



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 28TH MAY 2025

Wednesday 21st May 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 28th May 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 28TH MAY 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 30th April 2025. | Minutes Attached | Page 5 |
| 3 | Declarations of Interest from Members
<i>Relevant Legislation: Localism Act 2011 s31</i> | Verbal | |
| 4 | Strategic Housing & Employment Land Availability Assessment – Draft Methodology Consultation | Report Attached | Page 11 |
| 5 | Outstanding Planning Applications | Report Attached | Page 13 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 17 |
| 7 | Urgent Decisions Taken Under the Scheme of Delegation | Report Attached | Page 23 |
| 8 | Miscellaneous Applications | Report Attached | Page 25 |

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 28th May 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 30th April, 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 (Ap) L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Cllr N Ross	
Taking Minutes:		Matthew Gleadell
Public:	There were no members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR61/24/25 Minutes

The Minutes of the last meeting held on Wednesday 2nd April 2025 were **AGREED** and signed as a true and correct record save for amendments to 25/00512/PIP as follows:

The following comments were made but in the draft minutes.

1. The development is harmful to the street scene.
2. The development is outside the developed urban area.
3. There are concerns over contamination of the land.

PR62/24/25 Declarations of Interest

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

PR63/24/25 Outstanding Planning Applications

24/01673/FULM Former Newark Ambulance Station, Queens Road, Newark, NG24 1LH

Proposed demolition of existing ambulance station and construct 22 apartments.

RESOLVED to object to this application on the following grounds:

1. The development is too tall for its location in a Conservation area.
2. The design of the building does not respect the character of the area.
3. The building will block important views of the Church.
4. The development is over intensive for the site.
5. The visual impact of the development will be damaging to the street scene.
6. The comments of the highways authority are noted and supported.

25/00400/FUL 11 Strawberry Hall Lane, Newark, NG24 2EX

Erection of new bungalow with associated works.

RESOLVED that there is no objection to the application.

25/00428/HOUSE 9 The Paddocks, Newark, NG24 1SS

Side extension and internal alterations.

RESOLVED to object to this application on the following grounds:

1. The extension is too big for the site.
2. The extension will be harmful to the street scene.
3. The extension will create highway safety issues by blocking views around the corner.
4. The loss of a mature cherry tree is not supported.

25/00509/FUL Natwest, 1 Market Place, Newark, NG24 1DY

&
25/00510/LBC Removal of ATM's & Night Safe Bezel, existing signage and re-instate materials where required.

- RESOLVED** that there is no objection to this application.
- 25/00531/ADV** **Bowbridge Lane Roudabout, Bowbridge Lane, Middlebeck, Newark, NG24 3XB**
- Application to install four non-illuminated signs to roundabout.
- RESOLVED** that there is no objection to this application.
- 25/00534/HOUSE** **36 Greenway, Newark, NG24 4JE**
- Proposed single storey side/rear extension.
- RESOLVED** that there is no objection to this application.
- 25/00538/LBC** **National Civil War Centre, Newark Museum, 14 Appleton Gate, 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.
- RESOLVED** that there is no objection provided the Conservation Officer has no objection especially in relation to the proposed shutters.
- 25/00544/ADV** **Betfred, 16 Market Place, Newark, NG24 1EA**
- Proposed advertisement amendments to the fascia and projecting sign.
- RESOLVED** to object to the application pending the comments of the Conservation Officer and assurance that the development accords with the Shopfront design Supplementary Planning Document.
- 25/00546/FUL** **36 & 36A Kirk Gate, Newark, NG24 1AB**
- Proposed conversion of ground floor rear area from commercial to residential.
- RESOLVED** that there be no objection albeit it is noted that there is no provision for bin and cycle storage and would welcome the developer incorporating this into the development.

- 25/00559/HOUSE 10 Earp Avenue, Newark, NG24 4DD**
Proposed single storey rear extension including solar panels and car port.
RESOLVED that there is no objection to this application.
- 25/00570/HOUSE 165 Hawton Road, Newark, NG24 4QG**
Proposed single storey side and rear extensions.
RESOLVED that there is no objection to this application.
- 25/00573/S73 Land at Shannon Falls, Tolney Lane, 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.
RESOLVED to object to the application due to the land being at risk of flooding with a threat to life, albeit there is no objection to the temporary permission being extended and the names in the condition being changed.
- 25/00575/FUL & 25/00576/LBC Watermill, 67 Mill Gate, 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.
RESOLVED that there is no objection to this application.
- 25/00579/HOUSE 65 Harcourt Street, Newark, NG24 1RG**
Single storey side/rear extension.
RESOLVED that there is no objection to this application.
- 25/00494/LBC 44 Barnby Gate, Newark, NG24 1QD**
Proposed new windows on the front elevation.
RESOLVED that there is no objection to this application.
- 25/00597/HOUSE 66 Harcourt Street, Newark, NG24 1RF**
Single storey rear extension.
RESOLVED that there is no objection to this application.

PR64/24/25 Notice of NSDC Planning Decisions

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

PR65/24/25 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

New Development at 140 Beacon Hill Road, Newark

Members **NOTED** the chosen street name for the above development as 'Beacon Dene Gardens'.

c. Notification of Appeals

No applications had been received.

d. Licensing Applications

No applications had 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 raised the following comments:

Members **RESOLVED** that this application should be subject to a full planning application having regard to the location of the property in a Conservation Area.

**f. Strategic Housing and Employment Land Availability
Assessment Consultation**

RESOLVED to share with all members and to request a presentation from NSDC as to the content and functions of the document.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 28th May, 2025
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PLANNING COMMITTEE

SUBJECT:	STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT – DRAFT METHODOLOGY CONSULTATION
REPORT BY:	TOWN CLERK

1. Recommendations

- 1.1 That members determine if they wish to make any submissions to NSDC in relation to the draft Strategic Housing and Employment Land Availability draft methodology consultation.

2. Background

- 2.1 Please refer to NSDC website for full details.

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

Although the formal date for consultation has passed NSDC will take any comments that arise from NTC.

An officer from NSDC will give a presentation regarding the document prior to the meeting and be on hand to answer any queries during the meeting itself. The presentation will get underway at 6.30pm.

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

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	25/00170/FUL	Newark Town Council Sherwood Avenue Fun Park Newark NG24 1PX	Change of use to a composite use of play park and one food and beverage retailer.
2	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.
3	25/00616/LBC	DB Wood Ltd 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.
4	25/00621/FUL	Parkdale Estates Ltd The Arcade Framing Gallery 10 The Arcade Market Place Newark NG24 1UD	Proposed change of use from retail to 2 residential apartments.
5	25/00622/LBC	Parkdale Estates Ltd The Arcade Framing Gallery 10 The Arcade Market Place Newark NG24 1UD	Proposed change of use from retail to 2 residential apartments.
6	25/00679/S73M	Lovell Partnerships Ltd Lincoln Road Playing Field Newark NG24 2HN	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.
7	25/00686/FUL	Ultimation Direct Ltd c/o Agents Land adjacent to buildings at Trent Lane Newark	New shotblast and spray booth facility to existing yard.

8	25/00691/LBC	Santander UK Plc Santander 44 Market Place Newark NG24 1EG	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.
9	25/00704/ADV	Santander UK Plc Santander 44 Market Place Newark NG24 1EG	Display of 1no. new non-illuminated projecting hanging sign and 2no. new non-illuminated fascia signs in Santander's new standard script font. Application of window film to a section of glazing on the front (north) elevation for improved customer privacy and security.
10	25/00741/FUL	Transform Middlebeck Ltd Unit 26 Jessops Park Jessop Close Newark NG24 2UD	Change of use to include E(d) indoor sport, recreation or fitness. To allow a 1-2-1 personal training studio.
11	25/00744/S73	Newark & Sherwood DC Recycling Compound Lorry & Coach Park Great North Road Newark NG24 1BL	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.

Agenda Item No: 6

Committee Date: Wednesday 28th May 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	25/00097/HOUSE		
Date Registered	3 March 2025		
Proposal	Demolition of existing flat roof garage, single storey side extension and new pitched roof over existing flat roof to kitchen.		
Location	16 Bancroft Road, Newark		
Applicant	Mr C Siddique, 16 Bancroft Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	25/04/2025		
Application No	25/00230/HOUSE		
Date Registered	7 March 2025		
Proposal	Replace the 2 existing single garages with one annexe/office.		
Location	6 The Crescent, Newark		
Applicant	S Melville, 6 The Crescent, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	02/05/2025		
Application No	25/00401/FUL		
Date Registered	13 March 2025		
Proposal	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.		
Location	Heathcotes, Enright Lodge, 2-4 Enright Close, Newark		
Applicant	Ivolve Care & Support, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	08/05/2025		
Application No	25/00659/TELNOT		
Date Registered	15 April 2025		
Proposal	Notification of the intention to install x 1 light pole.		
Location	Telecommunications Pole WP1, Beacon Hill Road, Newark		
Applicant	Openreach, 123 Judd Street, London		
Decision	No Objection	Conditional	N
Decision Date	08/05/2025		
Application No	24/02195/FULM		
Date Registered	17 January 2025		
Proposal	New Care Home facility (C2 use class), with associated parking, landscaping and ancillary works.		
Location	Former Woods Court, Walker Close, Newark		
Applicant	Torsion Care (SPV6) Ltd, Leeds		
Decision	Application Refused	Conditional	
Decision Date	15/05/2025		

Application No	25/00512/PIP		
Date Registered	3 March 2025		
Proposal	Application for permission in principle for a residential development of between two and four dwellings following the demolition of agricultural buildings.		
Location	Smallholding rear of 55 Beacon Hill Road, Newark		
Applicant	Mr R Griffin		
Decision	Application Refused	Conditional	
Decision Date	12/05/25		
Application No	25/00031/FUL		
Date Registered	14 March 2025		
Proposal	Replacement of dormer windows.		
Location	1c,2,3,4,5c,6c,7,8,9,10,11,12,14,15,16C The Waterfront, Newark		
Applicant	The Waterfront (Newark) Management Ltd, 14 The Waterfront, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	16/05/2025		
Application No	25/00463/LDCP		
Date Registered	17 March 2025		
Proposal	Certificate of Lawfulness for proposed single storey extension to rear of property.		
Location	48A Newton Street, Newark		
Applicant	Mr J Ridley, 48A Newton Street, Newark		
Decision	Certificate Issued	Conditional	
Decision Date	12/05/2025		
Application No	25/00487/HOUSE		
Date Registered	20 March 2025		
Proposal	Single storey rear extension and porch to front elevation		
Location	2 Stoke Avenue, Newark		
Applicant	Mr L Percival, 2 Stoke Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/05/2025		
Application No	25/00504/LDCP		
Date Registered	21 March 2025		
Proposal	Loft conversion with rear dormer and velux windows to the front		
Location	17 Whitfield Street, Newark		
Applicant	Mrs A Glowacka, 17 Whitfield Street, Newark		
Decision	Certificate Issued	Conditional	N
Decision Date	15/05/2025		

Application No	25/00541/CPRIOR		
Date Registered	25 March 2025		
Proposal	Application to determine if prior approval is required for 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		
Location	RST Music, 27 Carter Gate, Newark		
Applicant	J Walster Ltd, 46 High Street, Arnold, Nottingham		
Decision	Prior Approval Is Not Required	Conditional	Y
Decision Date	14/05/2025		

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 put forward a **street name** for the following:

- (i) 10 detached houses at Grove Bungalow, Barnby Road, Newark, NG24 2NE

2. Background**2.1** Since the last meeting of the Planning Committee, one application has been commented upon, namely:

- (i) **Street Naming for 10 detached houses at Grove Bungalow, Barnby Road, Newark, NG24 2NE**

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 put forward a street name for (i) above as follows:

'Newt Gardens' because the annual local toad patrol on Barnby Road saves newts as well as toads. Another recent development along that stretch of road was called Knot after the collective noun for toads. There are a few roads in local villages called toad but none called Newt.

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decision 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**
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