



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 5TH FEBRUARY 2025

Wednesday 29th January 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 5th February 2025 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

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 5TH FEBRUARY 2025

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 8th January 2025. | 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 9 |
| 5 | NSDC Planning Application Decisions | Report Attached | Page 13 |
| 6 | Miscellaneous Applications | Report Attached | Page 19 |

Committee Membership:

Cllr L Geary (Chair)
Cllr T Collier (Vice Chair)
Cllr E Cropper
Cllr B Corrigan
Cllr S Dickinson
Cllr L Goff
Cllr N Ross
Cllr L Roulstone
Cllr M Skinner



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 5th February 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 8th January, 2025 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair) (Ap)
	Councillor	T Collier (Vice Chair) E Cropper B Corrigan S Dickinson L Goff N Ross L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillor L Geary	
Taking Minutes:		Matthew Gleadell
Public:	There were 0 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

Cllr T Collier took the Chair in the absence of Cllr L Geary.

PR40/24/25 Minutes

The Minutes of the last meeting held on Wednesday 27th November 2024 were **AGREED** and signed as a true and correct record.

PR41/24/25 Declarations of Interest

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

PR42/24/25 Outstanding Planning Applications

24/01762/HOUSE 42 The Paddocks, Newark

Proposed side and front single storey extensions with internal alterations.

No Objection was raised to this application.

24/01812/FULM Castle Gate Leisure Centre, 69 Castle Gate, Newark

Subdivision of first, second and attic floors to create 24 new residential apartments and minor elevational changes.

In principle, NTC supports residential development of the property but would welcome the inclusion of suitable bin storage and cycle storage. NTC is also concerned that the density of the dwelling is too high and that slightly less units would create space for communal and storage areas. It is noted that the top floor is omitted from the noise assessment report.

24/01838/HOUSE 16 Kelham Road, Newark

Single storey rear extension.

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

No Objection was raised to this application.

24/01844/FUL Mill Gate Community Centre, Pelham Street, Newark

Proposed replacement rear windows.

Subject to the comments of the Conservation Officer, NTC has no objection to this application.

24/01929/S73M Homebase, Northgate Retail Park, Trent Lane, Newark

Application for variation of Condition 09 pursuant to application reference 02/02798/FULM (Proposed Class A1 retail store with associated car parking, landscaping and highway works), to allow use of the premises as a supermarket having a maximum net sales area of 1,677sqm, including an area of up to 355sqm for the sale of comparison goods floorspace and an area of up to 185sqm for the sale and display of any comparison goods by a catalogue showroom retailer.

	<p>NTC object to this application and support the comments from Highways. NTC do however, welcome Sainsburys developing a suitable site in Newark.</p>
<p>24/02019/FUL</p> <p>&</p> <p>24/02020/LBC</p>	<p>7 Victoria Street, Newark</p> <p>Proposed partial demolition, extension and minor internal re-ordering to listed building to create 2 no. additional apartments.</p> <p>Subject to the Conservation Officer's approval, NTC have no objection to these applications.</p>
24/02072/FUL	<p>Goodlife Foods, Brunel Drive, Newark</p> <p>Proposed Change of Use to create a new B8 open storage facility on vacant B2/B8/E classified land.</p> <p>No objection was raised to this application.</p>
24/02113/PIP	<p>Extended land to the side of 29 Beeston Road, Newark</p> <p>Application for permission in principle for a single new home.</p> <p>NTC object to this application due to concerns that the development will have a negative aesthetic impact on the Elm Avenue street scene and the adjoining Conservation Area.</p>
24/02197/HOUSE	<p>27 Victoria Street, Newark</p> <p>Removal of rear single storey outbuilding, construction of new facing brick lean-to with inclined rooflight in zinc roof. New hardwood decking with steps to garden.</p> <p>No Objection was raised to this application.</p>
<p>24/02220/ADV</p> <p>&</p> <p>24/02221/FUL</p>	<p>McDonald's, Unit 1, 23 London Road, Newark</p> <p>Proposed fascia sign to the side elevation.</p> <p>No Objection was raised to this application.</p>
24/01875/HOUSE	<p>165 Hawton Road, Newark</p> <p>Single storey side and rear extension.</p> <p>No Objection was raised to this application.</p>
24/02168/FUL	<p>Koinonia, 19 St Marks Lane, Newark</p> <p>Removal of existing fascia signage, installation of security shutters above the windows and re-instatement of signage approximately 250mm in front current location, to allow discrete location of shutter boxes.</p> <p>NTC object to this application due to concerns over the negative aesthetic impact of the design of the shutters and also over setting a precedent</p>

for using this type of shutter within the conservation area. NTC would welcome an alternative less intrusive design however, supports and welcomes this excellent business who are an asset to the town.

PR43/24/25 Notice of NSDC Planning Decisions

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

PR44/24/25 Urgent Decisions Taken Under the Scheme of Delegation

A Grant of a Premises Licence for Sainsbury's, Northgate Retail Park, Newark

The Committee **NOTED** the comments forwarded to NSDC regarding the above application as follows:

'The Town Council would suggest that Sainsbury's are permitted to sell alcohol no later than other public houses in the area'.

PR45/24/25 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

No applications had been received.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

Club X, Castle Gate, Newark

Premises Licence Review

The Committee **NOTED** the decision taken.

The Roaring Meg, 117 Barnby Gate, Newark

Premises Licence Review

The Committee **NOTED** the decision taken.

e. Great North Road solar & Biodiversity Park – Publication of Statement of Community Consultation

The Committee **AGREED** to refer this to Full Council on the 19th February for consideration.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 5th February, 2025
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Agenda Item No: 4

Committee Date: Wednesday 5th February 2025

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	24/01835/HOUSE	Mr A Zemontas-Mills 5 Ransome Close Newark, NG24 2LQ	Replace existing single storey side extension with reduced width two-storey extension. Installation of front porch.
2	24/02077/HOUSE	Mr N Harris 48 Hawton Road Newark, NG24 4QB	Erection of porch, enlarge driveway and extension of garage for a separate bedroom ancillary to the main dwelling. Rendering the front and side wall of the main house.
3	24/02127/HOUSE	Mr J Hunter 4 Handley Court Newark, NG24 1EY	Installation of air source heat pump.
4	24/02145/HOUSE	Mr S Percival 16 Norman Avenue Newark, NG24 2AT	Extension to dwelling.
5	24/02195/FULM	Torsion Care (SPV6) Ltd Former Woods Court, Walker Close, Newark, NG24 4BP	New care home facility (C2 use class) with associated parking, landscaping and ancillary works.
6	24/02218/OUTM	Tritax Acquisition 39 Ltd Land South of Sleaford Rd, Coddington, Newark	Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including access, car parking and landscaping.
7	25/00031/HOUSE	The Waterfront (Newark) Management Ltd 1c,2,3,4,5c,6c,7,8,9,10, 11,12,14,15,16C The Waterfront, Newark, NG24 4SG	Replacement of dormer windows.
8	25/00046/FUL	McConnells Electrical Co. Ltd Cliff Nook Lane Newark, NG24 1LY	Proposed replacement commercial building.

9	25/00055/HOUSE	Mr T North 10 Goodwin Close Newark, NG24 2LA	Demolition of a single storey existing structure and erection of a side two storey and front single storey extension.
10	25/00088/HOUSE	Mr S Wright 11 Ribbon Pond Drive Middlebeck Newark, NG24 3WW	Single storey extension at rear.
11	24/02168/FUL	Koinonia 19 St Marks Lane Newark, NG24 1XS	Removal of existing fascia signage, installation of security shutters above the windows and reinstatement of signage approximately 250mm in front current location, to allow discrete location of shutter boxes.

Agenda Item No: 5

Committee Date: Wednesday 5th February 2025

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	24/00703/RMAM		
Date Registered	19 April 2024		
Proposal	Application for Reserved Matters for landscape details for ribbon ponds and for appearance, layout and scale details for erection of utilities infrastructure pursuant to the approval of outline planning permission 14/01978/OUTM.		
Location	Land south of Newark, Bowbridge Lane, Balderton, Newark		
Applicant	Urban & Civic, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	30/12/2024		
Application No	24/01905/PA		
Date Registered	29 October 2024		
Proposal	Application to determine if Prior Approval is required for proposed installation of roof mounted solar PV system comprising of 232 x Canadian Solar modules as Schedule 2 Part 14 Class J.		
Location	Gladstone House, Lord Hawke Way, Newark		
Applicant	Newark & Sherwood Homes, Gladstone House, Lord Hawke Way, Newark		
Decision	Prior Approval Required and Granted	Conditional	Y
Decision Date	31/12/2024		
Application No	24/01883/FUL		
Date Registered	12 November 2024		
Proposal	Installation of Solar Panels to roof		
Location	Turnbull Builders Merchant, Northern Road, Newark		
Applicant	Mr C Hopkins, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	31/12/2024		
Application No	24/01050/FUL		
Date Registered	15 July 2024		
Proposal	Formation of vehicular access		
Location	Brunel House, Jessop Way, Newark		
Applicant	Charles Lawrence Surfaces, Brunel House, Jessop Way, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/01/2025		
Application No	24/01771/HOUSE		
Date Registered	22 October 2024		
Proposal	Conversion of existing garage/store to annex		
Location	8A Winthorpe Road, Newark		
Applicant	Mr B Faulkner, 8A Winthorpe Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/01/2025		

Application No	24/01942/FUL		
Date Registered	15 November 2024		
Proposal	Change of use of the property from residential to a managed holiday let.		
Location	7 Furrow Close, Middlebeck, Newark		
Applicant	Mr M Bainbridge, 2 Oak Tree Road, Stokesley, Middlesborough		
Decision	Application Permitted	Conditional	Y
Decision Date	09/01/2025		
Application No	24/01998/S73		
Date Registered	15 November 2024		
Proposal	Variation of Condition 2 attached to planning permission 22/01660/S73 to amend the proposed materials.		
Location	150 Beacon Hill Road, Newark		
Applicant	Ablehomes Ltd, 4 Castle Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/01/2025		
Application No	24/01924/LBC		
Date Registered	19 November 2024		
Proposal	Proposed colour change to house front brickwork and woodwork.		
Location	Bellcourt Diocesan Advertising, May House, 50 Lombard Street, Newark		
Applicant	Mr S Varley, May House, 50 Lombard Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	07/01/2025		
Application No	24/01962/HOUSE		
Date Registered	7 November 2024		
Proposal	Replacement of first floor window and door to balcony on a like for like basis.		
Location	11 The Waterfront, Newark		
Applicant	The Waterfront Management, 11 The Waterfront, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	14/01/2025		
Application No	24/01823/FUL		
Date Registered	13 November 2024		
Proposal	Installation of EV Charger behind central brick staircase		
Location	Flat 5, Northgate House, 14 North Gate, Newark		
Applicant	Mr Sungbin Cho, 14 North Gate, Flat 5, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/01/2025		

Application No	24/01928/FUL		
Date Registered	1 November 2024		
Proposal	Security grilles to existing Jewellers shop		
Location	City Goldsmiths, 9 Middle Gate, Newark		
Applicant	Mrs C McNeil, 9 Middle Gate, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	23/01/2025		
Application No	24/01762/HOUSE		
Date Registered	29 November 2024		
Proposal	Proposed side and front single storey extensions		
Location	42 The Paddocks, Newark		
Applicant	Mr O Ellwood, 42 The Paddocks, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	23/01/2025		
Application No	24/01596/S73		
Date Registered	10 September 2024		
Proposal	Application to vary condition 2 attached to planning permission 24/00064/FUL to amend the proposed plans.		
Location	Heathcotes, Enright View, 1-3 Enright Close, Newark		
Applicant	Ivolve Care, Chesterfield		
Decision	Application Permitted	Conditional	Y
Decision Date	21/01/2025		

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

Appellants Name: Wildstone Estates Ltd

Site Address: MFG Cow Lane, Newark Esso, 69 North Gate, Newark

Description of Development: Erection of a small format Advertising Display

An Appeal has been made to the Secretary of State against the decision of the Authority to **Appeal Against Decision** for the proposed development described above.

d. Licensing Applications

No applications have been received.

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