



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 4TH FEBRUARY 2026

Thursday 29th January 2026

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 4th 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 4TH FEBRUARY 2026

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 7th January 2026. | 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 | |
| 5 | Outstanding Planning Applications | Report Attached | Page 9 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 13 |
| 7 | Urgent Decisions Taken Under The Scheme of Delegation | Report Attached | Page 17 |
| 8 | 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 N Ross
Cllr L Roulstone
Cllr M Skinner



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 4th February 2026

PLANNING COMMITTEE MINUTES

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

PR43/25/26 Minutes

The Minutes of the last meeting held on Wednesday 26th 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	<p>Former TSB, 37 Castle Gate, Newark</p> <p>Change of Use of the former Bank premises to four self-contained residential flats (Use Class C3).</p> <p>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.</p>
25/02041/FUL	<p>33 Yarnsworth Road, Middlebeck, Newark</p> <p>Change of Use of existing dwelling (Use Class C3) to a Children's Care Home (Use Class C2).</p> <p>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.</p>
25/02075/S73	<p>165 Hawton Road, Newark</p> <p>Variation of Condition 2 attached to 25/00570/HOUSE – Proposed single storey side and rear extensions.</p> <p>No Objection was raised to this application.</p>
25/00679/S73M Amended Addendum	<p>Lincoln Road Playing Field, Lincoln Road, Newark</p> <p>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.</p> <p>It was DEVOLVED to Cllr Geary to respond to this application after consultation with ward members.</p>
25/01990/HOUSE Addendum	<p>Springfield House, 23 Farndon Road, Newark</p> <p>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.</p> <p>No Objection was raised to this application.</p>

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.

Meeting Closed:	9pm	Next Meeting:	Wednesday 4th February, 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	25/01788/FUL Amended	Trinity Hind Traders Ltd 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	Mr M Giali 17 Robert Dukeson Avenue Newark NG24 2FF	Demolition of existing conservatory and replace with like for like.
3	25/02053/FULM	Castlegate Newark Ltd 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	Mr D Bradley 10 Hill Vue Avenue Newark NG24 1PQ	Proposed single storey rear extension.
5	25/02141/FUL	St Leonard's Hospital Trust Cottage Homes London Road Newark NG24 1TQ	Erection of Common Room.
6	26/00065/HOUSE	Mr & Mrs S Kelham 79 Riverside Road Newark NG24 4RL	Proposed front entrance porch.
7	26/00090/FUL	Capla Developments Ltd 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	Mr D Coote 34 Edgehill Drive Newark NG24 2GP	Proposed single storey rear flat roof extension.

Agenda Item No: 6

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

PLANNING COMMITTEE

SUBJECT:	URGENT DECISIONS TAKEN UNDER THE SCHEME OF DELEGATION
REPORT BY:	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.

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684801 Email: matthew.gleadell@newark.gov.uk

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