



# Newark TOWN COUNCIL

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## PLANNING COMMITTEE

WEDNESDAY 7<sup>TH</sup> JANUARY 2026

Wednesday 24<sup>th</sup> December, 2025

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 7<sup>th</sup> 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

Matthew Gleadell  
**Town Clerk**



**PLANNING COMMITTEE**

**WEDNESDAY 7<sup>TH</sup> JANUARY 2026**

**A G E N D A**

<b>1</b>	<b>Apologies for Absence</b>		
<b>2</b>	<b>Minutes of the Meeting of the Planning Committee held on Wednesday 26<sup>th</sup> November 2025.</b>	<b>Minutes Attached</b>	<b>Page 5</b>
<b>3</b>	<b>Declarations of Interest from Members</b>	<b>Verbal</b>	
	<i>Relevant Legislation: Localism Act 2011 s31</i>		
<b>4</b>	<b>Neighbourhood Plan – Next Steps</b>	<b>Verbal Report</b>	
<b>5</b>	<b>Outstanding Planning Applications</b>	<b>Report Attached</b>	<b>Page 9</b>
<b>6</b>	<b>NSDC Planning Application Decisions</b>	<b>Report Attached</b>	<b>Page 13</b>
<b>7</b>	<b>Miscellaneous Applications</b>	<b>Report Attached</b>	<b>Page 19</b>

<b>Committee Membership:</b>	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

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**Agenda Item No: 2**

**Committee Date: Wednesday 7<sup>th</sup> January 2026**

## **PLANNING COMMITTEE MINUTES**

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

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

**PR37/25/26    Minutes**

The Minutes of the last meeting held on Wednesday 29<sup>th</sup> 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.**

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

<b>25/01899/LBC</b>	<b>The Rutland Arms, 13-15 Barnby Gate, Newark, NG24 1PX</b>
	Rebuild collapsed brick wall and stitch repair gable wall.
	<b>No Objection was raised to this application.</b>
<b>25/01546/HOUSE</b>	<b>Newstead House, 5 The Heights, Hutchinson Road, Newark</b>
	Proposed two-storey front and side extensions including a single-storey rear extension and internal alterations.
	<b>No Objection was raised to this application.</b>
<b>25/01904/S73M</b>	<b>Saint Gobain Formula, Jericho Works, Bowbridge Lane, Balderton, Newark</b>
	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.
	<b>No Objection was raised to this application.</b>

**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.

<b>Meeting Closed:</b>	<b>8.10pm</b>	<b>Next Meeting:</b>	<b>Wednesday 7<sup>th</sup> January, 2026</b>
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**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>SCHEDULE OF OUTSTANDING PLANNING APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers:</b>	<b>Attached</b>
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>



No	Application No	Applicant/Site Address	Description
1	25/01793/LBC	<a href="#">Mr Ralph</a> Kirkgate Dental Surgery 9-11 Kirk Gate Newark NG24 1AD	Replacement of fire doors.
2	25/01917/ADV	<a href="#">Newark &amp; Sherwood DC</a> Newark Castle Gardens Castle Gate Newark NG24 1BG	Vinyl advertisement attached to hoardings.
3	25/01923/HOUSE	<a href="#">Ms L Lager</a> 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	<a href="#">Kirby Homes</a> 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	<a href="#">Skylight 21 Homes Ltd</a> 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	<a href="#">Mr M Marshall</a> 165 Hawton Road Newark NG24 4QG	Variation of Condition 2 attached to 25/00570/HOUSE – Proposed single storey side and rear extensions.



**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>NOTICE OF NEWARK AND SHERWOOD DISTRICT COUNCIL PLANNING DECISIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

**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.

<b>Background Papers</b>	Attached
<b>Lead Officer</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>



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

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

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

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

**PLANNING COMMITTEE**

<b>SUBJECT:</b>	<b>MISCELLANEOUS APPLICATIONS</b>
<b>REPORT BY:</b>	<b>TOWN CLERK</b>

- 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.

<b>Background Papers:</b>	None
<b>Lead Officer:</b>	Matthew Gleadell Tel: 01636 684800 Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a>