



# Newark TOWN COUNCIL

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## PLANNING COMMITTEE

WEDNESDAY 4<sup>TH</sup> FEBRUARY 2026

Thursday 29<sup>th</sup> January 2026

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 4<sup>th</sup> February 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 4<sup>TH</sup> FEBRUARY 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 7<sup>th</sup> January 2026.</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</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>Urgent Decisions Taken Under The Scheme of Delegation</b>	<b>Report Attached</b>	<b>Page 17</b>
<b>8</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 N Ross
	Cllr L Roulstone
	Cllr M Skinner





# Newark TOWN COUNCIL

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**Agenda Item No: 2**

**Committee Date: Wednesday 4<sup>th</sup> February 2026**

## **PLANNING COMMITTEE MINUTES**

Minutes of the Planning Committee meeting held on Wednesday 7<sup>th</sup> January, 2026 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 L Goff N Ross L Roulstone M Skinner
<b>In Attendance</b>	Town Clerk	Matthew Gleadell
<b>Apologies</b>	There were no apologies	
<b>Taking Minutes:</b>		Matthew Gleadell
<b>Public:</b>	There were 0 members of the public present and 1 member of the Press.	
<b>Venue:</b>	Council Chamber, Town Hall.	

## **PR43/25/26 Minutes**

The Minutes of the last meeting held on Wednesday 26<sup>th</sup> November, 2025 were **AGREED** and signed as a true and correct record.

**PR44/25/26      Declarations of Interest**

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

**PR45/25/26      Neighbourhood Plan – Next Steps**

Members received a presentation from Helen Metcalfe (Consultant) and discussed a variety of Neighbourhood Plan issues and topics and generally started to consider some of the objectives and procedures involved in the Neighbourhood Plan.

Timescales were noted and the need for a form of Steering Group. The proposed boundary of the plan area was considered and it was **RESOLVED** that the boundary of the plan area will be the Parish Boundary of Newark.

**PR45/25/26      Outstanding Planning Applications**

**25/01793/LBC      Kirkgate Dental Surgery, 9-11 Kirk Gate, Newark**

Replacement of fire doors.

**No Objection was raised to this application.**

**25/01917/ADV      Newark Castle Gardens, Castle Gate, Newark**

Vinyl advertisement attached to hoardings.

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

**No Objection was raised to this application.**

**25/01923/HOUSE      11 Beech Avenue, Newark**

Proposed single storey garden studio/ancillary building including gym, workshop and open-plan studio for residential use.

**Newark Town Council Objects to this application on the following grounds:**

- The development does not reflect the character of the area.
- The development does not reflect the design of the host dwelling.
- The development fails to retain sufficient amenity space for the host dwelling.
- The development is too close to the building at 12 Byron Close causing harmful impact on both buildings.

25/01980/FUL	<b>Former TSB, 37 Castle Gate, Newark</b> Change of Use of the former Bank premises to four self-contained residential flats (Use Class C3). <b>No Objection was raised to this application however, Newark Town Council is keen to ensure that the development is suitably developed with sound proofing design to avoid residents taking up occupation and then complaining about noise from nearby night time economy venues.</b>
25/02041/FUL	<b>33 Yarnsworth Road, Middlebeck, Newark</b> Change of Use of existing dwelling (Use Class C3) to a Children's Care Home (Use Class C2). <b>Newark Town Council is neutral on this application but has concerns about the impact on highway safety and disturbance to nearby properties due to parking and vehicle movements.</b>
25/02075/S73	<b>165 Hawton Road, Newark</b> Variation of Condition 2 attached to 25/00570/HOUSE – Proposed single storey side and rear extensions. <b>No Objection was raised to this application.</b>
25/00679/S73M <b>Amended Addendum</b>	<b>Lincoln Road Playing Field, Lincoln Road, Newark</b> Removal of Condition 5 (Replacement Road Network) and to amend the wording of Conditions 6 (Stopping-Up Order), 12 (Bus Route Parking) and 16 (PROW Diversion) attached to planning permission 22/01528/RMAM. <b>It was DEVOLVED to Cllr Geary to respond to this application after consultation with ward members.</b>
25/01990/HOUSE <b>Addendum</b>	<b>Springfield House, 23 Farndon Road, Newark</b> Erection of first-floor extension above existing extension, internal alterations to improve layout, replacement of conservatory with single storey extension incorporating green roof and roof terrace, conversion of outbuilding to gym and thermal upgrades including new roof structure, windows and doors. <b>No Objection was raised to this application.</b>

**PR46/25/26      Notice of NSDC Planning Decisions**

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

**PR47/25/26    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.

<b>Meeting Closed:</b>	<b>9pm</b>	<b>Next Meeting:</b>	<b>Wednesday 4<sup>th</sup> February, 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	25/01788/FUL <b>Amended</b>	<a href="#">Trinity Hind Traders Ltd</a> Trinity Hind Traders Unit 10 Hawton Business Park Hawton Lane Balderton Newark NG24 3EH	B8 (Storage & Distribution) with ancillary trade/limited public sales.
2	25/01955/HOUSE	<a href="#">Mr M Giali</a> 17 Robert Dukeson Avenue Newark NG24 2FF	Demolition of existing conservatory and replace with like for like.
3	25/02053/FULM	<a href="#">Castlegate Newark Ltd</a> Former Perys Bingo 69 Castle Gate Newark NG24 1BE	Change of use of second floor lobby and former bingo hall to form 42 bedroom hotel, including formation of dedicated hotel entrance at ground floor, new dedicated hotel lift, stairs and new rooflights.
4	25/02122/HOUSE	<a href="#">Mr D Bradley</a> 10 Hill Vue Avenue Newark NG24 1PQ	Proposed single storey rear extension.
5	25/02141/FUL	<a href="#">St Leonard's Hospital Trust</a> Cottage Homes London Road Newark NG24 1TQ	Erection of Common Room.
6	26/00065/HOUSE	<a href="#">Mr &amp; Mrs S Kelham</a> 79 Riverside Road Newark NG24 4RL	Proposed front entrance porch.
7	26/00090/FUL	<a href="#">Capla Developments Ltd</a> Pelham Street Car Park Pelham Street Newark NG24 4XD	Create a new car parking space next to the four current spaces by reducing the garden area by half.
8	26/00127/HOUSE	<a href="#">Mr D Coote</a> 34 Edgehill Drive Newark NG24 2GP	Proposed single storey rear flat roof extension.



**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>	25/01816/FUL		
<b>Date Registered</b>	6 November 2025		
<b>Proposal</b>	Replacement of existing plant units, like for like, within existing plant area to roof.		
<b>Location</b>	Waitrose Ltd, Ossington Way, Newark, NG24 1FF		
<b>Applicant</b>	Waitrose & Partners, 1 Drummond Gate, Pimlico, London		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	14/01/2025		
<b>Application No</b>	24/01812/FULM		
<b>Date Registered</b>	2 December 2024		
<b>Proposal</b>	Subdivision of first, second and attic floors to create 24 new residential apartments and minor elevational changes.		
<b>Location</b>	Castle Gate Leisure Centre, 69 Castle Gate, Newark		
<b>Applicant</b>	Mr T Hubbard, 39 Far Street, Wymeswold, Leics		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/01/2026		
<b>Application No</b>	25/01923/HOUSE		
<b>Date Registered</b>	13 November 2025		
<b>Proposal</b>	Proposed single storey garden studio/ancillary building including gym, workshop and open plan studio for residential use.		
<b>Location</b>	11 Beech Avenue, Newark, NG24 4DY		
<b>Applicant</b>	Ms L Lager, 11 Beech Avenue, Newark, NG24 4DY		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/01/2026		
<b>Application No</b>	25/01917/ADV		
<b>Date Registered</b>	8 December 2025		
<b>Proposal</b>	Vinyl advertisement attached to hoardings.		
<b>Location</b>	Newark Castle Gardens, Castle Gate, Newark		
<b>Applicant</b>	Newark & Sherwood DC, Castle House, Great North Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/01/2026		



PLANNING COMMITTEE

<b>SUBJECT:</b>	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
<b>REPORT BY:</b>	TOWN CLERK

**1. Recommendations**

1.1 To note the decision taken under the Scheme of Delegation:

To **Support** the following application:

(i) **25/01998/FUL – 1 Front Street, Barnby In The Willows, Newark**  
Change of Use from one dwelling to two dwellings.

**We have been asked to comment on this application due to the proximity of the site to the Parish boundary.**

**2. Background**

2.1 Since the last meeting of the Planning Committee, one application has been commented upon as directed at the last meeting, namely:

(i) **25/01998/FUL – 1 Front Street, Barnby In The Willows, Newark**

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

'Newark Town Council supports the comments of Barnby in The Willows Parish Council. We do not object to the changes to the property, but we do object to the trees being cut down for no good reason, that can be seen from looking at the plans.'

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.

<b>Background Papers:</b>	None
<b>Lead Officer:</b>	<b>Matthew Gleadell</b> <b>Tel: 01636 684801</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>



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