



Newark TOWN COUNCIL

TOWN COUNCIL MEETING

WEDNESDAY 19TH FEBRUARY 2025

Thursday 13th February 2025

Dear Councillors

You are summonsed to attend a meeting of the Town Council at 7.00pm on Wednesday 19th February 2025 to be held in the Council Chamber at the Town Hall.

Yours sincerely

Matthew Gleadell
Town Clerk

A G E N D A

TOWN COUNCIL MEETING – WEDNESDAY 19TH FEBRUARY 2025

1	Apologies for Absence		
2	To approve the Minutes of the Extraordinary Meeting of the Town Council held on Wednesday 29th January 2025	Minutes Attached	Page 5
3	To receive Declarations of Interest from Members and Officers <i>Relevant Legislation: Localism Act 2011 s31</i>	Verbal	
4	To receive all Adopted Minutes of the Committees held since the last Full Town Council Meeting:		
	4a Planning Committee held on Wednesday 8th January 2025	Minutes Attached	Page 7
5	Town Mayor's Announcements		
6	Town Clerk's Announcements		
7	Leader of the Council's Announcements		
8	Planning Committee – Scheme of Delegation	Report Attached	Page 11



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 19th February 2025

Minutes of the Extraordinary Town Council meeting held on Wednesday 29th January, following the Finance & General Purposes Committee in the Council Chamber at the Town Hall.

Membership Present:	Town Mayor	Cllr D Ledger (in the Chair)
	Councillors	I Brown D Campbell T Collier B Corrigan E Cropper S Crosby S Dickinson (Ap) L Geary L Goff J Kellas D Moore G Rix (Ap) N Ross (Ap) L Roulstone M Skinner M Spoors P Taylor
Apologies received from:	Councillors	S Dickinson, G Rix, N Ross
Town Council Staff:	Town Clerk	Matthew Gleadell
Public:	There was one member of the press present and no members of the public.	
Venue:	Council Chamber	Town Hall

TC29/24/25 Minutes of the Meeting of the Town Council held on Wednesday 11th December 2024

The Minutes of the Town Council meeting held on Wednesday 11th December 2024 were **AGREED** as a true and accurate record.

TC30/24/25 Declarations of Interest from Members and Officers

No Declarations of Interest were received.

TC31/24/25 Town Mayor's Announcements

The Town Mayor did not give an update to Councillors but said that she would provide it at the next meeting of the Full Town Council.

TC32/24/25 Town Clerk's Announcements

The Town Clerk updated Members on recent staff changes, including the commencement of employment of the new Operations Manager and the Curator. He also identified the current recruitment for a replacement officer for the markets following the resignation of a previous officer and the impending retirement of the market manager.

The Clerk also identified that now the budget work was complete he could focus and pursue again some of the projects of the working groups and sub committees and that there would be new rounds of meetings for those accordingly.

The Clerk informed Members that the Deputy Clerk was continuing with extensive work in relation to the market development and would be updating them very soon.

TC33/24/25 Leader of the Council's Announcements

The Leader of the Council would also provide an update to Members at the next meeting of the Full Town Council.

TC34/24/25 2025/2026 Budget and Precept

Members **NOTED** the recommendation of the Finance and General Purposes Committee (held immediately prior to this meeting) as to the starting budget for the 25/26 financial year and precept level for the 25/26 year to be set at a level that results in a 5% increase in the Town Council element of local council tax.

A vote was taken and it was **AGREED** to adopt the recommendation of the Finance and General Purposes Committee (as above).

Meeting Closed:	9.15pm	Next Meeting:	Wednesday 23 rd April 2025
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Newark TOWN COUNCIL

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 & 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>
<p>24/02072/FUL</p>	<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>
<p>24/02113/PIP</p>	<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>
<p>24/02197/HOUSE</p>	<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 & 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>
<p>24/01875/HOUSE</p>	<p>165 Hawton Road, Newark</p> <p>Single storey side and rear extension.</p> <p>No Objection was raised to this application.</p>
<p>24/02168/FUL</p>	<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 for using this type of shutter within the</p>

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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TOWN COUNCIL MEETING

SUBJECT:	PLANNING COMMITTEE – SCHEME OF DELEGATION
REPORT BY:	TOWN CLERK – MATTHEW GLEADELL

1. Recommendations

- 1.1 That members consider changes to the Scheme of Delegation for the Planning Committee as set out in this report.

2. Background

- 2.1 The Planning Committee currently considers at its meetings almost every planning application that arises for development in Newark and sometimes areas around Newark.
- 2.2 Very often Planning Committee Agendas can involve consideration of large numbers of applications albeit many applications are of a routine nature for minor inconsequential developments and committee responses are often no objection or follow routine patterns of response. Types of development involved in this statement are small extensions, conservatories, changes of windows in conservation areas and other very minor development.
- 2.3 It has been suggested that a form of delegated authority to the Clerk / Deputy Clerk and Chairman to provide responses to small minor applications on behalf of the Council would help to reduce the volume of applications being considered, shorten meeting times or allow for greater focus on larger more impactful development when required, will reduce levels of administration and generally streamline the process for responses to the majority of applications considered.
- 2.4 If the change to the scheme of delegation as detailed herein is approved all application responses determined by the Clerk/Deputy Clerk and Chairman will be reported to the Committee at the planning meetings for awareness.
- 2.5 There is already mechanism for the Clerk and Chairman to consider urgent matters that require responses before deadlines that can't be dealt with at the next meeting but don't justify an extraordinary meeting being called.
- 2.6 It would be for the Clerk / Deputy Clerk and Chairman to determine if an application is minor enough to not be included on the Agenda albeit the application and agreed response will always be reported.

Financial, Legal, Equality, Environmental & Risk Issues

- 3.1 All relevant factors contained in the report.

Background Papers:	
Lead Officer:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk

