



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 26TH NOVEMBER 2025

Thursday 20th November 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 26th November 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 26TH NOVEMBER 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 29th October 2025. | Minutes Attached | Page 5 |
| 3 | Declarations of Interest from Members
<i>Relevant Legislation: Localism Act 2011 s31</i> | Verbal | |
| 4 | Neighbourhood Plan Consultant Appointment | Report Attached | Page 9 |
| 5 | Outstanding Planning Applications | Report Attached | Page 11 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 15 |
| 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 26th November 2025

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 29th October, 2025 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) (Ap) D Campbell E Cropper S Dickinson L Goff N Ross L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillor T Collier, Cllr E Cropper joined the meeting at 7.05pm.	
Taking Minutes:		Matthew Gleadell
Public:	There were 0 members of the public present and 0 members of the Press.	
Venue:	Council Chamber, Town Hall.	

PR31/25/26 Minutes

The Minutes of the last meeting held on Wednesday 24th September, 2025 were **AGREED** and signed as a true and correct record.

PR32/25/26 Declarations of Interest

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

PR33/25/26 Neighbourhood Plan Consultant Interviews & Appointment

Members met with a Consultant on a Teams call to discuss a possible Neighbourhood Plan for Newark. Members will also meet another Consultant at their next meeting after which they will determine who they wish to appoint to help them with the development of Neighbourhood Plan.

PR34/25/26 Outstanding Planning Applications

25/00357/LBC Betfred, 16 Market Place, Newark, NG24 1EA

Proposed advertisement amendments to the fascia and projecting sign.

No Objection was raised to this application.

25/00679/S73M Lincoln Road Playing Field, Newark

Amended

Removal of Conditions 5 (Replacement Road Network) and 16 (PROW Diversion) and to amend the wording of Condition 6 (Stopping-Up Order) and 12 (Bus Route Parking) attached to planning permission 22/01528/RMAM).

NTC raised objection to this application and is in support of the comments by Highways.

25/00802/HOUSE 5 Marlborough Close, Newark, NG24 4QP

Proposed two storey side extension with additional front porch, proposed rear single storey extension with internal reconfiguration.

Cllr N Ross declared a non-pecuniary interest in this application.

No Objection was raised to this application.

25/01351/HOUSE 27 Farndon Road, Newark, NG24 4SQ

Rear extension, alterations to the front ground floor roof, addition of a side garden room and conversion of the existing garage.

No Objection was raised to this application.

25/01359/HOUSE 36 Boundary Road, Newark, NG24 4AL

Proposed infill single storey extension.

No Objection was raised to this application.

25/01521/FUL McDonalds Restaurants Ltd, Lincoln Road, Newark, NG24 2DB

Installation of two rapid electric vehicle charging stations and ancillary equipment within the car park.

	NTC supports this application but would welcome a 250Kw charger instead of the 160Kw proposed.
25/01549/FUL	NCP Car Park (Newark Station Car Park), Appleton Gate, Newark, NG24 1LS Retrospective application for siting an InPost Parcel Locker. No Objection was raised to this application.
25/01550/FUL	Spar, 116 Farndon Road, Newark, NG24 4SE Siting of an InPost Parcel Locker. No Objection was raised to this application.
25/01585/HOUSE	8 Stoke Avenue, Newark, NG24 4PH Single storey rear extension. No Objection was raised to this application.
25/01595/LBC	3 Parliament Street, Newark, NG24 4UR
&	Solar Panels to rear elevation.
25/01607/HOUSE	No Objection was raised to these applications.
25/01606/FUL	165 Hawton Road, Newark, NG24 4QG Erection of proposed outbuilding for part residential use and home-based salon/trichology clinic. Whilst NTC are supportive of this application, Members would welcome provision for vehicles to be able to exit the site in a forward motion.
25/01646/FUL	Duncan & Toplis, 14 London Road, Newark, NG24 1TW
&	
25/01647/LBC	Plane off existing tarmac surface of car park at rear and access road at side, installation of 100mm tarmac base course and wearing course. Raising of dropped ironworks. No Objection was raised to these applications.
25/01684/LBC	Newark Northgate Railway Station, Appleton Gate, Newark, NG24 1LS
&	
25/01688/ADV	Existing ATM and fascia to be removed and replaced by proposed ATM and updated branded fascia. No Objection was raised to these applications.
25/01692/HOUSE	38 Blatherwick Road, Newark, NG24 2JY Single storey rear extension. No Objection was raised to this application.
25/01694/FUL	Former TSB, 37 Castle Gate, Newark, NG24 1BD Erection of a new door to the front elevation in the space of a former ATM cash machine.

Pursuant to the Conservation Officer being content with this application, NTC have No Objection.

25/01710/FULM Former Woods Court, Walker Close, Newark, NG24 4BP
New Care Home facility (C2 use class) with associated parking, landscaping and ancillary works.
NTC supports this application and welcomes the site being used for this type of development.

25/01718/LBC HSBC, 30 Market Place, Newark, NG24 1EQ
Works to Listed Building including section of lath and plaster ceiling removed to allow for joist repair. Lath and plaster replace with existing 'lime ash'. Floor repaired.

No Objection was raised to this application.

PR35/25/26 Notice of NSDC Planning Decisions

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

PR36/25/26 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. Newark & Sherwood District Council Applications – Prior Approval

Reference: 25/01206/CPRIOR

Proposal: Application to determine if Prior Approval is required for proposed Change of Use from Garden Office (Class E) to residential dwelling (C3) as Schedule 2 Part 3 Class MA.

Site Address: Office, 20 Pelham Street, Newark, NG24 4XD

NTC oppose the proposed application but do believe that the development should be subject to a full application and not permitted development.

Meeting Closed:	8.15pm	Next Meeting:	Wednesday 26th November, 2025
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PLANNING COMMITTEE

SUBJECT:	NEIGHBOURHOOD PLAN CONSULTANT APPOINTMENT
REPORT BY:	TOWN CLERK

1. Recommendations

That members determine their preferred consultant to act in taking forward the creation of a Neighbourhood Plan for Newark following meetings with consultants.

2. Background

- 2.1 To assist members here are some links to some useful background reading that will help to understand what a Neighbourhood Plan and a guide for commissioning a consultant to work on a Neighbourhood Plan.

<https://neighbourhoodplanning.org/>

<https://neighbourhoodplanning.org/wp-content/uploads/How-to-commission-consultants-to-work-on-your-neighbourhood-plan-2024.09.18-1.pdf>

- 2.2 Members will be interviewing 2 consultants via Teams who have expressed interest in working on a Newark Neighbourhood Plan (the 1st meeting was at the last planning meeting and the 2nd is at this meeting (although the consultants are still yet to confirm). The purpose of the interviews is for members to get a feel for the potential consultants , understand their approaches and consider who they will feel most happy working with.
- 2.3 Members should note that Neighbourhood Plans can be complex documents and can take a lot of time and resource to develop and complete. The Planning Committee as the lead committee can expect a lot of additional meetings as a plan develops.
- 2.4 The first step is to get a relevant planning consultant on board who can then guide on the process going forward.
- 2.5 Notwithstanding concerns around the scale of the project and resource required, now is considered a good time to develop a Neighbourhood Plan with a view to completing the same ahead of LGR and the creation of a unitary authority. Planning decisions may be more removed from the locality under a unitary authority and so now is a good time to lock in some locally led planning policy.

3. Financial, Legal, Equality, Environmental & Risk Issues

Financial – The Clerk will advise on the costs of the consultants at the meeting albeit this element will likely require exclusion of press and public.

Risk – The biggest risks for a Neighbourhood Plan is trying to address too much in the plan leading to delays and likely leading to more objections to the draft plan from statutory consultees and making it harder to get the plan adopted.

Background Papers:	Working papers
Lead Officer:	Matthew Gleadell Tel: 01636 684801 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	25/01522/LBC	Skipton Building Society 37 Stodman Street Newark NG24 1AW	Installation of a new rooflight to the existing north-east pitched roof slope for maintenance access.
2	25/01693/ADV	Done Brothers (Cash Betting Ltd) c/o Agent Betfred 16 Market Place Newark NG24 1EA	Proposed advertisement amendments to the fascia, projecting sign and side elevations.
3	25/01705/FUL	Saint Gobain Formula Jericho Works Bowbridge Lane Balderton Newark	New bag packing machine extension.
4	25/01788/FUL	Trinity Hind Traders Ltd Unit 10 Hawton Business Park Hawton Lane Balderton Newark	Change of Use of Unit from B8 (Storage & Distribution) to Class E (Commercial, Business & Service).
5	25/01804/LBC	The Dragon's Nook Ltd 6 Chain Lane Newark NG24 1AU	Proposed redecoration of shopfront and new signage.
6	25/01805/ADV	The Dragon's Nook Ltd 6 Chain Lane Newark NG24 1AU	New hand painted signage to shopfront fascia and applied logo to both sides of existing hanging sign.
7	25/01816/FUL	Waitrose & Partners Ossington Way Newark NG24 1FF	Replacement of existing plant units, like for like, within existing plant area to roof.
8	25/01857/HOUSE	Mr W Sikora 3 Jersey Street Newark NG24 4NE	Erect a single-storey side extension.

9	25/01858/LBC	Mr J Walker-Tully c/o Fytche-Taylor Planning Ltd That Padel Club Whittle Close Newark NG24 2DY	Installation of amenity building and car park (retrospective).
10	25/01874/FULM	DanCap Colwick Ltd c/o Agent Swish Architecture Former Newark Ambulance Station Queens Road Newark	Proposed demolition of existing Ambulance station to construct two storey apartment block consisting of 14 apartments, external bin and cycle store and associated parking and landscaping.
11	25/01886/LBC	Nottingham Community Housing Association 3 Victoria Street Newark NG24 4UU	Replace the door leaf only to the door on the Victoria Street (north westerly) elevation. The existing frame is to remain. Door furniture/ironmongery to be re-used, where possible, or to otherwise match the existing. Door to be painted green to match the existing.
12	25/01899/LBC	Marston's Plc The Rutland Arms 13-15 Barnby Gate Newark NG24 1PX	Rebuild collapsed brick wall and stitch repair gable wall.

Agenda Item No: 6

Committee Date: Wednesday 26th November 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	25/01089/FUL
Date Registered	28 August 2025
Proposal	Demolition of detached CLASP building.
Location	Former Lilley & Stone High School, London Road, Newark
Applicant	Mr Atkins, Bildurn, St Marys School House, Lace Market, Nottingham
Decision	Application Permitted Conditional Y
Decision Date	22/10/2025
Application No	25/01513/LBC
Date Registered	4 September 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 Permitted Conditional Y
Decision Date	24/10/2025
Application No	25/01476/LDCP
Date Registered	8 September 2025
Proposal	Confirmation that uses falling within Classes B2 and Class E would be lawful.
Location	15D Telford Drive, Newark, NG24 2DX
Applicant	Mr G Nicholson, East Barn, Sleaford Road, Brant Broughton, Lincoln
Decision	Certificate Issued Conditional
Decision Date	22/10/2025
Application No	25/01453/FUL
Date Registered	28 August 2025
Proposal	Provision of a feeder pillar and associated bollards to support a scheme for 2 no. electric vehicle charging spaces.
Location	Northgate Retail Park, North Gate, Newark
Applicant	Iduna Evc Asset Co. 1 Ltd c/o Agent
Decision	Application Permitted Conditional Y
Decision Date	31/10/2025
Application No	25/00792/FUL
Date Registered	14 May 2025
Proposal	Erection of dwelling
Location	4 Beacon Dene Gardens, Newark, NG24 2UL
Applicant	Mrs C Ablewhite, 140 Beacon Dene, Beacon Hill Road, Newark
Decision	Application Permitted Conditional Y
Decision Date	03/11/2025

Application No	25/01418/FUL		
Date Registered	20 August 2025		
Proposal	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.		
Location	1 Bishop Alexander Court, Newark, NG24 4WF		
Applicant	Mrs Elizabeth Gamage, 48 Lombard Street, Newark, NG24 1XP		
Decision	Application Permitted	Conditional	Y
Decision Date	05/11/2025		
Application No	25/01521/FUL		
Date Registered	8 September 2025		
Proposal	Installation of two rapid electric vehicle charging stations and ancillary equipment within the car park.		
Location	McDonalds Restaurants Ltd, Lincoln Road, Newark, NG24 2DB		
Applicant	InstaVolt Ltd, Hampshire		
Decision	Application Permitted	Conditional	Y
Decision Date	03/11/2025		
Application No	25/01550/FUL		
Date Registered	10 September 2025		
Proposal	Siting of an InPost Parcel Locker		
Location	InPost Locker, Spar, Farndon Road, Newark, NG24 4SW		
Applicant	InPost UK, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	05/11/2025		
Application No	25/01549/FUL		
Date Registered	11 September 2025		
Proposal	Retrospective application for siting an InPost Parcel Locker.		
Location	NCP Car Park (Newark Station Car Park), Appleton Gate, Newark		
Applicant	InPost UK, c/o Agent		
Decision	Application Permitted	Conditional	Y
Decision Date	05/11/2025		
Application No	25/01585/HOUSE		
Date Registered	17 September 2025		
Proposal	Single storey rear extension		
Location	8 Stoke Avenue, Newark, NG24 4PH		
Applicant	Mr R Watson, 8 Stoke Avenue, Newark, NG24 4PH		
Decision	Application Permitted	Conditional	Y
Decision Date	11/11/2025		

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

Ref: 23/02135/S73M

Address: The Maltings Retail Park, North Gate, Newark,

Description: Section 73 application for removal of Condition 20 attached to planning permission 23/01031/S73M, which requires improvements to the Northgate/Queens Road junction to provide a MOVA traffic signal control and nearside pedestrian detection facilities (or similar).

Members are asked to **NOTE** that the above appeal has been made to the Secretary of State. The appeal follows the refusal of permission to vary a condition(s).

d. Licensing Applications

No applications have been received.

e. Langford Quarry

Tarmac have informed us that they have submitted a full Planning Application to Nottinghamshire County Council for a short-term south-eastern extension to Langford Quarry.

This application is accompanied by a linked Section 73 application for the existing quarry site, which seeks permission for the retention and continued use of the existing plant site, access, ancillary facilities and crossing over the Slough Dyke.

Nottinghamshire County Council will shortly validate both applications and begin their statutory consultation. The application references for the planning portal will be ES/4780 and ES/4781.

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