



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 25TH JUNE 2025

Thursday 19th June 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 25th June 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 25TH JUNE 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 28th May 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 | Urgent Decisions Taken Under the Scheme of Delegation | Report Attached | Page 19 |
| 7 | Miscellaneous Applications | Report Attached | Page 21 |

Committee Membership:

Cllr L Geary (Chair)
Cllr T Collier (Vice Chair)
Cllr D Campbell
Cllr E Cropper
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 25th June 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 28th May, 2025 in the Council Chamber, Town Hall.

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

PR01/25/26 Minutes

The Minutes of the last meeting held on Wednesday 30th April 2025 were **AGREED** and signed as a true and correct record.

PR02/25/26 Declarations of Interest

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

PR03/25/26 Strategic Housing & Employment Land Availability Assessment – Draft Methodology Consultation

Prior to this meeting, members received a short presentation from an officer from NSDC regarding the Strategic Housing and Employment Land Availability Assessment Methodology document. The document is subject to consultation which although formally finished, NSDC would take note of any comments that arose from this meeting.

The document helps to inform how sites for housing and employment land are selected for inclusion in local development plans in the future so is of significance for the future growth of Newark.

No Comments were made on this consultation.

PR04/25/26 Outstanding Planning Applications

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

Change of use to a composite use of play park and one food and beverage retailer.

No Comment was offered with this being a Newark Town Council application.

25/00503/HOUSE 17 Whitfield Street, Newark, NG24 1QX

Proposed single storey ground floor rear extension and part first floor rear extension.

No Comment was offered for this application as it was believed that NSDC had already made a decision.

25/00616/LBC Potterdyke House, 31-33 Lombard Street, Newark NG24 1XG

Replacement of 7 windows, 4 on the front elevation and 3 on the side elevation at first floor level.

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

25/00621/FUL The Arcade Framing Gallery, 10 The Arcade, Newark, NG24 1UD
&

25/00622/LBC Proposed change of use from retail to 2 residential apartments.

Objection was raised to the change of use to residential on the ground floor, Members would wish to see the ground floor remain as retail space in order for it to remain in keeping with the purpose of the Arcade. However, No Objection

	was raised to the proposed residential use on the first floor.
25/00679/S73M	<p>Lincoln Road Playing Field, Newark, NG24 2HN</p> <p>Variation of conditions 6 (stopping-up order), 12 (bus route parking) and 16 (PROW Diversion) attached to planning permission 22/01528/RMAM to amend the wording.</p> <p>No Objection was raised to this application.</p>
25/00686/FUL	<p>Land adjacent to buildings at Trent Lane, Newark</p> <p>New shotblast and spray booth facility to existing yard.</p> <p>No Objection was raised to this application subject to the hours of operation and the Environmental Health Officer being in agreement.</p>
25/00691/LBC & 25/00704/ADV	<p>Santander, 44 Market Place, Newark, NG24 1EG</p> <p>Proposed refurbishment works to external shopfront to replace existing Santander fascia and projecting hanging signs. Application of window film to a section of glazing on the front (north) for improved customer privacy and security.</p> <p>No Objection was raised to these applications subject to the Conservation Officer being in agreement.</p>
25/00741/FUL	<p>Unit 26, Jessops Park, Jessop Close, Newark, NG24 2UD</p> <p>Change of use to include E(d) indoor sport, recreation or fitness. To allow a 1-2-1 personal training studio.</p> <p>Councillor M Skinner left the meeting at this point.</p> <p>No Objection was raised to this application.</p>
25/00744/S73	<p>Recycling Compound, Lorry & Coach Park, Great North Road, Newark, NG24 1BL</p> <p>Application for variation of condition 08 to allow increase of deliveries for day and removal of condition 09 to allow use of site permanently attached to planning permission 23/01604/FUL.</p> <p>No Objection was raised to this application.</p>
25/00782/LBC	<p>Santander, 44 Market Place, Newark, NG24 1EG</p> <p>Proposed refurbishment and alteration works to internal spaces and to external shopfront.</p> <p>No Objection was raised to this application.</p>
25/00792/FUL	<p>4 Beacon Dene Gardens, Newark, NG24 2UL</p> <p>Erection of dwelling.</p>

Objection was raised to this application and Members were in support of the Highways Officers comments, that a maximum of five dwellings should be served by a private driveway and other applications for this area, mean that this could increase to ten.

PR05/25/26 Notice of NSDC Planning Decisions

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

PR06/25/26 Urgent Decisions Taken Under The Scheme of Delegation

Members **NOTED** the street name, Newt Gardens, put forward by the Chair of this Committee for the development of 10 detached houses at Grove Bungalow, Barnby Road, Newark.

PR07/25/26 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

Street Naming for 10 detached houses at Grove Bungalow, Barnby Road, Newark

Members **NOTED** that the Developer had decided against the name put forward of 'Newt Gardens' and NSDC had asked for any other suggestions to be put forward. The following suggestion was made:

'Armada Gardens' which is the collective noun for Newts, in keeping with the recent street name of 'Knot Gardens' as the collective noun for toads.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

No applications had been received.

Meeting Closed:	8.10pm	Next Meeting:	Wednesday 25th June, 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	25/00503/HOUSE	Gulab Properties Ltd 17 Whitfield Street Newark NG24 1QX	Proposed single storey ground floor rear extension and part first floor rear extension.
2	25/00697/HOUSE	Mrs T Thornley 4 Cambridge Meadows Newark NG24 2GU	First floor side extension over existing garage.
3	25/00739/LBC	Meliorland Ltd Former Sir John Arderne Public House 10 Market Place Newark NG24 1DU	Conversion of first and second floor of commercial unit to 8 residential units, with bin store and services cupboard to ground floor.
4	25/00755/FUL	Meliorland Ltd Former Sir John Arderne Public House 10 Market Place Newark NG24 1DU	Conversion of first and second floor of commercial unit to 8 residential units, with bin store and services cupboard to ground floor.
5	25/00833/FUL	Mr Manjit Gill One Stop 45 Lincoln Road Newark NG24 2BU	Proposed erection of two new dwellings to the rear.
6	25/00857/RMAM	Vistry Group - Leicester Land at Fernwood Meadows South Great North Road Fernwood Newark	Application for approval of reserved matters for the construction of 164 dwellings with associated public open space, highways and drainage infrastructure (pursuant to outline planning permission 17/01266/OUTM) comprising a partial replan and substitution of house types approved pursuant to 19/01053/RMAM.
7	25/00877/LBC	Newark & Sherwood D C Palace Theatre 16-18 Appleton Gate Newark NG24 1JY	Internal and external refurbishment and repair works.

8	25/00899/HOUSE	Miss C Hackney 54 Marleston Lane Middlebeck Newark NG24 3WD	Installation of UPVC windows.
9	25/00916/HOUSE	Mr A Wade 1 Marlborough Close Newark NG24 4QP	Single storey rear extension.

Agenda Item No: 5

Committee Date: Wednesday 25th June 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	25/00509/FUL
Date Registered	24 March 2025
Proposal	Removal of ATMs & Night Safe Bezel, existing signage and reinstate materials where required.
Location	NatWest, 1 Market Place, Newark, NG24 1DY
Applicant	NatWest Group Plc, Edinburgh
Decision	Application Permitted Conditional Y
Decision Date	19/05/2025
Application No	25/00510/LBC
Date Registered	24 March 2025
Proposal	Removal of ATMs & Night Safe Bezel, existing signage and reinstate materials where required.
Location	NatWest, 1 Market Place, Newark, NG24 1DY
Applicant	NatWest Group Plc, Edinburgh
Decision	Application Permitted Conditional Y
Decision Date	19/05/2025
Application No	25/00473/LBC
Date Registered	25 March 2025
Proposal	Insert a stud wall to divide a large open space into two areas.
Location	Office Suite 1, Thorpes Warehouse, Navigation Yard, Mill Gate, Newark, NG24 4GT
Applicant	Goodwin's Barbers, 1 Thorpes Warehouse, Navigation Yard, Newark, NG24 4GT
Decision	Application Permitted Conditional Y
Decision Date	20/05/2025
Application No	25/00531/ADV
Date Registered	25 March 2025
Proposal	Application to install four non-illuminated signs to roundabout.
Location	Bowbridge Lane Roundabout, Bowbridge Lane, Middlebeck, Newark
Applicant	CP Media, Clare House, 5A Clare Road, Halifax
Decision	Application Permitted Conditional Y
Decision Date	20/05/2025
Application No	25/00532/ADV
Date Registered	25 March 2025
Proposal	Application for four non-illuminated signs to new roundabout.
Location	Newark Road Roundabout, Newark Road, Hawton, Newark
Applicant	CP Media, Clare House, 5A Clare Road, Halifax
Decision	Application Permitted Conditional Y
Decision Date	19/05/2025

Application No	25/00544/ADV		
Date Registered	27 March 2025		
Proposal	Proposed advertisement amendments to the fascia and projecting sign.		
Location	Betfred, 16 Market Place, Newark, NG24 1EA		
Applicant	Done Brothers (cash Betting) Ltd, c/o Agent ID Planning		
Decision	Application Refused	Conditional	N
Decision Date	22/05/2025		
Application No	25/00131/S73		
Date Registered	28 January 2025		
Proposal	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.		
Location	Park View Caravan Park, Tolney Lane, Newark		
Applicant	Messrs D & W Bower, Park View Caravan Park, Tolney Lane, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2025		
Application No	25/00534/HOUSE		
Date Registered	26 March 2025		
Proposal	Proposed single storey rear extension		
Location	36 Greenway, Newark, NG24 4JE		
Applicant	Mr Silkauskas & Mrs Silkauskiene, 36 Greenway, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	03/06/2025		
Application No	25/00538/LBC		
Date Registered	26 March 2025		
Proposal	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 and conservation and repair of the front entrance.		
Location	National Civil War Centre & Palace Theatre, Newark Museum, 14 Appleton Gate, Newark, NG24 1JY		
Applicant	Newark & Sherwood DC, Castle House, Great North Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2025		
Application No	25/00570/HOUSE		
Date Registered	28 March 2025		
Proposal	Proposed single storey side and rear extensions		
Location	165 Hawton Road, Newark, NG24 4QG		
Applicant	Mr & Mrs M Marshall, 165 Hawton Road, Newark, NG24 4QG		
Decision	Application Permitted	Conditional	Y
Decision Date	06/06/2025		

Application No	25/00428/HOUSE		
Date Registered	1 April 2025		
Proposal	Side extension and internal alterations.		
Location	9 The Paddocks, Newark, NG24 1SS		
Applicant	Mr M Moulds, Parkwood Lodge, 5 Newark Road, Coddington, Newark, NG24 2QF		
Decision	Application Refused	Conditional	
Decision Date	06/06/2025		
Application No	25/00624/LDCP		
Date Registered	8 April 2025		
Proposal	Certificate for Lawfulness for proposed change of windows from wooden to UPVC and change UPVC patio door (like for like in appearance).		
Location	40 Albion Street, Newark, NG24 4BL		
Applicant	J & M Gibson Properties Ltd, Lewes, East Sussex		
Decision	Certificate Issued	Conditional	
Decision Date	03/06/2025		
Application No	25/00654/LDCP		
Date Registered	29 April 2025		
Proposal	Application for lawful development certificate for proposed change 1 st and 2 nd floor windows, like for like, including colour of paintwork.		
Location	1A Bar Gate, Newark		
Applicant	LJ General Builders Ltd, 2 Kelham Lane, Newark, NG24 1DW		
Decision	Certificate Issued	Conditional	
Decision Date	02/06/2025		
Application No	25/00170/FUL		
Date Registered	5 February 2025		
Proposal	Change of Use to a composite use of play park and one food and beverage retailer.		
Location	Sherwood Avenue Fun Park, Newark		
Applicant	Newark Town Council, Town Hall, Market Place, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	09/06/2025		
Application No	25/00436/S73		
Date Registered	13 March 2025		
Proposal	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 Highways Authority in connection to changes to on-street parking attached to planning permission 23/02117/S73M.		
Location	Land off Mill Gate, Newark		
Applicant	Cairns Heritage Homes Ltd, Loughborough, Leics		
Decision	Application Permitted	Conditional	Y
Decision Date	12/06/2025		

Application No	25/00579/HOUSE		
Date Registered	31 March 2025		
Proposal	Single storey rear extension		
Location	65 Harcourt Street, Newark, NG24 1RG		
Applicant	Mr & Mrs Kelway, 65 Harcourt Street, Newark, NG24 1RG		
Decision	Application Permitted	Conditional	Y
Decision Date	09/06/2025		
Application No	25/00597/HOUSE		
Date Registered	16 April 2025		
Proposal	Single storey rear extension		
Location	66 Harcourt Street, Newark, NG24 1RF		
Applicant	Mr Rapley & Ms Patrick, 66 Harcourt Street, Newark, NG24 1RF		
Decision	Application Permitted	Conditional	Y
Decision Date	11/06/2025		
Application No	25/00829/TELNOT		
Date Registered	15 May 2025		
Proposal	Notification of the intention to install x 1 wooden pole		
Location	Telecommunications Pole, Hawton Road, Newark		
Applicant	Openreach, 123 Judd Street, London		
Decision	No Objection	Conditional	N
Decision Date	10/06/2025		

PLANNING COMMITTEE

SUBJECT:	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
REPORT BY:	TOWN CLERK

1. Recommendations

- 1.1 To note the decision taken under the Scheme of Delegation:

To Support the following application:

- (i) **25/00559/HOUSE – 10 Earp Avenue, Newark, NG24 4DD**
Proposed single storey rear extension including Solar Panels, Porch, Garden Wall and Car Port.
Amended: Description changed to include missing elements. There has been no change to the submitted plans.

2. Background

- 2.1 Since the last meeting of the Planning Committee, one application has been commented upon as directed at the last meeting, namely:

- (i) **25/00559/HOUSE – 10 Earp Avenue, Newark, NG24 4DD**

- 2.2 It was agreed with the Chair of this Committee that this matter was not of sufficient importance to warrant calling a Special Meeting of this Committee of the Town Council.

In accordance with the Town Council's Scheme of Delegation – paragraph 3.2 Urgent Matters, after consultation with the Chair of this Committee about this application, it was agreed **To Support** the application at (i) above as follows:

‘Newark Town Council hope the applicant will keep the main street hedge, in front of the two storey building, as hedgerows remain important to birds and wildlife in our area.’

- 2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decisions taken.

3. Financial, Legal, Equality & Risk Issues

- 3.1 None.

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

a. Nottinghamshire County Council Applications

No applications have been received.

b. Street Naming**New Development at Grove Bungalow, Barnby Road, Newark**

Members are asked to **NOTE** that the Developer has rejected the street name put forward by this Committee of 'Armada Gardens' and instead, has named the development, 'Grove Grange', which links the name to the former property on the site 'Grove Bungalow'.

c. Notification of Appeals

Site Address: Smallholding rear of 55 Beacon Hill Road, Newark, NG24 2JH

Appellant: Mr R Griffin

Description of Development: Application for permission in principle for a residential development of between two and four dwellings following the demolition of agricultural buildings.

Members are asked to **NOTE** that an appeal relating to the above site has been made to the Secretary of State. The appeal follows the refusal of a planning application.

d. Licensing Applications

No applications have been received.

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