



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 7TH JANUARY 2026

Wednesday 24th December, 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 7th January 2026 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 7TH JANUARY 2026

A G E N D A

- | | | | |
|----------|--|-------------------------|----------------|
| 1 | Apologies for Absence | | |
| 2 | Minutes of the Meeting of the Planning Committee held on Wednesday 26th November 2025. | Minutes Attached | Page 5 |
| 3 | Declarations of Interest from Members
<i>Relevant Legislation: Localism Act 2011 s31</i> | Verbal | |
| 4 | Neighbourhood Plan – Next Steps | Verbal Report | |
| 5 | Outstanding Planning Applications | Report Attached | Page 9 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 13 |
| 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 7th January 2026

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 26th November, 2025 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) D Campbell E Cropper S Dickinson (Ap) L Goff N Ross (Ap) L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillors S Dickinson & N Ross	
Taking Minutes:		Matthew Gleadell
Public:	There were 0 members of the public present and 2 members of the Press.	
Venue:	Council Chamber, Town Hall.	

PR37/25/26 Minutes

The Minutes of the last meeting held on Wednesday 29th October, 2025 were **AGREED** and signed as a true and correct record.

PR38/25/26 Declarations of Interest

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

PR39/25/26 Neighbourhood Plan Consultant Appointment

Following a debate, consideration of information provided by a Consultant, consideration of input from the Town clerk and a review of the potential advantages of a Neighbourhood Plan including the impact of LGR, it was **RESOLVED** as follows:

1. To recommend to Full Council to continue with the preparation of a Neighbourhood Plan.
2. To recommend to Full Council to appoint Helen Metcalfe, Planning with People, as the Consultant for the preparation and delivery of the plan.
3. To suspend Financial Regulations to avoid the need for a tender process due to the niche area of the work involved, the limited number of potential Consultants for this area of work and that the proposed Consultant is Nottinghamshire based and has a good knowledge of Newark, which is an advantage for this project.

PR40/25/26 Outstanding Planning Applications

- | | |
|---------------------|--|
| 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.

No Objection was raised to this application subject to the approval of the Conservation Officer. |
| 25/01693/ADV | Betfred, 16 Market Place, Newark, NG24 1EA

Proposed advertisement amendments to the fascia, projecting sign and side elevations.

Members Object to this application by way of support of the comments of the Conservation Officer. |
| 25/01705/FUL | Jericho Works, Bowbridge Lane, Balderton, Newark

New bag packing machine extension.

No Objection was raised to this application subject to the approval of the Environmental Health Officer. |

25/01788/FUL	<p>Unit 10, Hawton Business Park, Hawton Lane, Balderton, Newark</p> <p>Change of use of unit from B8 (storage & distribution) to Class E (commercial, business & service).</p> <p>No Objection was raised to this application.</p>
25/01804/LBC	<p>6 Chain Lane, Newark, NG24 1AU</p> <p>Proposed redecoration of shopfront and new signage.</p>
&	
25/01805/ADV	<p>No Objection was raised to these applications.</p>
25/01816/FUL	<p>Waitrose, Ossington Way, Newark, NG24 1FF</p> <p>Replacement of existing plant units, like for like, within existing plant area to roof.</p> <p>Members Object to this application by way of support of the comments of the Environmental Health Officer.</p>
25/01857/HOUSE	<p>3 Jersey Street, Newark, NG24 4NE</p> <p>Erect a single storey side extension.</p> <p>No Objection was raised to this application.</p>
25/01858/FUL	<p>That Padel Club, Whittle Close, Newark</p> <p>Installation of amenity building and car park (retrospective).</p> <p>No Objection was raised to this application.</p> <p>It was noted that this was a FUL application and not a LBC as detailed in the Agenda.</p>
25/01874/FULM	<p>Former Newark Ambulance Station, Queens Road, Newark</p> <p>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.</p> <p>No Objection was raised to this application.</p>
25/01886/LBC	<p>3 Victoria Street, Newark, NG24 4UU</p> <p>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.</p> <p>No Objection was raised to this application.</p>

- 25/01899/LBC The Rutland Arms, 13-15 Barnby Gate, Newark, NG24 1PX**
Rebuild collapsed brick wall and stitch repair gable wall.
No Objection was raised to this application.
- 25/01546/HOUSE Newstead House, 5 The Heights, Hutchinson Road, Newark**
Proposed two-storey front and side extensions including a single-storey rear extension and internal alterations.
No Objection was raised to this application.
- 25/01904/S73M Saint Gobain Formula, Jericho Works, Bowbridge Lane, Balderton, Newark**
Variation of Condition 2 attached to planning permission 23/02020/FULM, to amend the approved plans to add external staircase to comply with fire safety regulations and other minor changes.
No Objection was raised to this application.

PR41/25/26 Notice of NSDC Planning Decisions

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

PR42/25/26 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

No applications had been received.

c. Notification of Appeals

Members **NOTED** that an Appeal had been made to the Secretary of State regarding the following application:

23/02135/S73M – The Maltings Retail Park, North Gate, Newark

d. Licensing Applications

No applications had been received.

e. Langford Quarry

Members **NOTED** the submission of a full Planning Application to Nottinghamshire County Council for a short-term south-eastern extension to Langford Quarry.

Meeting Closed:	8.10pm	Next Meeting:	Wednesday 7th January, 2026
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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	25/01793/LBC	Mr Ralph Kirkgate Dental Surgery 9-11 Kirk Gate Newark NG24 1AD	Replacement of fire doors.
2	25/01917/ADV	Newark & Sherwood DC Newark Castle Gardens Castle Gate Newark NG24 1BG	Vinyl advertisement attached to hoardings.
3	25/01923/HOUSE	Ms L Lager 11 Beech Avenue Newark NG24 4DY	Proposed single storey garden studio/ancillary building including gym, workshop and open-plan studio for residential use.
4	25/01980/FUL	Kirby Homes Former TSB 37 Castle Gate Newark NG24 1BD	Change of Use of the former bank premises to four self-contained residential flats (Use Class C3).
5	25/02041/FUL	Skylight 21 Homes Ltd 33 Yarnsworth Road Middlebeck Newark NG24 3WL	Change of Use of existing dwelling (Use Class C3) to a Children's Care Home (Use Class C2).
6	25/02075/S73	Mr M Marshall 165 Hawton Road Newark NG24 4QG	Variation of Condition 2 attached to 25/00570/HOUSE – Proposed single storey side and rear extensions.

Agenda Item No: 6

Committee Date: Wednesday 7th January 2026

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	25/01512/FUL		
Date Registered	4 September 2025		
Proposal	Change of use of existing redundant public house with 3 bed apartment above to provide 3 x retail units at ground floor level with 4 x short term bedroom suites (Airbnb) at first floor.		
Location	The White Swan, 50 North Gate, Newark, NG24 1HF		
Applicant	Mr A Scott, 195 Loughborough Road, West Bridgford, Nottingham		
Decision	Application Refused	Conditional	
Decision Date	20/11/2025		
Application No	25/01606/FUL		
Date Registered	18 September 2025		
Proposal	Erection of proposed outbuilding for part residential use and home-based salon/trichology clinic.		
Location	165 Hawton Road, Newark, NG24 4QG		
Applicant	Mr M & Mrs K Marshall, 165 Hawton Road, Newark, NG24 4QG		
Decision	Application Permitted	Conditional	Y
Decision Date	17/11/2025		
Application No	25/01674/LDCP		
Date Registered	29 September 2025		
Proposal	Two dormers to side elevations.		
Location	60 Hawton Road, Newark, NG24 4QB		
Applicant	Mr D Ball, 60 Hawton Road, Newark, NG24 4QB		
Decision	Certificate Issued	Conditional	
Decision Date	24/11/2025		
Application No	25/01685/LBC		
Date Registered	1 October 2025		
Proposal	Existing ATM and fascia to be removed and replaced by proposed ATM and updated branded fascia.		
Location	Newark Northgate Railway Station, Appleton Gate, Newark, NG24 1LS		
Applicant	R Halls, 135 Bishopsgate, London, EC2M 3UR		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2025		
Application No	25/01688/ADV		
Date Registered	1 October 2025		
Proposal	Existing fascia to be replaced with updated branding.		
Location	Newark Northgate Railway Station, Appleton Gate, Newark, NG24 1LS		
Applicant	R Halls, 135 Bishopsgate, London, EC2M 3UR		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2025		

Application No	25/00802/HOUSE		
Date Registered	6 October 2025		
Proposal	Proposed two storey side extension with additional front porch, proposed rear single storey extension with internal reconfiguration.		
Location	5 Marlborough Close, Newark, NG24 4QP		
Applicant	Mr & Mrs Cook, 5 Marlborough Close, Newark, NG24 4QP		
Decision	Application Permitted	Conditional	Y
Decision Date	28/11/2025		
Application No	25/01919/TELNOT		
Date Registered	6 November 2025		
Proposal	The removal and replacement of 3 no. antennas and ancillary development thereto.		
Location	Telecommunications Mast, Newbury Road, Newark		
Applicant	Avison Young, 11 York Street, Manchester, M2 2AW		
Decision	No Objection	Conditional	N
Decision Date	28/11/2025		
Application No	25/1206/CPRIOR		
Date Registered	10 October 2025		
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.		
Location	Office, 20 Pelham Street, Newark, NG24 4XD		
Applicant	Mansal, 20 Pelham Street, Newark, NG24 4XD		
Decision	Prior Approval Required and Granted	Conditional	Y
Decision Date	02/12/2025		
Application No	25/01692/HOUSE		
Date Registered	10 October 2025		
Proposal	Single storey rear extension.		
Location	38 Blatherwick Road, Newark, NG24 2JY		
Applicant	S Sillery, 38 Blatherwick Road, Newark, NG24 2JY		
Decision	Application Permitted	Conditional	Y
Decision Date	05/12/2025		
Application No	25/01646/FUL		
Date Registered	24 September 2025		
Proposal	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.		
Location	Duncan & Toplis, 14 London Road, Newark, NG24 1TW		
Applicant	Sarah Kendall, 14 London Road, Newark, NG24 1TW		
Decision	Application Permitted	Conditional	Y
Decision Date	09/12/2025		

Application No	25/01647/LBC		
Date Registered	24 September 2025		
Proposal	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.		
Location	Duncan & Toplis, 14 London Road, Newark, NG24 1TW		
Applicant	Sarah Kendall, 14 London Road, Newark, NG24 1TW		
Decision	Application Permitted	Conditional	Y
Decision Date	09/12/2025		
Application No	25/01694/FUL		
Date Registered	1 October 2025		
Proposal	Erection of a new door to the front elevation in the space of a former ATM cash machine.		
Location	Former TSB, 37 Castle Gate, Newark, NG24 1BD		
Applicant	Kirby Homes, 18 Friary Road, Newark, NG24 1LE		
Decision	Application Permitted	Conditional	Y
Decision Date	10/12/2025		
Application No	25/01957/ELE		
Date Registered	17 November 2025		
Proposal	Proposed project to underground several lengths of high voltage overhead powerline.		
Location	Land adjacent to A46, Newark		
Applicant	National Grid, Units B-E, Deacon Road Ind. Estate, Lincoln		
Decision	No Objection	Conditional	N
Decision Date	11/12/2025		
Application No	25/00413/FUL		
Date Registered	14 March 2025		
Proposal	Installation of a small batch, collected concrete, mortar and screed plant (retrospective).		
Location	Turnbull Builders Merchant, Northern Road, Newark, NG24 2EU		
Applicant	Turnbull & Co Ltd, Northern Road, Newark, NG24 2EU		
Decision	Application Permitted	Conditional	Y
Decision Date	18/12/2025		
Application No	25/01595/LBC		
Date Registered	7 October 2025		
Proposal	Solar panels to rear elevation.		
Location	3 Parliament Street, Newark, NG24 4UR		
Applicant	Mr G Watson, 9 Fairham Brook Drive, Nottingham, NG11 8PY		
Decision	Application Permitted	Conditional	Y
Decision Date	18/12/2025		
Application No	25/01607/HOUSE		
Date Registered	7 October 2025		
Proposal	Solar panels to rear elevation.		
Location	3 Parliament Street, Newark, NG24 4UR		
Applicant	Mr G Watson, 9 Fairham Brook Drive, Nottingham, NG11 8PY		
Decision	Application Permitted	Conditional	Y
Decision Date	18/12/2025		

Application No	25/01359/HOUSE		
Date Registered	16 October 2025		
Proposal	Proposed infill single storey extension.		
Location	36 Boundary Road, Newark, NG24 4AL		
Applicant	Mr R Do Duc, 36 Boundary Road, Newark, NG24 4AL		
Decision	Application Permitted	Conditional	Y
Decision Date	15/12/2025		
Application No	25/01804/LBC		
Date Registered	21 October 2025		
Proposal	Proposed redecoration of shopfront and new signage.		
Location	6 Chain Lane, Newark, NG24 1AU		
Applicant	The Dragon's Nook Ltd, 6 Chain Lane, Newark, NG24 1AU		
Decision	Application Permitted	Conditional	Y
Decision Date	16/12/2025		
Application No	25/01805/ADV		
Date Registered	21 October 2025		
Proposal	New hand painted signage to shopfront fascia and applied logot to both sides of existing hanging sign.		
Location	6 Chain Lane, Newark, NG24 1AU		
Applicant	The Dragon's Nook, 6 Chain Lane, Newark, NG24 1AU		
Decision	Application Permitted	Conditional	Y
Decision Date	16/12/2025		
Application No	25/01857/HOUSE		
Date Registered	31 October 2025		
Proposal	Erect a single storey side extension.		
Location	3 Jersey Street, Newark, NG24 4NE		
Applicant	Mr W Sikora, 3 Jersey Street, Newark, NG24 4NE		
Decision	Application Permitted	Conditional	Y
Decision Date	19/12/2025		

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