



# Newark TOWN COUNCIL

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## **PLANNING COMMITTEE**

**WEDNESDAY 5<sup>TH</sup> MARCH 2025**

Thursday 27<sup>th</sup> February 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 5<sup>th</sup> March 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 5<sup>TH</sup> MARCH 2025**

**A G E N D A**

- |          |   |                         |                |
|----------|---|-------------------------|----------------|
| <b>1</b> | <b>Apologies for Absence</b>  |                         |                |
| <b>2</b> | <b>Minutes of the Meeting of the Planning Committee held on Wednesday 5<sup>th</sup> February 2025.</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
| <b>3</b> | <b>Declarations of Interest from Members</b><br><i>Relevant Legislation: Localism Act 2011 s31</i>      | <b>Verbal</b>           |                |
| <b>4</b> | <b>Outstanding Planning Applications</b>  | <b>Report Attached</b>  | <b>Page 11</b> |
| <b>5</b> | <b>NSDC Planning Application Decisions</b>  | <b>Report Attached</b>  | <b>Page 15</b> |
| <b>6</b> | <b>Miscellaneous Applications</b>   | <b>Report Attached</b>  | <b>Page 19</b> |

**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 5<sup>th</sup> March 2025

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 5<sup>th</sup> February, 2025 in the Council Chamber, Town Hall.

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

### **PR46/24/25    Minutes**

The Minutes of the last meeting held on Wednesday 8<sup>th</sup> January 2025 were **AGREED** and signed as a true and correct record.

**PR47/24/25     Declarations of Interest**

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

**PR48/24/25     Outstanding Planning Applications**

**24/01835/HOUSE     5 Ransome Close, Newark, NG24 2LQ**

Replace existing single storey side extension with reduced width two-storey extension. Installation of front porch.

**No Objection was raised to this application.**

**24/02077/HOUSE     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.

**No Objection was raised to this application.**

**24/02127/HOUSE     4 Handley Court, Newark, NG24 1EY**

Installation of Air Source Heat Pump.

**No Objection was raised to this application.**

**24/02145/HOUSE     16 Norman Avenue, Newark, NG24 2AT**

Extension to dwelling.

**No Objection was raised to this application.**

**24/02195/FULM     Former Woods Court, Walker Close, Newark, NG24 4BP**

New care home facility (C2 use class) with associated parking, landscaping and ancillary works.

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

**Newark Town Council is supportive of this application and especially welcomes the retention of the trees and native species bulbs. We would very much welcome the retention of the fencing that is covered in ivy due to its environmental benefits. In addition to this, the Council would like the native planting to include bluebells and snowdrops.**

**Members would also like a condition to be added that bus shelters should be provided in the vicinity to encourage employees of the Care Home to use public transport whenever possible.**

**The Council would also prefer for the design of the building to be more sympathetic and in keeping with the local buildings.**

**24/02218/OUTM**

**Land south of Sleaford Road, Coddington, Newark**

Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including access, car parking and landscaping.

**Members support this proposal, welcome employment into the area and hope that interested parties are involved prior to breaking ground.**

**Newark Town Council supports Public Rights of Way and hopes that local routes can be clarified for the benefit of residents and employees. We would support s106 funding to improve and develop footpaths and cycleways in the vicinity. In addition to this, we would insist on a full archaeological examination prior to breaking ground and also note the NSDC concerns in relation to drainage and decontamination.**

**25/00031/HOUSE**

**1c,2,3,4,5c,6c,7,8,9,10,11,12,14,15,16C The Waterfront, Newark, NG24 4SG**

Replacement of dormer windows.

Cllr B Corrigan declared a non-pecuniary interest in this application.

**Newark Town Council would like to make the following observations in relation to the application:**

- 1. The original planning permission was granted in favour of wooden windows which are in keeping with the nearby properties. If uPVC windows are now granted, then they must be in the style of surrounding properties.**
- 2. We are concerned that if this application were granted, then residents would be tempted to make changes to the building based on cost rather than being in keeping with the surroundings.**

Cllr L Roulstone left the meeting at this point.

**25/00046/FUL**

**McConnells Electrical Co. Ltd, Cliff Nook Lane, Newark, NG24 1LY**

Proposed replacement commercial building.

**Members support this application subject to the report from the Environmental Health Officer.**

<b>25/00055/HOUSE</b>	<p><b>10 Goodwin Close, Newark, NG24 2LA</b></p> <p>Demolition of a single storey existing structure and erection of a side two storey and front single storey extension.</p> <p><b>Members maintain the objections previously made in relation to application 24/01618/HOUSE.</b></p>
<b>25/00088/HOUSE</b>	<p><b>11 Ribbon Pond Drive, Middlebeck, Newark, NG24 3WW</b></p> <p>Single storey extension at rear.</p> <p><b>No Objection was raised to this application.</b></p>
<b>24/02168/FUL Amended</b>	<p><b>Koinonia, 19 St Marks Lane, Newark, NG24 1XS</b></p> <p>Removal of existing fascia signage, installation of security shutters above the windows and re-instatement of signage approximately 250mm in front of current location, to allow discrete location of shutter boxes.</p> <p><b>Members objected to this application and uphold the comments made against the previous application.</b></p>
<b>24/02073/HOUSE Addendum</b>	<p><b>15 Collis Close, Newark, NG24 2LN</b></p> <p>Proposed single storey side, rear and front extensions.</p> <p><b>No Objection was raised to this application.</b></p>
<b>25/00025/FUL Addendum</b>	<p><b>Rosemount, 142 Beacon Hill Road, Newark, NG24 2JJ</b></p> <p>Change of use from Pool house to Annexe.</p> <p><b>No Objection was raised to this application.</b></p>
<b>25/00131/S73 Addendum</b>	<p><b>Park View Caravan Park, Tolney Lane, Newark</b></p> <p>Application for variation of Conditions 01 and 05 to make temporary and personal permission permanent, attached to planning permission 21/02492/S73; Change of use of former abattoir site and paddock to gypsy and traveller caravan site.</p> <p><b>Newark Town Council objects to this application for the reason stated against previous applications, namely the high level of risk of flooding at the site.</b></p>

**PR49/24/25 Notice of NSDC Planning Decisions**

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



**PR50/24/25    Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

No applications had been received.

**b. Street Naming**

No applications had been received.

**c. Notification of Appeals**

**Wildstone Estates Ltd, MFG, Cow Lane, Newark Esso, 69 North Gate, Newark**

Erection of a small format Advertising Display.

Members **NOTED** that an appeal has been made to the Secretary of State for the above application.

**d. Licensing Applications**

No applications had been received.

<b>Meeting Closed:</b>	<b>9.02pm</b>	<b>Next Meeting:</b>	<b>Wednesday 5<sup>th</sup> March, 2025</b>
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**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers:</b>	<b>Attached</b>
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>



No	Application No	Applicant/Site Address	Description
1 SD	24/01838/HOUSE <b>Amended</b>	<b>Mr &amp; Mrs Rush</b> 16 Kelham Road Newark NG24 1BX	Single-storey rear extension and extension of decking. <b>Amendment - Amended description and including of extended decking.</b>
2	24/02234/FULM	<b>Mr Chris Coen</b> Jessops Park Jessop Close Newark NG24 2UD	Construction of 12 no. industrial units.
3 SD	25/00040/HOUSE	<b>Mr N Smith</b> 6 Rivermead Newark NG24 4QT	Side and rear extension, front bay windows, porch and proposed boundary treatment to include new pedestrian access.
4 SD	25/00153/ADV	<b>Our Lady of Lourdes Catholic Multi-Academy Trust</b> Holy Trinity Catholic Academy Boundary Road Newark NG24 4AU	Installation of new signage.
5	25/00170/FUL	<b>Newark Town Council</b> Sherwood Avenue Fun Park Sherwood Avenue Newark NG24 1PX	Proposed siting and operation of food vending trailer or food van.
6 SD	25/00194/LBC	<b>Ms J Harrison</b> The Chestnuts 5 North Gate Newark NG24 1EX	Replace existing timber door and 3 casement windows with a set of French doors and 2 new flanking casement windows.



Agenda Item No: 5

Committee Date: Wednesday 5<sup>th</sup> March 2025

**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL PLANNING DECISIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers</b>	<b>Attached</b>
<b>Lead Officer</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>





<b>Application No</b>	24/02113/PIP		
<b>Date Registered</b>	11 December 2024		
<b>Proposal</b>	Application for permission in principle for a single new home.		
<b>Location</b>	Extended land to side of 29 Beeston Road, Newark		
<b>Applicant</b>	Mr R Locke c/o Agent		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	06/02/2025		
<b>Application No</b>	24/02145/HOUSE		
<b>Date Registered</b>	11 December 2024		
<b>Proposal</b>	Extension to dwelling.		
<b>Location</b>	16 Norman Avenue, Newark		
<b>Applicant</b>	Mrs S Percival, 16 Norman Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	07/02/2025		
<b>Application No</b>	25/00038/COM106		
<b>Date Registered</b>	19 December 2024		
<b>Proposal</b>	Request for confirmation of compliance with Section 106 Agreement attached to planning permission 14/01978/OUTM, in respect of Schedule 4 Open Space Estate Management Plan for Phase 3 and SINC/POS.		
<b>Location</b>	Land South of Newark, Bowbridge Lane, Balderton, Newark		
<b>Applicant</b>	Urban & Civic c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	05/02/2025		
<b>Application No</b>	24/00337/HAZ		
<b>Date Registered</b>	13 February 2024		
<b>Proposal</b>	Revocation of Hazardous Substances Consent to discontinue the use of Sulphur Dioxide.		
<b>Location</b>	British Sugar Corporation Ltd, Great North Road, Newark		
<b>Applicant</b>	British Sugar Corporation Ltd, Great North Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	
<b>Decision Date</b>	14/02/2025		
<b>Application No</b>	24/02197/HOUSE		
<b>Date Registered</b>	19 December 2024		
<b>Proposal</b>	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.		
<b>Location</b>	27 Victoria Street, Newark		
<b>Applicant</b>	Mrs S Dufouleur, 27 Victoria Street, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	11/02/2025		

<b>Application No</b>	24/02205/HOUSE		
<b>Date Registered</b>	20 December 2024		
<b>Proposal</b>	Extensions and renovations		
<b>Location</b>	Millstone Cottage, Bowbridge Lane, Balderton, Newark		
<b>Applicant</b>	Mr C Boddy, Millstone Cottage, Bowbridge Lane, Balderton, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	14/02/2025		
<b>Application No</b>	24/02220/ADV		
<b>Date Registered</b>	23 December 2024		
<b>Proposal</b>	Proposed fascia sign to the side elevation		
<b>Location</b>	McDonald's, Unit 1, 23 London Road, Newark		
<b>Applicant</b>	McDonald's Restaurants Ltd, c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	13/02/2025		
<b>Application No</b>	24/02221/FUL		
<b>Date Registered</b>	23 December 2024		
<b>Proposal</b>	Installation of dropped kerb and associated works		
<b>Location</b>	McDonald's, Unit 1, 23 London Road, Newark		
<b>Applicant</b>	McDonald's Restaurants Ltd, c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	14/02/2025		

**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>MISCELLANEOUS APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**a. Nottinghamshire County Council Applications**

No applications have been received.

**b. Street Naming**

**Application Reference: 25/00013/NEWDEV**

**Site Address: Beacon Dene, 140 Beacon Hill Road, Newark, NG24 2JJ**

**Proposal: Erection of 5 No. dwellings**

Ablehomes are the developers at the above site and have put forward the name of **Beacon Dene Gardens** for the street name.

Members are asked to consider this suggestion and any comments will be forwarded to NSDC on the 6<sup>th</sup> March.

**c. Notification of Appeals**

**Site Address: 89 London Road, Newark**

**Proposal:** Remove the existing flat roof and parapet wall and erect a first floor rear extension on the footprint of the existing rear extension.

Members are asked to **NOTE** that an appeal has been made to the Secretary of State regarding an **Appeal against Decision** for the proposed development described above.

**d. Licensing Applications**

No applications have been received.

<b>Background Papers:</b>	<b>None</b>
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> Tel: 01636 684800 Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a>