Newark		
Applicant	NSDC, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	01/12/2023		
Application No	23/01261/ADV		
Date Registered	19 July 2023		
Proposal	Erection of illuminated and non-illuminated signs to the exterior of the building.		
Location	The Castle & Falcon PH, 10 London Road, Newark		
Applicant	Stonegate Group, 3 Monkspath Hall Road, Solihull		
Decision	Application Permitted	Conditional	Y
Decision Date	05/12/2023		
Application No	23/01262/LBC		
Date Registered	19 July 2023		
Proposal	Erection of illuminated and non-illuminated signs to the exterior of the building.		
Location	The Castle & Falcon PH, 10 London Road, Newark		
Applicant	Stonegate Group, 3 Monkspath Hall Road, Solihull		
Decision	Application Permitted	Conditional	Y
Decision Date	05/12/2023		

Application No	23/01496/HOUSE		
Date Registered	24 August 2023		
Proposal	Replacement fence max 2 metres high and new front gates to existing drive.		
Location	2 Fleming Drive, Newark		
Applicant	K Nowatkowska, 2 Fleming Drive, Newark		
Decision	Application Refused	Conditional	
Decision Date	06/12/2023		
Application No	23/01768/S73		
Date Registered	6 October 2023		
Proposal	Application for variation of Conditions 03 and 04 to allow replacement window frames and clarify extract vents to be used attached to planning permission 21/01276/FUL; Conversion of public house into 5 one bedroom residential units.		
Location	Former Newcastle Arms Public House, George Street, Newark		
Applicant	Joyes Developments Ltd, Unit 15, Jessop Way, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	04/12/2023		
Application No	23/01819/HOUSE		
Date Registered	16 October 2023		
Proposal	Single storey rear extension		
Location	9 Fairway, Newark		
Applicant	Mrs Walker, 9 Fairway, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	08/12/2023		
Application No	23/01936/S73		
Date Registered	15 November 2023		
Proposal	Application to vary Condition 10 of planning permission 23/01315/S73 to raise finished floor levels.		
Location	Land at Hutchinson Road, Newark		
Applicant	S Fletcher Homes Ltd, 12 Western Avenue, Mansfield, Notts		
Decision	Application Permitted	Conditional	
Decision Date	07/12/2023		
Application No	23/01161/RMAM		
Date Registered	14 July 2023		
Proposal	Approval of Reserved Matters, pursuant to outline consent 14/01978/OUTM, for the erection of 281 dwellings and associated infrastructure at Parcel 5, Phase 3.		
Location	Land south of Newark, Bowbridge Lane, Balderton.		
Applicant	Miller Homes Ltd & Urban & Civic Middlebeck Ltd, Pride Park, Derby		
Decision	Application Permitted	Conditional	Y
Decision Date	11/12/2023		

Application No	23/01756/LDCP		
Date Registered	18 October 2023		
Proposal	Lawful Development Certificate for replacement windows.		
Location	Otter Cottage, 7 Navigation Yard, Mill Gate, Newark		
Applicant	Mrs K O'Brien, Yewtree Farmhouse, Sutton Lane, Sutton cum Beckingham		
Decision	Certificate Issued	Conditional	N
Decision Date	13/12/2023		
Application No	23/01799/HOUSE		
Date Registered	19 October 2023		
Proposal	Conversion of double garage to form annexe living accommodation for extended family.		
Location	1 Hutchinson Road, Newark		
Applicant	Miss D Cooper, 1 Hutchinson Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/12/2023		
Application No	23/01855/FUL		
Date Registered	19 October 2023		
Proposal	Proposed vehicular access and footpath crossing on Whittle Close.		
Location	Goodlife Foods, Brunel Drive, Newark		
Applicant	Walker & Son (Hauliers) Ltd, Ollerton Road, Tuxford, Notts		
Decision	Application Permitted	Conditional	Y
Decision Date	13/12/2023		
Application No	23/01895/FUL		
Date Registered	25 October 2023		
Proposal	Regularise change of use of unit 1 for mechanical repair of motor vehicles and fitting of tyres. Change of Use of Unit 2 to (DVSA) Class 4 MOT testing station.		
Location	Units 1 and 2, Farrar Close, Newark		
Applicant	Auto Part Worn Tyres Ltd, Units 1 & 2 Farrar Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	13/12/2023		
Application No	23/01900/ADV		
Date Registered	26 October 2023		
Proposal	2 Totem signs and 2 Fascia signs		
Location	Turnbull Builders Merchant, Northern Road, Newark		
Applicant	Turnbulls & Co Ltd, c/o Agents		
Decision	Application Permitted	Conditional	Y
Decision Date	15/12/2023		
Application No	23/01948/HOUSE		
Date Registered	6 November 2023		
Proposal	Proposed single storey rear extension and removal of existing conservatory (resubmission).		
Location	25 Blackbrook Road, Newark		
Applicant	Mr K Andresen, 25 Blackbrook Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/12/2023		

PLANNING COMMITTEE

SUBJECT:	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
REPORT BY:	TOWN CLERK

1. Recommendations

1.1 To note the decisions taken under the Scheme of Delegation:

To Support the following applications:

- (i) **23/01913/FUL – Land at Scrapyard, Bowbridge Lane, Balderton, Newark – Battery Energy Storage System including ancillary works and access arrangements.**

23/02073/LBC – Palace Theatre, 16-18 Appleton Gate, Newark – Proposed addition of 4 poster boards on the theatre frontage.

23/02078/PIP – The Courtyard, Long Row, Barnby Gate, Newark – Application for permission in principle for conversion of existing buildings to residential development of three to four dwellings.

&

Object to the following application:

- (ii) **23/02028/OUT – Land at Chestnut Copse, Newark – Outline Application for proposed erection of 1 no. bungalow with all matters reserved.**

2. Background

2.1 Since the last meeting of the Planning Committee, four applications have been received which required a response before the date of this meeting namely:

- 23/01913/FUL – Land at Scrapyard, Bowbridge Lane, Balderton, Newark – Battery Energy Storage System including ancillary works and access arrangements.
- 23/02073/LBC – Palace Theatre, 16-18 Appleton Gate, Newark – Proposed addition of 4 poster boards on the theatre frontage.
- 23/02078/PIP – The Courtyard, Long Row, Barnby Gate, Newark – Application for permission in principle for conversion of existing buildings to residential development of three to four dwellings.
- 23/02028/OUT – Land at Chestnut Copse, Newark – Outline Application for proposed erection of 1 no. bungalow with all matters reserved.

- 2.2 It was agreed with the Chair of this Committee that these matters were not of sufficient importance to warrant calling a Special Meeting of this Committee of the Town Council.

In accordance with the Town Council's Scheme of Delegation – paragraph 3.2 Urgent Matters, after consultation with the Chair of this Committee about these applications, it was agreed to **Support** the applications at (i) above as follows:

23/01913/FUL – Land at Scrapyard, Bowbridge Lane, Balderton, Newark – Battery Energy Storage System including ancillary works and access arrangements.

Newark Town Council has No Objection to this application but we note the comments of Balderton Parish Council and the National Highways Authority and ask that these be observed. We note the Arboricultural Impact Assessment and ask that as the site will be visited up to 30 times per year for maintenance etc that the maintenance regime includes care of the native hedges, shrubs and trees that are to be planted which should include watering them sufficiently in hot weather to ensure their survival. Light trimming only should be undertaken sensitively to avoid excessive damage to young hedging plants and to encourage the development of healthy hedges. The AIA page 4 states there will be planting but this cannot be seen on any of the plans. The tree line to the North of the site should be retained and plans for hedges and planting on the site should be shared before it is given the go ahead. Again in the Planning Statement at 5.5.17 and 5.5.18 reference is made to planting hedges etc but there are no plans showing where these will be.

23/02073/LBC – Palace Theatre, 16-18 Appleton Gate, Newark – Proposed addition of 4 poster boards on the theatre frontage.

No Objection was raised to this application.

23/02078/PIP – The Courtyard, Long Row, Barnby Gate, Newark – Application for permission in principle for conversion of existing buildings to residential development of three to four dwellings.

No further comment was offered for this application.

and **Object** to the application at (ii) above as follows:

Newark Town Council wish to Object to this application due to the following: This development is in effect "back land" development as it is directly behind a property on London Road and adjacent to a garden of the neighbouring property on London Road. Newark Town Council usually object to back land development anywhere in the town.

There are 4 objections from neighbours which contain strong objections about traffic access to the site from London Road and the poor sewerage system there. I would ask that NSDC planning team pay close attention to these objections.

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

3. Financial, Legal, Equality & Risk Issues

3.1 None.

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

No applications have been received.

b. Street Naming

No applications have been received.

c. Notification of Appeals**23/01225/FUL – 59 Beacon Hill Road, Newark**

Demolition of garage/outbuildings, erection of one single storey dwelling, widen existing access to form shared private drive and create new parking for existing dwelling (resubmission).

Members are asked to **NOTE** that 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. Licensing Applications

No applications have been received.

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk