



# Newark TOWN COUNCIL

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## **PLANNING COMMITTEE**

**WEDNESDAY 30<sup>TH</sup> APRIL 2025**

Thursday 24<sup>th</sup> April 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 30<sup>th</sup> 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 30<sup>TH</sup> APRIL 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 2<sup>nd</sup> April 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 9</b>  |
| <b>5</b> | <b>NSDC Planning Application Decisions</b>   | <b>Report Attached</b>  | <b>Page 13</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 30<sup>th</sup> April 2025

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 2<sup>nd</sup> April, 2025 in the Council Chamber, Town Hall.

|                            |   |  |
|----------------------------|---|--|
| <b>Membership Present:</b> | <b>Councillor</b>   | <b>L Geary (Chair)</b>   |
|                            | Councillor  | T Collier (Vice Chair)<br>E Cropper<br>B Corrigan<br>S Dickinson<br>L Goff<br>N Ross<br>L Roulstone<br>M Skinner |
| <b>In Attendance</b>       | Deputy Town Clerk   | Anna Lawson  |
| <b>Apologies</b>           | There were no apologies.  |  |
| <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.   |  |

### **PR56/24/25    Minutes**

The Minutes of the last meeting held on Wednesday 5<sup>th</sup> March 2025 were **AGREED** and signed as a true and correct record.

**PR57/24/25     Declarations of Interest**

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

**PR58/24/25     Outstanding Planning Applications**

**25/00230/HOUSE     6 The Crescent, Newark, NG24 4DU**

Replace the two existing single garages with one annexe/office.

**Objection was raised to this application on the grounds that the application could become residential.**

**25/00234/FUL     1A Wood Street, Newark, NG24 1PN**

Change of use and extension of storage building to form two dwellings including new vehicular access.

**No Objection was raised to this application but Members would like it recorded that they support the re-use of the building and re-purposing to residential. NTC supports Town Centre living.**

**NTC supports gardens for residents and it would be preferable for there to be gardens instead of parking places when on street parking is clearly available. The property is quite small and it would be preferable for one residence to be created, rather than two.**

**25/00369/FUL     Strawberry Fields Care Home, Strawberry Hall Lane, Newark, NG24 2EP**

16 bed extension to Care Home and two new bedrooms created on existing first floor with extended parking area, new bin store and cycle rack.

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

**Concern was raised to this application on the grounds of density, number of parking spaces and the lack of information contained within the Design & Access Statement.**

7.25pm The Deputy Town Clerk left the room due to a disturbance in the building.

7.29pm The Deputy Town Clerk returned.

**25/00371/LBC     36A Kirk Gate, Newark, NG24 1AB**

Listed Building Consent Application for works associated with the provision of 5 no. HMO rooms across the 1<sup>st</sup> and 2<sup>nd</sup> floors and the provision of a one-bedroom flat to the ground floor.

|                                  |   |
|----------------------------------|---|
|                                  | <p><b>No Objection was raised to this application however, Members would welcome the installation of a cycle and bin store.</b></p>   |
| 25/00401/FUL                     | <p><b>Heathcotes Enright Lodge, 2-4 Enright Close, Newark, NG24 4EB</b></p> <p>Change of use of 2 bungalows from secure residential care (C2a) to 4 supported living units, comprising 3 apartments (C3a) and 1 shared house (C3b), with associated communal areas.</p> <p>Cllr L Geary declared a non-pecuniary interest in this application.</p> <p><b>No Objection was raised to this application and Members welcome the opportunity to support residents living in the community.</b></p>      |
| 25/00413/FUL                     | <p><b>Turnbull Builders Merchant, Northern Road, Newark, NG24 2EU</b></p> <p>Installation of a small batch, collected concrete, mortar and screed plant (part retrospective).</p> <p><b>No Objection was raised to this application subject to the support of Environmental Health regarding noise and hours of operation.</b></p>  |
| 25/00436/S73                     | <p><b>Land off Mill Gate, Newark</b></p> <p>Application for variation of Conditions 17 &amp;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.</p> <p><b>No Objection was raised in relation to the removal of Condition 17. Objection was raised on the grounds of loss of parking in relation to Condition 18.</b></p> |
| 25/00465/FUL<br>&<br>25/0466/LBC | <p><b>Toast 2 Roast, 25 Balderton Gate, Newark, NG24 1UE</b></p> <p>Internal alterations to form additional apartment to ground floor. Alterations to shop front, insulation to internal walls, ceilings underdrawn and other associated minor works.</p> <p><b>No Objection was raised to these applications subject to the agreement of the Conservation Officer.</b></p>   |
| 25/00512/PIP                     | <p><b>Small Holding, Rear of 55 Beacon Hill Road, Newark, NG24 2JH</b></p> <p>Application for permission in principle for a residential development of between two and four dwellings following the demolition of agricultural buildings.</p>   |

**Objection was raised to this application on the grounds of DM5 (over intensification within a Conservation Area).**

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

**Amended**

**Addendum**

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

**Objection was raised to this application due to the substantial size of the extension, change to the street scene and comments by neighbours.**

**25/00473/LBC**

**Office Suite 1, Thorpes Warehouse, Navigation Yard, Mill Gate, Newark, NG24 4TN**

Insert a stud wall to divide a large open space into two areas.

**No Objection was raised to this application subject to the agreement of the Conservation Officer.**

**25/00487/HOUSE 2 Stoke Avenue, Newark, NG24 4PH**

Single storey rear extension and porch to front elevation.

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

**PR59/24/25 Notice of NSDC Planning Decisions**

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

**PR60/24/25 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**

No applications had been received.

|                        |               |                      |  |
|------------------------|---------------|----------------------|--|
| <b>Meeting Closed:</b> | <b>8.14pm</b> | <b>Next Meeting:</b> | <b>Wednesday 30<sup>th</sup> April, 2025</b> |
|------------------------|---------------|----------------------|--|



**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><br><b>Tel: 01636 684800</b><br><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       | 24/01673/FULM  | <a href="#">DanCap Colwick Ltd</a><br>Former Newark Ambulance Station<br>Queens Road<br>Newark NG24 1LH                       | Proposed demolition of existing ambulance station and construct 22 apartments.   |
| 2       | 25/00400/FUL   | <a href="#">Mr Mardell</a><br>11 Strawberry Hall Lane<br>Newark NG24 2EX  | Erection of new bungalow with associated works.  |
| 3<br>SD | 25/00428/HOUSE | <a href="#">Mr Michael Moulds</a><br>9 The Paddocks<br>Newark NG24 1SS  | Side extension and internal alterations.   |
| 4<br>SD | 25/00509/FUL   | <a href="#">NatWest Group Plc</a><br>Natwest<br>1 Market Place<br>Newark NG24 1DY   | Removal of ATM's & Night Safe Bezel, existing signage and reinstate materials where required.  |
| 5<br>SD | 25/00510/LBC   | <a href="#">NatWest Group Plc</a><br>Natwest<br>1 Market Place<br>Newark NG24 1DY   | Removal of ATM's & Night Safe Bezel, existing signage and reinstate materials where required.  |
| 6<br>SD | 25/00531/ADV   | <a href="#">CP Media</a><br>Bowbridge Lane Roudabout<br>Bowbridge Lane<br>Middlebeck<br>Newark NG24 3XB                       | Application to install four non-illuminated signs to roundabout.   |
| 7<br>SD | 25/00534/HOUSE | <a href="#">Mr Silkauskas &amp; Mrs Silkauskiene</a><br>36 Greenway<br>Newark NG24 4JE  | Proposed single storey side/rear extension.  |
| 8<br>SD | 25/00538/LBC   | <a href="#">Newark &amp; Sherwood DC</a><br>National Civil War Centre<br>Newark Museum<br>14 Appleton Gate<br>Newark NG24 1JY | Upgrade 8 no. doors to FD60 fire doors – provide bespoke security shutters to 2 no. doors – upgrade internal and external CCTV with additional cameras – provide additional external security lighting – provide improved means of escape from the Attic – |

|          |                |   |  |
|----------|----------------|---|--|
|          |                |   | Conservation and repair of the front entrance.   |
| 9<br>SD  | 25/00544/ADV   | <a href="#">Done Brothers (Cash Betting) Ltd</a><br>Betfred<br>16 Market Place<br>Newark NG24 1EA   | Proposed advertisement amendments to the fascia and projecting sign.   |
| 10       | 25/00546/FUL   | <a href="#">OTP Construction Management Ltd</a><br>36 & 36A Kirk Gate<br>Newark NG24 1AB  | Proposed conversion of ground floor rear area from commercial to residential.  |
| 11<br>SD | 25/00559/HOUSE | <a href="#">Ms J Reek</a><br>10 Earp Avenue<br>Newark NG24 4DD  | Proposed single storey rear extension including solar panels and car port.   |
| 12<br>SD | 25/00570/HOUSE | <a href="#">Mr &amp; Mrs M Marshall</a><br>165 Hawton Road<br>Newark NG24 4QG   | Proposed single storey side and rear extensions.   |
| 13       | 25/00573/S73   | <a href="#">S Price, Smith, Winter, Donaghue, A W Coverdale, Lowe, J Coverdale</a><br>Land at Shannon Falls<br>Tolney Lane<br>Newark NG24 1DA | Application for variation of Condition 01 to use land as gypsy and traveller's site. Erection of amenity blocks and associated works on a permanent basis and change occupiers names attached to planning permission 21/02613/FUL. |
| 14       | 25/00575/FUL   | <a href="#">Ogon Homes Ltd</a><br>Watermill<br>67 Mill Gate<br>Newark NG24 4TU  | Conversion of former Watermill Public House to 4 flats. Construction of 3 cottages in rear car park and demolition of rear outbuilding and associated works.   |
| 15       | 25/00576/LBC   | <a href="#">Ogon Homes Ltd</a><br>Watermill<br>67 Mill Gate<br>Newark NG24 4TU  | Conversion of former Watermill Public House to 4 flats. Construction of 3 cottages in rear car park and demolition of rear outbuilding and associated works.   |
| 16<br>SD | 25/00579/HOUSE | <a href="#">Mr &amp; Mrs Kelway</a><br>65 Harcourt Street<br>Newark NG24 1RG  | Single storey side/rear extension.   |

Agenda Item No: 5

Committee Date: Wednesday 30<sup>th</sup> April 2025

**PLANNING COMMITTEE**

|                   |  |
|-------------------|--|
| <b>SUBJECT:</b>   | <b>NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL<br/>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><br><b>Tel: 01636 684800</b><br><b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b> |



|                        |  |
|------------------------|--|
|                        |  |
| <b>Application No</b>  | 22/01528/RMAM  |
| <b>Date Registered</b> | 3 August 2022  |
| <b>Proposal</b>        | 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) |
| <b>Location</b>        | Lincoln Road Playing Field, Lincoln Road, Newark   |
| <b>Applicant</b>       | Lovell Partnership & Newark & Sherwood DC, c/o Agent   |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>   |
| <b>Decision Date</b>   | 28/02/2025   |
|                        |  |
| <b>Application No</b>  | 24/02127/HOUSE   |
| <b>Date Registered</b> | 8 January 2025   |
| <b>Proposal</b>        | Installation of air source heat pump   |
| <b>Location</b>        | 4 Handley Court, Newark, NG24 1EY  |
| <b>Applicant</b>       | J Hunter, 4 Handley Court, Newark, NG24 1EY  |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>   |
| <b>Decision Date</b>   | 28/02/2025   |
|                        |  |
| <b>Application No</b>  | 25/00308/TELNOT  |
| <b>Date Registered</b> | 19 February 2025   |
| <b>Proposal</b>        | Erect one 9m high light wooden pole  |
| <b>Location</b>        | Byron Close, Newark  |
| <b>Applicant</b>       | Openreach, 6 Gracechurch Street, London  |
| <b>Decision</b>        | <b>No Objection</b>   <b>Conditional</b>   <b>N</b>  |
| <b>Decision Date</b>   | 28/02/2025   |
|                        |  |
| <b>Application No</b>  | 24/02109/FUL   |
| <b>Date Registered</b> | 10 December 2024   |
| <b>Proposal</b>        | Proposed partial demolition, extension and minor internal re-ordering to listed building to create 2 no. additional apartments.  |
| <b>Location</b>        | 7 Victoria Street, Newark  |
| <b>Applicant</b>       | Mr J Goodwin, 7 Victoria Street, Newark  |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>   |
| <b>Decision Date</b>   | 03/04/2025   |
|                        |  |
| <b>Application No</b>  | 24/02020/LBC   |
| <b>Date Registered</b> | 10 December 2024   |
| <b>Proposal</b>        | Proposed partial demolition, extension and minor internal re-ordering to listed building to create 2 no. additional apartments.  |
| <b>Location</b>        | 7 Victoria Street, Newark  |
| <b>Applicant</b>       | Mr J Goodwin, 7 Victoria Street, Newark  |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>   |
| <b>Decision Date</b>   | 03/04/2025   |

|                        |   |
|------------------------|---|
|                        |   |
| <b>Application No</b>  | 24/02168/FUL  |
| <b>Date Registered</b> | 20 December 2024  |
| <b>Proposal</b>        | 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. |
| <b>Location</b>        | Koinonia, 19 St Mark's Lane, Newark   |
| <b>Applicant</b>       | 20 St Marks Lane & 34 Lombard Street, 6 Ladybower Chase, Newark   |
| <b>Decision</b>        | <b>Application Refused</b>   <b>Conditional</b>   <b>N</b>  |
| <b>Decision Date</b>   | 02/04/2025  |
|                        |   |
| <b>Application No</b>  | 25/00194/LBC  |
| <b>Date Registered</b> | 6 February 2025   |
| <b>Proposal</b>        | Replace existing timber door and 3 paned casement window with French doors including double glazing on the south-west elevation of the detached garage.   |
| <b>Location</b>        | The Chestnuts, 5 North Gate, Newark   |
| <b>Applicant</b>       | Mr Williamson, The Chestnuts, 5 North Gate, Newark  |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>  |
| <b>Decision Date</b>   | 03/04/2025  |
|                        |   |
| <b>Application No</b>  | 25/00148/LDCP   |
| <b>Date Registered</b> | 7 February 2025   |
| <b>Proposal</b>        | Application for lawful development certificate for dormer extension to provide first floor bathroom.  |
| <b>Location</b>        | 5 Collis Close, Newark  |
| <b>Applicant</b>       | Mr D Edwards, 5 Collis Close, Newark  |
| <b>Decision</b>        | <b>Permitted Development</b>   <b>Conditional</b>   |
| <b>Decision Date</b>   | 31/03/2025  |
|                        |   |
| <b>Application No</b>  | 25/00040/HOUSE  |
| <b>Date Registered</b> | 18 February 2025  |
| <b>Proposal</b>        | Proposed side and rear extension, front bay windows and proposed boundary treatment to include new pedestrian access. Proposed extended rear dormer and fenestration alterations.                                 |
| <b>Location</b>        | 6 Rivermead, Newark   |
| <b>Applicant</b>       | Mr N Smith, 6 Rivermead, Newark   |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>  |
| <b>Decision Date</b>   | 09/04/2025  |
|                        |   |
| <b>Application No</b>  | 25/00317/FUL  |
| <b>Date Registered</b> | 21 February 2025  |
| <b>Proposal</b>        | Increase height of warehouse  |
| <b>Location</b>        | Newark Business Park, Abbots Way, Newark  |
| <b>Applicant</b>       | Mr J Lindley, Unit 21 Clearwater Business Park, Swindon   |
| <b>Decision</b>        | <b>Application Permitted</b>   <b>Conditional</b>   <b>Y</b>  |
| <b>Decision Date</b>   | 17/04/2025  |



|                        |   |
|------------------------|---|
|                        |   |
| <b>Application No</b>  | 25/00234/FUL  |
| <b>Date Registered</b> | 27 February 2025  |
| <b>Proposal</b>        | Change of use and extension of storage building to form 2 dwellings including new vehicular access. |
| <b>Location</b>        | 1A Wood Street, Newark  |
| <b>Applicant</b>       | Mr L Thompson, SK Robinson & Son, 1A Wood Street, Newark  |
| <b>Decision</b>        | <b>Application Permitted</b> <b>Conditional</b> <b>Y</b>  |
| <b>Decision Date</b>   | 17/04/2025  |



**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**

**New Development at 140 Beacon Hill Road, Newark**

Members are asked to **NOTE** the street name chosen by the Developer for the above site which is 'Beacon Dene Gardens', this is the Developers original suggestion.

This Committee suggested 'Dene Gardens' and 'Beacon Dene'.

**c. Notification of Appeals**

No applications have been received.

**d. Licensing Applications**

No applications have been received.

**e. Newark & Sherwood District Council**

**25/00541/CPRIOR**

**Applicant: J Walster Ltd**

**Site Address: RST Music, 27 Carter Gate, Newark, NG24 1UA**

**Proposal: Application to determine if prior approval is required for the proposed change of use of the upper floor into one 1 bed apartment and the rear, ground floor into two 1 bed apartments (C3) as Schedule 2 Part 3 Class MA.**

Members are asked to consider the above application in order for comments to be forwarded to NSDC by the **20<sup>th</sup> May 2025**.

**Strategic Housing and Employment Land Availability Assessment – Draft Methodology Consultation**

NSDC has published a Draft Methodology for the Strategic Housing and Employment Land Availability Assessment (SHELAA) for consultation and are inviting representations to be made on this document.

The Draft SHELAA Methodology can be viewed on NSDC's website at:

<https://www.newark-sherwooddc.gov.uk/shelaa/>

They are working towards the preparation of a new Local Plan, which once adopted, will guide future growth and development in the District and supersede the current

Local Development Framework.

Once adopted, the Methodology will be used by the Council to undertake assessments of sites put forward for consideration for either housing and/or employment purposes.

The Consultation period is for six weeks, from **7<sup>th</sup> April 2025 to 19<sup>th</sup> May 2025**.

Members are asked to consider the above in order that any comments can be forwarded to NSDC by the **19<sup>th</sup> May 2025**.

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