



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 24TH SEPTEMBER 2025

Thursday 18th September 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 24th September 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

A handwritten signature in black ink, appearing to be 'M Gleadell'.

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE

WEDNESDAY 24TH SEPTEMBER 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 27th August 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 11 |
| 5 | NSDC Planning Application Decisions | Report Attached | Page 15 |
| 6 | 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 24th September 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 27th August, 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 (A) L Roulstone M Skinner (Ap)
In Attendance	Deputy Town Clerk	Anna Lawson
Apologies	Cllr M Skinner	
Taking Minutes:		Anna Lawson
Public:	There were 0 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR20/25/26 Minutes

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

PR21/25/26 Declarations of Interest

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

PR22/25/26 Outstanding Planning Applications

24/01812/FULM Amended	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. NTC wish to withdraw their previous objections to this application.
25/00279/FUL Amended	150 Beacon Hill Road, Newark, NG24 2JJ Residential development of 5 self/custom build houses with private drive. NTC wish to uphold the previous objections to this application.
25/00686/FUL Amended	Land adjacent to buildings at Trent Lane, Newark Extension to existing building to provide a shotblast and spray booth facility. NTC wish to uphold their previous comments for this application.
25/00940/LDCE	68 William Street, Newark, NG24 1QU Application for lawful development certificate for existing use of property for residential use. No Objection was raised to this application.
25/01066/FUL	Marriotts Cycles, 16A Appleton Gate, Newark Erection of a two-storey side extension and internal alterations to form seven residential units and retail unit. NTC is supportive of this application however, Members would encourage the implementation of both bin and bicycle storage. No Objection was raised to this application.
25/01167/FUL	InPost Locker, Aldi Store, North Gate, Newark Siting an InPost Parcel Locker. No Objection was raised to this application.
25/01168/FUL	InPost Locker, WmMorrisons Supermarket, Kings Road, Newark Siting an InPost Parcel Locker. No Objection was raised to this application.
25/01197/HOUSE	4 Gresham Close, Newark, NG24 2LP Two storey side and single storey rear extensions. No Objection was raised to this application.

- 25/01210/FUL** **Everyday Champions' Centre (ECC), Brunel Business Park, Jessop Close, Newark**
Change of Use from F1 to £, B2 & B8.
No Objection was raised to this application.
- 25/01280/S73** **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.
NTC supports the use of solar panels and the provision of additional residential accommodation in the Town Centre.
No Objection was raised to this application.
- 25/01330/PA** **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.
No Objection was raised to this application.

PR23/25/26 Notice of NSDC Planning Decisions

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

PR24/25/26 Urgent Decisions Taken Under the Scheme of Delegation

Members **NOTED** the decisions taken for the following applications:

Premises Licence Application for Ga Sushi, 2 Paxtons Court, Newark

No Objection was raised to this application.

23/02281/OUTM – Land at Godfrey Drive, Winthorpe, Newark

Amended red line of site location plan.

Existing objections remain for the application as follows: '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'.

PR25/25/26 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

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

Members considered this application and **No Objection** was raised.

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

Members discussed this report, it was **NOTED** and welcomed.

Meeting Closed:	7.56pm	Next Meeting:	Wednesday 24th September, 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	25/01089/FUL	Mr A Bildurn Former Lilley & Stone School High School London Road Newark NG24 1TT	Demolition of detached CLASP building.
2	25/01240/HOUSE	Mr & Mrs C Woodward 12 Gilstrap Close Newark NG24 2LB	Rear extension, internal layout changes and to replace tile hanging with fibre cement weather board.
3	25/01334/ADV	Sainsbury's Supermarket Ltd Homebase Northgate Retail Park Trent Lane Newark NG24 1GA	Erection of 1 no. illuminated double-sided totem sign, 2no. illuminated building signs (1no. Sainsbury's and 1no. Argos), 2no. illuminated Welcome Wall signs, 2no. non-illuminated car park totem signs and various smaller car park signs.
4	25/01335/FUL	Sainsbury's Supermarket Ltd Homebase Northgate Retail Park Trent Lane Newark NG24 1GA	Proposed new plant equipment.
5	25/01490/FUL	Sainsbury's Supermarket Ltd Homebase Northgate Retail Park Trent Lane Newark NG24 1GA	New external walls and roof, new scissor lift and enclosure, new pedestrian crossing on Trent Lane, 1 no. new door, 2 no. trolley bays, 1 no. lighting column, 3 no. disabled parking spaces, 3 no. parent and child parking spaces, 10 no. colleague parking spaces and re-sleeving of existing bollards.

6	25/01404/LBC	Newark & Sherwood D C Palace Theatre 16-18 Appleton Gate Newark NG24 1JY	Install 1no. secure gate.
7	25/01421/FUL	Newark & Sherwood D C Palace Theatre 16-18 Appleton Gate Newark NG24 1JY	Proposed secure gate.
8	25/01418/FUL	St Leonard's Hospital Trust 1 Bishop Alexander Court Newark NG24 4WF	Replace existing painted timber windows and doors with brown UPVC to match existing to residential units 1 to 25, amenity building and Warden's accommodation.
9	25/01453/FUL	Iduna Evci Asset Co 1 Limited (BE.EV) c/o Hayley Knight Planning Ltd Northgate Retail Park North Gate Newark NG24 1GA	Provision of a feeder pillar and associated bollards to support a scheme for 2 no. electric vehicle charging spaces.
10	25/01396/HOUSE	Mr S Wright 7 Winstanley Drive Newark NG24 2GD	Proposed extension to front to form link to garage.

Agenda Item No: 5

Committee Date: Wednesday 24th September 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	25/00697/HOUSE
Date Registered	2 June 2025
Proposal	First floor side extension over existing garage
Location	4 Cambridge Meadows, Newark, NG24 2GU
Applicant	Mrs T Thornley, 4 Cambridge Meadows, Newark, NG24 2GU
Decision	Permitted Development Conditional Y
Decision Date	19/08/2025
Application No	25/00776/HOUSE
Date Registered	30 June 2025
Proposal	Replacement new garage
Location	22 Southend Avenue, Newark, NG24 4BG
Applicant	Mr A Sellers, 22 Southend Avenue, Newark, NG24 2GU
Decision	Application Permitted Conditional Y
Decision Date	21/08/2025
Application No	25/01082/ADV
Date Registered	1 July 2025
Proposal	Like for like replacement signage to change WHSmith brand to TG Jones.
Location	WHSmith, 36-40 Market Place, Newark, NG24 1EG
Applicant	TPS Visual Communications, Letchworth Garden City
Decision	Application Permitted Conditional Y
Decision Date	21/08/2025
Application No	25/01129/LDCE
Date Registered	7 July 2025
Proposal	Lawful Development Certificate to certify that the development approved under 22/02164/S73M has commenced.
Location	Land off Brunel Drive, Newark
Applicant	BGO Ark PropCo Ltd, c/o Agent, Quod, London
Decision	Certificate Issued Conditional
Decision Date	21/08/2025
Application No	25/01048/LBC
Date Registered	2 July 2025
Proposal	Alterations to Retail Unit.
Location	Flossie & Boo, 19 Market Place, Newark, NG24 1EA
Applicant	Mr D Murrie, Unit 16, Falcon Court, Stockton on Tees
Decision	Application Refused Conditional N
Decision Date	27/08/2025
Application No	25/01100/HOUSE
Date Registered	2 July 2025
Proposal	Remove single storey outhouse. Erection of two storey extension.
Location	Rose Cottage, 34 Lovers Lane, Newark, NG24 1HU
Applicant	Mr A Briggs Price, SMC Motorhomes Ltd, Northern Road, Newark
Decision	Application Permitted Conditional Y
Decision Date	27/08/2025

Application No	25/00465/FUL		
Date Registered	17 March 2025		
Proposal	Internal alterations to form additional apartment to ground floor. Alterations to shop front, insulation to internal walls, ceilings underdrawn and other associated minor works.		
Location	Toast 2 Roast, 25 Balderton Gate, Newark, NG24 1UE		
Applicant	Mr J Jones, Derby		
Decision	Application Permitted	Conditional	Y
Decision Date	05/09/2025		
Application No	25/00466/LBC		
Date Registered	17 March 2025		
Proposal	Internal alterations to form additional apartment to ground floor. Alterations to shop front, insulation to internal walls, ceilings underdrawn and other associated minor works.		
Location	Toast 2 Roast, 25 Balderton Gate, Newark, NG24 1UE		
Applicant	Mr J Jones, Derby		
Decision	Application Permitted	Conditional	Y
Decision Date	05/09/2025		
Application No	25/00996/S73M		
Date Registered	17 June 2025		
Proposal	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.		
Location	Former WB Stubbs Building, Mills Drive, Newark		
Applicant	Mills Warehouse Ltd c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	05/09/2025		
Application No	25/01090/LBC		
Date Registered	3 July 2025		
Proposal	Demolition of CLASP buildings attached to listed buildings.		
Location	Former Lilley & Stone High School, London Road, Newark		
Applicant	Mr Atkins, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	01/09/2025		
Application No	25/01157/FUL		
Date Registered	11 July 2025		
Proposal	Siting an InPost Parcel Locker		
Location	InPost Locer, Lincoln CoOperative, Albert Street, Newark		
Applicant	InPost UK c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	03/09/2025		

Application No	25/01158/FUL		
Date Registered	11 July 2025		
Proposal	Siting an InPost Parcel Locker		
Location	InPost Locker, Lincolnshire CoOperative, Sam Derry Close, Newark		
Applicant	InPost UK, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	05/09/2025		
Application No	25/01162/FUL		
Date Registered	11 July 2025		
Proposal	Siting an InPost Parcel Locker		
Location	InPost Locker, Lincolnshire CoOp, Lincoln Road, Newark		
Applicant	InPost UK c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	02/09/2025		
Application No	25/01165/FUL		
Date Registered	11 July 2025		
Proposal	Siting an InPost Parcel Locker		
Location	InPost Locker, 197-199 One Stop, Bowbridge Road, Newark		
Applicant	InPost UK, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	05/09/2025		
Application No	25/00680/FUL		
Date Registered	16 June 2025		
Proposal	Formation at 3 additional apartments as an amendment to conversions scheme approved under planning permission 23/02242/FULM.		
Location	Former W B Stubbs Building, Mills Drive, Newark		
Applicant	Mills Warehouse Ltd, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	10/09/2025		
Application No	25/01148/HOUSE		
Date Registered	9 July 2025		
Proposal	Conversion of garage to study room.		
Location	52 Hine Avenue, Newark		
Applicant	Mr P Francis, 52 Hine Avenue, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	12/09/2025		
Application No	25/01217/HOUSE		
Date Registered	17 July 2025		
Proposal	Erection of double garage		
Location	17 Saucemere Drive, Newark		
Applicant	Mr & Mrs Chris & Sue Hobby, 17 Saucemere Drive, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	08/09/2025		

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