



# Newark TOWN COUNCIL

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## PLANNING COMMITTEE

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

Thursday 26<sup>th</sup> February 2026

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 4<sup>th</sup> March 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 read 'Matthew Gleadell'.

Matthew Gleadell  
**Town Clerk**



**PLANNING COMMITTEE**  
**WEDNESDAY 4<sup>TH</sup> MARCH 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 4<sup>th</sup> February 2026.</b> | <b>Minutes Attached</b> | <b>Page 5</b>  |
| <b>3</b> | <b>Declarations of Interest from Members</b><br><i>Relevant Legislation: Localism Act 2011 s31</i>      | <b>Verbal</b>           |                |
| <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 Decision Taken Under The Scheme of Delegation</b>   | <b>Report Attached</b>  | <b>Page 19</b> |
| <b>8</b> | <b>Miscellaneous Applications</b>   | <b>Report Attached</b>  | <b>Page 21</b> |

**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 4<sup>th</sup> March 2026

## PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 4<sup>th</sup> February, 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 (Ap) E Cropper (Ap) S Dickinson N Ross (Ap) L Roulstone M Skinner
<b>In Attendance</b>	Deputy Town Clerk	Anna Lawson
<b>Apologies</b>	Councillors D Campbell, E Cropper & N Ross	
<b>Taking Minutes:</b>		Anna Lawson
<b>Public:</b>	There were 0 members of the public present and 1 member of the Press.	
<b>Venue:</b>	Council Chamber, Town Hall.	

### PR48/25/26 Minutes

The Minutes of the last meeting held on Wednesday 7<sup>th</sup> January, 2026 were **AGREED** and signed as a true and correct record.

**PR49/25/26**     **Declarations of Interest**

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

**PR50/25/26**     **Neighbourhood Plan – Next Steps**

Two visits were planned for the Consultant to meet with the Committee Members, one of these is planned for the 26<sup>th</sup> February 2026 from 10am to 3pm and the other for the 18<sup>th</sup> March 2026.

**PR51/25/26**     **Outstanding Planning Applications**

**25/01788/FUL**     **Trinity Hind Traders, Unit 10 Hawton Business  
Amended**     **Park, Hawton Lane, Balderton, Newark, NG24 3EH**  
  
B8 (Storage & Distribution) with ancillary trade/limited public sales.  
  
**No comment was made for this application as it was noticed that a decision had already been made by NSDC.**

**25/01955/HOUSE**     **17 Robert Dukeson Avenue, Newark**  
  
Demolition of existing conservatory and replace with like for like.  
  
**No Objection was raised to this application.**

**25/02053/FULM**     **Former Perys Bingo, 69 Castle Gate, Newark**  
  
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.  
  
**Newark Town Council supports this application and noted the comments of the Environmental Health Officer.**

**25/02122/HOUSE**     **10 Hill Vue Avenue, Newark**  
  
Proposed single storey rear extension.  
  
**No Objection was raised to this application.**

**25/02141/FUL**     **Cottage Homes, London Road, Newark**  
  
Erection of Common Room.  
  
Cllr M Skinner declared a non-pecuniary interest in this application.  
  
**Newark Town Council has concerns regarding the loss of light to existing properties. Members noted the 3 letters of objection from residents and the lack of letters in support of the application. There was also concern as to whether the Common Room would be used.**

- 26/00065/HOUSE 79 Riverside Road, Newark**  
Proposed front entrance porch.  
**No Objection was raised to this application.**
- 26/00090/FUL Pelham Street Car Park, Newark**  
Create a new car parking space next to the four current spaces by reducing the garden area by half.  
**No Objection was raised to this application.**
- 26/00127/HOUSE 34 Edgehill Drive, Newark**  
Proposed single storey rear flat roof extension.  
**No Objection was raised to this application.**

**PR52/25/26 Notice of NSDC Planning Decisions**

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

**PR53/25/26 Urgent Decisions Taken Under The Scheme of Delegation**

25/01998/FUL – 1 Front Street, Barnby in the Willows, Newark  
Change of Use from one dwelling to two dwellings.

Members **NOTED** the decision taken Under The Scheme of Delegation for the above application.

**PR54/25/26 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>8.25pm</b>	<b>Next Meeting:</b>	<b>Wednesday 4<sup>th</sup> March, 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	26/00151/ADV	<a href="#">Pizza Express Uxbridge</a> Pizza Express The Wharf Newark NG24 1EU	Installation of illuminated and non-illuminated signage and repainting of the building.
2	26/00154/LBC	<a href="#">Pizza Express Uxbridge</a> Pizza Express The Wharf Newark NG24 1EU	Installation of illuminated and non-illuminated signage and repainting of the building.
3	26/00156/PA	<a href="#">Mr D Pick Newark Rugby Football Club</a> Newark Rugby Club Kelham Road Newark NG24 1WN	Application to determine if prior approval is required for proposed installation of Solar PV panels on east facing slope of the clubhouse pitched roof under Schedule 2 Part 14 Class J.
4	26/00252/S73	<a href="#">Ms E Doogan-Hobbs</a> 65A London Road Newark NG24 1RZ	Application for variation of condition 03 to amend approved bricks and roof tiles attached to planning permission 04/02239/FUL; Residential development – Erection of 5 dwellings.



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



<b>Application No</b>	25/01788/FUL		
<b>Date Registered</b>	30 October 2025		
<b>Proposal</b>	B8 (Storage & Distribution) with ancillary trade/limited public sales.		
<b>Location</b>	Trinity Hind Traders, Unit 10, Hawton Business Park, Balderton		
<b>Applicant</b>	Trinity Hind Traders Ltd, Nottingham		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	30/01/2026		
<b>Application No</b>	25/01280/S73		
<b>Date Registered</b>	12 August 2025		
<b>Proposal</b>	Application for variation of condition 12 to substitute approved drawings with revised drawings attached to planning permission 24/00914/FUL.		
<b>Location</b>	The Old Piano School, Lincoln College, Mount Lane, Newark		
<b>Applicant</b>	Mr B Morris, 64 Castle Boulevard, Nottingham		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/02/2026		
<b>Application No</b>	25/01522/LBC		
<b>Date Registered</b>	28 October 2025		
<b>Proposal</b>	Installation of a new rooflight to the existing north-east pitched roof slope for maintenance access.		
<b>Location</b>	Skipton Building Society, 37 Stodman Street, Newark		
<b>Applicant</b>	Skipton Building Society, Skipton, North Yorkshire		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	06/02/2026		
<b>Application No</b>	25/01546/HOUSE		
<b>Date Registered</b>	21 November 2025		
<b>Proposal</b>	Proposed two storey front and side extensions including a single storey rear extension and internal alterations.		
<b>Location</b>	Newstead House, 5 The Heights, Hutchinson Road, Newark		
<b>Applicant</b>	Mr & Mrs Lacey, Newstead House, 5 The Heights, Hutchinson Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	03/02/2026		
<b>Application No</b>	25/02075/S73		
<b>Date Registered</b>	10 December 2025		
<b>Proposal</b>	Variation of condition 2 attached to PP 25/00570/HOUSE (Plans) proposed single storey side and rear extensions.		
<b>Location</b>	165 Hawton Road, Newark		
<b>Applicant</b>	Mr M Marshall, 165 Hawton Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	04/02/2026		

<b>Application No</b>	25/00679/S73M		
<b>Date Registered</b>	23 April 2025		
<b>Proposal</b>	Removal of Condition 5 and to amend the wording of Conditions 6, 12 and 16 attached to planning permission 22/01528/RMAM.		
<b>Location</b>	Lincoln Road Playing Field, Newark		
<b>Applicant</b>	Lovell Partnerships Ltd, Leeds		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	13/02/2026		
<b>Application No</b>	25/02041/FUL		
<b>Date Registered</b>	4 December 2025		
<b>Proposal</b>	Change of use of existing dwelling (Use Class C3) to a Children's Care Home (Use Class C2).		
<b>Location</b>	33 Yarnsworth Road, Middlebeck, Newark		
<b>Applicant</b>	c/o Agent		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	11/02/2026		
<b>Application No</b>	25/02147/PIP		
<b>Date Registered</b>	22 December 2025		
<b>Proposal</b>	Application for permission in principle for construction of between 1 (minimum) and 2 (maximum) dwellings.		
<b>Location</b>	Land to the rear of 59 Beacon Hill Road, Newark		
<b>Applicant</b>	Mr A Ellis & Mr C Burton c/o Agent		
<b>Decision</b>	<b>Application Refused</b>	<b>Conditional</b>	
<b>Decision Date</b>	13/02/2026		
<b>Application No</b>	25/01097/FUL		
<b>Date Registered</b>	4 July 2025		
<b>Proposal</b>	Change of use of first floor from Commercial to Residential.		
<b>Location</b>	Flossie & Boo, 19 Market Place, Newark		
<b>Applicant</b>	BB Mortgages, Mr J Carpenter, 19 Market Place, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	16/02/2026		
<b>Application No</b>	25/01098/LBC		
<b>Date Registered</b>	4 July 2025		
<b>Proposal</b>	Conversion of first floor from Commercial to Residential.		
<b>Location</b>	Flossie & Boo, 19 Market Place, Newark		
<b>Applicant</b>	BB Mortgages, Mr J Carpenter, 19 Market Place, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	16/02/2026		

<b>Application No</b>	25/01351/HOUSE		
<b>Date Registered</b>	10 October 2025		
<b>Proposal</b>	Rear extension, alterations to the front ground floor roof, addition of a side garden room and conversion of the existing garage.		
<b>Location</b>	27 Farndon Road, Newark		
<b>Applicant</b>	Mr P Knight, 27 Farndon Road, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	16/02/2026		
<b>Application No</b>	25/01899/LBC		
<b>Date Registered</b>	7 November 2025		
<b>Proposal</b>	Rebuild collapsed brick wall and stitch repair gable wall.		
<b>Location</b>	The Rutland Arms, 13-15 Barnby Gate, Newark		
<b>Applicant</b>	Marston's Plc, Wolverhampton, W Mids		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	19/02/2026		
<b>Application No</b>	25/01793/LBC		
<b>Date Registered</b>	11 December 2025		
<b>Proposal</b>	Replacement of fire doors		
<b>Location</b>	Kirkgate Dental Surgery, 9-11 Kirk Gate, Newark		
<b>Applicant</b>	Kirkgate Dental Surgery, 9-11 Kirk Gate, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	20/02/2026		



**PLANNING COMMITTEE**

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

**1. Recommendations**

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

To Support the following application:

- (i) **25/01099/HOUSE – 6 Hill Vue Avenue, Newark, NG24 1PQ**  
Two storey rear extension and conversion of loft.  
**Revised Drawing Received**

**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) **25/01099/HOUSE – 6 Hill Vue Avenue, Newark, NG24 1PQ**

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:

**“As Chair of Newark Town Council Planning Committee I have been asked to look at this application again outside of Committee. I note the report by the Ecology team from the 27<sup>th</sup> November, 2025. Work on this property cannot be allowed to proceed without the satisfaction of the Ecology Team, that any bat roosts identified in due course will be appropriately protected.**

**Other than that I have no concerns about the amended plans and elevations”.**

2.3 In accordance with the Scheme of Delegation, this report is submitted to advise the Committee of the decision taken.

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

3.1 None.

<b>Background Papers:</b>	<b>None</b>
<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**

**New Development on Land at Bowbridge Road, Newark**

Members are asked to consider 1 no. suitable street name for the above development. NSDC are committed towards preserving the history of sites of new development, therefore, wherever possible, it would be appreciated if any suggestions for names reflected this.

**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: 01636 684800</b> <b>Email: <a href="mailto:matthew.gleadell@newark.gov.uk">matthew.gleadell@newark.gov.uk</a></b>