



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 27TH AUGUST 2025

Thursday 21st August 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 27th August 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 27TH AUGUST 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 July 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 17 |
| 7 | Miscellaneous Applications | Report Attached | Page 19 |

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 27th August 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 30th July, 2025 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) D Campbell E Cropper S Dickinson L Goff N Ross L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	None	
Taking Minutes:	Town Clerk	Matthew Gleadell
Public:	There were 0 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR14/25/26 Minutes

The Minutes of the last meeting held on Wednesday 25th June 2025 were **AGREED** and signed as a true and correct record.

PR15/25/26 Declarations of Interest

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

PR16/25/26 Outstanding Planning Applications

- 25/00776/HOUSE 22 Southend Avenue, Newark, NG24 4BG**
Replacement new garage.
No Objection was raised to this application.
- 25/00963/HOUSE 2 Lindum Street, Newark, NG24 1NH**
External wall insulation with a render finish to rear elevation, imitation brick finish to front and side elevation.
No Objection was raised to this application.
- 25/00996/S73M Former W B Stubbs Building, Mills Drive, Newark, NG24 4SN**
Variation of Condition 33 attached to planning permission 23/02242/FULM, substitution of approved plans following minor adjustments to the design of the proposed scheme of conversion.
No Objection was raised to this application but the comments of the Highways Authority were noted.
- 25/01048/LBC Flossie & Boo, 19 Market Place, Newark, NG24 1EA**
Alterations to retail unit.
No Objection was raised to this application.
- 25/01097/FUL & 25/01098/LBC Flossie & Boo, 19 Market Place, Newark, NG24 1EA**
Change of Use of first floor from Commercial to Residential.
No Objection was raised to these applications.
- 25/01064/HOUSE 1 Windsor Avenue, Newark, NG24 4JA**
Erection of a new replacement fence to the rear.
NTC Object to this application on the basis that the new fence will create a negative change to the character of the street scene.
- 25/01082/ADV WH Smith, 36-40 Market Place, Newark, NG24 1EG**
Like for like replacement signage to change WH Smith brand to TG Jones.
No Objection was raised to this application.
- 25/01090/LBC Former Lilley & Stone High School, London Road, Newark**
Demolition of CLASP building attached to listed building and two smaller curtilage listed CLASP buildings.
Non-Pecuniary Interests were declared by Cllr L Goff, Cllr N Ross, Cllr D Campbell, Cllr E Cropper & Cllr S Dickinson.

NTC support this application but are keen to ensure that appropriate steps are taken to protect the higher value listed buildings on the site, that the demolition process is appropriately managed to protect other buildings on the site and cause minimal impact on nearby properties and wildlife. NTC also wish to ensure that all relevant measures are taken to manage bats on the site. Members also have concerns that residents have been having difficulty uploading comments to the planning portal and are keen to see this rectified.

- 25/01100/HOUSE** **Rose Cottage, 34 Lovers Lane, Newark, NG24 1HU**
Remove single storey outhouse. Erection of two storey extension.
Members would like to see this property occupied and used but Object to this application due to the impact on the street scene due to the loss of the existing wall.
- 25/01110/HOUSE** **21 London Road, Newark, NG24 1TN**
& Solar panels to front and side elevation.
- 25/01208/LBC** **No Objection was raised to these applications.**
- 25/01148/HOUSE** **52 Hine Avenue, Newark, NG24 2LH**
Conversion of garage to study room.
No Objection was raised to this application.
- 25/01162/FUL** **Lincolnshire Co-Operative, The Bridge, Lincoln Road, Newark**
Siting an InPost Parcel Locker.
No Objection was raised to this application.
- 25/01129/LDCE** **Land off Brunel Drive, Newark**
Lawful Development Certificate to certify that the development has commenced.
No Objection was raised to this application.
- 25/01157/FUL** **Lincoln Co-Operative, Albert Street, Newark**
Siting an InPost Parcel Locker.
No Objection was raised to this application.
- 25/01217/HOUSE** **17 Saucemere Drive, Newark**
Erection of double garage.
NTC Objects to this application as the development will be too harmful to the character of the street scene.

- 25/01158/FUL** **Lincoln Co-Operative, Sam Derry Close, Newark**
Siting an InPost Parcel Locker.
No Objection was raised to this application.
- 25/01165/FUL** **197-199 One Stop, Bowbridge Road, Newark**
Siting an InPost Parcel Locker.
No Objection was raised to this application.
- 25/01173/LBC** **Tambo Lounge, The Buttermarket, 27 Middle Gate, Newark**
Flat roof replacement works and 2 no. new rainwater pipes installation.
No Objection was raised to this application.

PR17/25/26 Notice of NSDC Planning Decisions

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

PR18/25/26 Urgent Decisions Taken Under The Scheme of Delegation

Members **NOTED** the decision taken for the following application:

Grant of a Premises Licence for:

Cox Catering Ltd, Unit 2, Brunel Court, Newark, NG24 2EG

No Objection was raised to this application.

PR19/25/26 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.

e. Department for Transport

Town & Country Planning Act 1990 – Section 247

Proposed Stopping Up of Highway at Yorke Drive, Newark

Members **NOTED** this Stopping Up Order.

Meeting Closed:	8.35pm	Next Meeting:	Wednesday 27th, August 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	24/01812/FULM	Mr T Hubbard Castle Gate Leisure Centre 69 Castle Gate Newark	Subdivision of first, second and attic floors to create 24 new residential apartments and minor elevational changes. Amendment: Amended site location plan
2	25/00279/FUL	Ablehomes Ltd 150 Beacon Hill Road Newark NG24 2JJ	Residential development of 5 self/custom build houses with private drive. Amendment: Change to the red line
3	25/00686/FUL	Ultimation Direct Ltd c/o Agent SDA Heritage Ltd Land adjacent to buildings at Trent Lane Newark	Extension to existing building to provide a shotblast and spray booth facility.
4	25/00940/LDCE	Mrs H Valk 68 William Street Newark NG24 1QU	Application for lawful development certificate for existing use of property for residential use.
5	25/01066/FUL	Perspective Property (Newark) Ltd Marriots Cycles 16A Appleton Gate Newark NG24 1JY	Erection of a two storey side extension and internal alterations for form seven residential units and retail unit.
6	25/01167/FUL	InPost UK c/o Agent InPost Locker Aldi Store North Gate Newark	Siting an InPost Parcel Locker.
7	25/01168/FUL	InPost UK c/o Agent InPost Locker Wm Morrisons Supermarket Kings Road Newark	Siting an InPost Parcel Locker.
8	25/01197/HOUSE	Miss A Barlow 4 Gresham Close Newark NG24 2LP	Two storey side and single storey rear extensions.

9	25/01210/FUL	G Morgan Trustees of the ECC Everyday Champions' Centre (ECC) Brunel Business Park Jessop Close Newark	Change of Use from F1 to E, B2 & B8
10	25/01280/S73	Mr B Morris The Old Piano School Lincoln College Mount Lane Newark	Application for variation of condition 12 to substitute approved drawings with revised drawings attached to planning permission 24/00914/FUL.
11	25/01330/PA	Blueprint Gaming Ltd Blueprint Blueprint House Northern Road Newark	Application to determine if Prior Approval is required for proposed installation of roof mounted 240.24kW solar PV System, comprising of 528 x Canadian Solar 455w modules as Schedule 2 Part 14 Class J.

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	25/00494/LBC		
Date Registered	24 April 2025		
Proposal	Proposed new windows on the front elevation		
Location	44 Barnby Gate, Newark, NG24 1QD		
Applicant	Mr I Padley, 44 Barnby Gate, Newark, NG24 1QD		
Decision	Application Refused	Conditional	N
Decision Date	23/07/2025		
Application No	25/00833/FUL		
Date Registered	3 June 2025		
Proposal	Proposed erection of two new dwellings to the rear		
Location	One Stop, 45 Lincoln Road, Newark, NG24 2BU		
Applicant	Mr M Gill, 45 Lincoln Road, Newark, NG24 2BU		
Decision	Application Permitted	Conditional	Y
Decision Date	01/08/2025		
Application No	25/00877/LBC		
Date Registered	27 May 2025		
Proposal	Internal and external refurbishment and repair works, including new LED lights to the auditorium stairs.		
Location	Palace Theatre, 16-18 Appleton Gate, Newark, NG24 1JY		
Applicant	NSDC, Castle House, Great North Road, Newark, NG24 1BY		
Decision	Application Permitted	Conditional	Y
Decision Date	08/08/2025		
Application No	25/00899/HOUSE		
Date Registered	29 May 2025		
Proposal	Installation of UPVC windows		
Location	54 Marlestone Lane, Middlebeck, Newark, NG24 3WD		
Applicant	Miss C Hackney, 54 Marlestone Lane, Middlebeck, Newark, NG24 3WD		
Decision	Application Permitted	Conditional	Y
Decision Date	07/08/2025		
Application No	24/02234/FULM		
Date Registered	12 February 2025		
Proposal	Construction of 12 no. industrial units		
Location	Jessops Park, Jessop Close, Newark		
Applicant	Mr C Coen, Moor Farm, Stapleford, Lincs, LN6 9LE		
Decision	Application Permitted	Conditional	Y
Decision Date	15/08/2025		
Application No	25/00520/ADV		
Date Registered	24 March 2025		
Proposal	Mobile digital totem display screen		
Location	Town Hall, Market Place, Newark, NG24 1DU		
Applicant	Newak Town Council, Town Hall, Market Place, Newark, NG24 1DU		
Decision	Application Permitted	Conditional	Y
Decision Date	11/08/2025		

Application No	25/00400/FUL		
Date Registered	31 March 2025		
Proposal	Erection of new bungalow with associated works		
Location	11 Strawberry Hall Lane, Newark, NG24 2EX		
Applicant	Mr Mardell, 11 Strawberry Hall Lane, Newark, NG24 2EX		
Decision	Application Permitted	Conditional	Y
Decision Date	13/08/2025		
Application No	25/00987/DIS106		
Date Registered	25 June 2025		
Proposal	Request for confirmation of Discharge of Section 106 obligation relating to Schedule 4, paragraph 1 in respect of LEAP's and NEAP's attached to planning permission 14/01978/OUTM.		
Location	Land South of Newark, Bowbridge Lane, Balderton, Newark		
Applicant	Stantec, Birmingham		
Decision	Application Permitted	Conditional	N
Decision Date	14/08/2025		

PLANNING COMMITTEE

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

1. Recommendations**1.1 To **Note** the decisions taken under the Scheme of Delegation:**

To **Support** the following application:

- (i) **Premises Licence Application – Ga Sushi, 2 Paxtons Court, Newark**

and **Object** to the following application:

- (ii) **23/02281/OUTM – Land at Godfrey Drive, Winthorpe, Newark**
Outline Planning Permission (all matters reserved) for up to 41,806sqm of Employment land (use Class B2, B8 and E(g)(i), (ii) and (iii) with associated internal access roads, landscaping and drainage. Diversion of existing footpath and creation of new access into Newark Showground.
Amendment: Amended red line of site location plan

2. Background**2.1 Since the last meeting of the Planning Committee, two applications have been commented upon namely:**

- (i) **Premises Licence Application – Ga Sushi, 2 Paxtons Court, Newark**
and
(ii) **23/02281/OUTM – Land at Godfrey Drive, Winthorpe, Newark**

2.2 It was agreed with the Chair of this Committee that these matters were 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 these applications, it was agreed to **Support** the application at (i) above as follows:

'No Objection was raised to this application'.

and **Object** to the application at (ii) above as follows:

Our existing Objections remain: **'Newark Town Council Objects to this application as it considers the loss of green space and biodiversity, especially in the existing golf course area which is not justified and also on the basis of active transport comments made by other Consultees'.**

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

No applications have been received.

c. Notification of Appeals

No applications have been received.

d. Licensing Applications

An application has been received for a New Premises Licence for:

That Padel Club, Whittle Close, Newark, NG24 2DY

Proposed Use:

Recorded Music – Indoors/Outdoors Monday to Sunday 12.00 – 22.00

Supply of Alcohol On the Premises – Monday to Sunday 12.00 – 22.00

Opening Hours – Monday to Sunday 08.00 – 22.00.

Members are asked to consider this application in order that any comments can be forwarded to NSDC by the 11th September, 2025.

e. Newark Town Centre Design Code Supplementary Planning Document**First Stage Consultation**

The first stage of consultation on the Newark Town Centre Design Code Supplementary Planning Document is taking place from 25th July to 12th September 2025. This Design Code aims to establish detailed design parameters for the development of buildings and sites within the Newark Conservation Area. The Code has been developed collaboratively by Historic England and the District Council to test the coding process in a complex heritage context.

Any comments should be submitted by 5pm on the 12th September 2025.

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