



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 2ND APRIL 2025

Wednesday 26th March 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 2nd April 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 2ND APRIL 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 5th March 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 2nd April 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 5th March, 2025 in the Council Chamber, Town Hall.

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

PR51/24/25 Minutes

The Minutes of the last meeting held on Wednesday 5th February 2025 were **AGREED** and signed as a true and correct record.

PR52/24/25 Declarations of Interest

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

PR53/24/25 Outstanding Planning Applications

24/01838/HOUSE 16 Kelham Road, Newark, NG24 1BX

Amended

Single storey rear extension and extension of decking.

Amendment – Amended description and inclusive of extended decking.

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

Members noted that the decision had been made by NSDC today.

24/02234/FULM Jessops Park, Jessop Close, Newark, NG24 2UD

Construction of 12 no. industrial units.

Newark Town Council supports the comments of the EHO as to gas protection and welcome the solar panels within the proposal. The Council would welcome consideration of some green landscaping within the site.

25/00040/HOUSE 6 Rivermead, Newark, NG24 4QT

Side and rear extension, front bay windows, porch and proposed boundary treatment to include new pedestrian access.

No Objection was raised to this application.

25/00153/ADV Holy Trinity Catholic Academy, Boundary Road, Newark, NG24 4AU

Installation of new signage.

Cllrs L Goff, L Roulstone & E Cropper all declared a non-pecuniary interest in this application.

No Objection was raised to this application.

25/00170/FUL Sherwood Avenue Fun Park, Sherwood Avenue, Newark, NG24 1PX

Proposed siting and operation of food vending trailer or food van.

No Comments were made due to this being a Newark Town Council application.

25/00194/LBC 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.

Pursuant to the views of the Conservation Officer, Newark Town Council has No Objection to this application.

25/00097/HOUSE 16 Bancroft Road, Newark, NG24 1SJ

Demolition of existing flat roof garage, single-storey side extension and new pitched roof over existing flat roof to kitchen.

No Objection was raised to this application.

25/00279/FUL 150 Beacon Hill Road, Newark, NG24 2JJ

Residential development of 5 self/custom build houses with private drive.

Newark Town Council objects to this application, pending further studies as to the environmental impact of the development as outlined in the preliminary ecological appraisal. Newark Town Council has concerns over the strain on the drainage system in the area and the impact of another roadway joining Beacon Hill.

25/00317/FUL Newark Business Park, Abbots Way, Newark, NG24 2EL

Increase height of warehouse.

No Objection was raised to this application.

PR54/24/25 Notice of NSDC Planning Decisions

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

PR55/24/25 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had 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

Members considered the name put forward by Ablehomes of Beacon Dean Gardens as the proposed street name for the above development but concluded that they would welcome the names Dene Gardens or Beacon Dene.

c. Notification of Appeals

Site Address: 89 London Road, Newark

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

Members **NOTED** that an appeal had been made to the Secretary of State regarding an **Appeal Against Decision** for the proposed development described above.

d. Licensing Applications

No applications had been received.

Meeting Closed:	7.50pm	Next Meeting:	Wednesday 2nd April, 2025
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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 SD	25/00230/HOUSE	Ms S Melville 6 The Crescent Newark, NG24 4DU	Replace the 2 existing single garages with one annexe/office.
2	25/00234/FUL	SK Robinson & Son 1A Wood Street Newark, NG24 1PN	Change of use and extension of storage building to form two dwellings including new vehicular access.
3	25/00369/FUL	Redfirs Care Ltd Strawberry Fields Care Home Strawberry Hall Lane Newark, NG24 2EP	16 bed extension to Care Home and 2 new bedrooms created on existing first floor with extended parking area, new bin store and cycle rack.
4	25/00371/LBC	OTP Construction Management Ltd 36A Kirk Gate Newark, NG24 1AB	Listed Building Consent Application for works associated with the provision of 5 no HMO rooms across the 1 st and 2 nd floors and the provision of a 1 bedroom flat to the ground floor.
5	25/00401/FUL	Ivolve Care & Support Heathcotes Enright Lodge 2-4 Enright Close Newark, NG24 4EB	Change of use of 2 no. bungalows from secure residential care (C2a) to 4 supported living units comprising 3 apartments (C3a) and 1 shared house (C3b), with associated communal areas.
6 SD	25/00413/FUL	Turnbull & Co Ltd Turnbull Builders Merchant Northern Road Newark, NG24 2EU	Installation of a small batch, collected concrete, mortar and screed plant (part retrospective).
7 SD	25/00436/S73	Cairns Heritage Homes Ltd Land off Mill Gate Newark	Application for variation of Conditions 17 and 18 for tree planting to take place off site and re-wording of Condition 18 to reflect agreed actions with the Highways Authority in

			connection to changes to on-street parking attached to planning permission 23/02117/S73M
8 SD	25/00465/FUL	J & H Developments (Midlands) Ltd Toast 2 Roast 25 Balderton Gate Newark, NG24 1UE	Internal alterations to form additional apartment to ground floor. Alterations to shop front, insulation to internal walls, ceilings underdrawn and other associated minor works.
9 SD	25/00466/LBC	J & H Developments (Midlands) Ltd Toast 2 Roast 25 Balderton Gate Newark, NG24 1UE	Internal alterations to form additional apartment to ground floor. Alterations to shop front, insulation to internal walls, ceilings underdrawn and other associated minor works.
10	25/00512/PIP	Mr R Griffin, c/o Agent Small Holding Rear of 55 Beacon Hill Rd Newark, NG24 2JH	Application for permission in principle for a residential development of between two and four dwellings following the demolition of agricultural buildings.

Agenda Item No: 5

Committee Date: Wednesday 2nd April 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	22/01528/RMAM		
Date Registered	3 August 2022		
Proposal	Application for Reserved Matters Approval comprising the erection of 207 dwellings including relevant demolition, landscaping and car parking with new pavilion sports pitches, associated landscaping and associated car parking pursuant to outline planning permission 22/00426/S73M; (Redevelopment of parts of the Yorke Drive Estate).		
Location	Lincoln Road Playing Field, Newark		
Applicant	Lovell Partnership & Newark & Sherwood District Council c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	28/02/2025		
Application No	24/02127/HOUSE		
Date Registered	8 January 2025		
Proposal	Installation of air source heat pump		
Location	4 Handley Court, Newark		
Applicant	J Hunter, 4 Handley Court, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	28/02/2025		
Application No	25/00308/TELNOT		
Date Registered	19 February 2025		
Proposal	Erect one 9m high light wooden pole		
Location	Byron Close, Newark		
Applicant	Openreach, London		
Decision	No Objection	Conditional	N
Decision Date	28/02/2025		
Application No	24/01838/HOUSE		
Date Registered	13 December 2024		
Proposal	Single storey rear extension		
Location	16 Kelham Road, Newark		
Applicant	Mr & Mrs Rush, 16 Kelham Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	05/03/2025		
Application No	24/02077/HOUSE		
Date Registered	9 January 2025		
Proposal	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.		
Location	48 Hawton Road, Newark		
Applicant	Mr N Harris, 48 Hawton Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/03/2025		

Application No	25/00046/FUL		
Date Registered	14 January 2025		
Proposal	Proposed replacement commercial building		
Location	McConnells Electrical Co. Ltd, Cliff Nook Lane, Newark		
Applicant	McConnells Electrical Co. Ltd, Cliff Nook Lane, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	11/03/2025		
Application No	25/00055/HOUSE		
Date Registered	16 January 2025		
Proposal	Demolition of a single storey existing structure and erection of a side two storey and front single storey extension.		
Location	10 Goodwin Close, Newark		
Applicant	Mr T North, 10 Goodwin Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/03/2025		
Application No	25/00277/TELNOT		
Date Registered	17 February 2025		
Proposal	Notification of installation of 3 Mimo Antennas, 2 x 300mm Transmission dishes and works within the equipment cabinets.		
Location	02 Telecommunications Cabinet 48410, Boundary Road, Newark		
Applicant	Cornerstone, c/o Agent		
Decision	No Objection	Conditional	
Decision Date	13/03/2025		
Application No	24/01740/FULM		
Date Registered	7 November 2024		
Proposal	Installation of 4 padel tennis courts, including open portal frame roof structure, floodlighting and new parking area.		
Location	Land at Whittle Close, Newark		
Applicant	Mr J Walker-Tully, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	21/03/2025		
Application No	24/01835/HOUSE		
Date Registered	20 January 2025		
Proposal	Replace existing single storey side extension with reduced width two-storey extension. Installation of front porch.		
Location	5 Ransome Close, Newark		
Applicant	Mr A Zemontas-Mills, 5 Ransome Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/03/2025		

Application No	25/00088/HOUSE		
Date Registered	22 January 2025		
Proposal	Single storey extension at rear.		
Location	11 Ribbon Pond Drive, Middlebeck, Newark		
Applicant	Mr S Wright, 11 Ribbon Pond Drive, Middlebeck, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	17/03/2025		
Application No	24/02073/HOUSE		
Date Registered	31 January 2025		
Proposal	Proposed single storey side, rear & front extensions and replacement cladding to front elevation.		
Location	15 Collis Close, Newark		
Applicant	Mr & Mrs Colbeck, 15 Collis Close, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	18/03/2025		
Application No	25/00292/TELNOT		
Date Registered	18 February 2025		
Proposal	Erect one 9m high light wooden pole		
Location	Telecommunications Pole WP1, Lincoln Road, Newark		
Applicant	Openreach, 6 Gracechurch Street, London		
Decision	No Objection	Conditional	
Decision Date	17/03/2025		
Application No	25/00310/TELNOT		
Date Registered	19 February 2025		
Proposal	Erect one 9m high light wooden pole		
Location	Telecommunications Pole, London Road, Newark		
Applicant	Openreach, 6 Gracechurch Street, London		
Decision	No Objection	Conditional	N
Decision Date	18/03/2025		

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**
No applications have been received.
- d. **Licensing Applications**
No applications have been received.

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