



# Newark TOWN COUNCIL

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## PLANNING COMMITTEE

WEDNESDAY 1<sup>ST</sup> APRIL 2026

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

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 1<sup>st</sup> April 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 1<sup>ST</sup> APRIL 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 4th March 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>Miscellaneous Applications</b>  | <b>Report Attached</b>  | <b>Page 17</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 1<sup>st</sup> April 2026

## PLANNING COMMITTEE MINUTES

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

### **PR55/25/26 Minutes**

The Minutes of the last meeting held on Wednesday 4<sup>th</sup> February, 2026 were **AGREED** and signed as a true and correct record.

**PR56/25/26      Declarations of Interest**

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

**PR57/25/26      Neighbourhood Plan – Next Steps**

Members considered the importance of the Master Plan and it was recommended that Members read from Page 70 of the Master Plan.

A discussion took place as to how the Neighbourhood Plan should only include Planning matters.

Members noted that some planning training would be available on Tuesday evening with Matthew Tub at Newark & Sherwood District Council, Castle House, Great North Road, Newark.

**PR58/25/26      Outstanding Planning Applications**

**26/00151/ADV      Pizza Express, The Wharf, Newark, NG24 1EU**  
**&**      Installation of illuminated and non-illuminated signage  
**26/00154/LBC**      and repainting of the building.

**No Objection was raised to these applications subject to the approval of the Conservation Officer.**

**26/00156/PA      Newark Rugby Club, Kelham Road, Newark, NG24 1WN**

Application to determine if prior approval is required for proposed installation of solar PV panels on the east facing slope of the clubhouse pitched roof under Schedule 2 Part 14 Class J.

**No Objection was raised to this application and particular support was shown for the proposed installation of solar PV panels.**

**26/00252/S73      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.

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

**26/00195/S19LBC      Watermill, 67 Mill Gate, Newark, NG24 4TU**

Variation of Condition 2 attached to Listed Building Consent 25/00576/LBC to amend the approved plans.

**No Objection was raised to this application subject to the approval of the Conservation Officer.**

**26/00257/LBC Hesketh House, 84 Victoria Street, Newark, NG24 4UF**

No Objection was raised to this application.

**PR59/25/26 Notice of NSDC Planning Decisions**

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

**PR60/25/26 Urgent Decisions Taken Under The Scheme of Delegation**

The Committee **NOTED** the decision taken by the Chair of this Committee under the Scheme of Delegation for the following application:

**25/01099/HOUSE – 6 Hill Vue Avenue, Newark**

**Two storey rear extension and conversion of loft**

**Revised drawing received**

**PR61/25/26 Miscellaneous Applications**

**a. Nottinghamshire County Council Applications**

No applications had been received.

**b. Street Naming**

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

After discussion of this item, the following street names were suggested for the site:

**Goff Close**

**Coachpainters Close**

**Painters Close**

**c. Notification of Appeals**

No applications had been received.

**d. Licensing Applications**

No applications had been received.

<b>Meeting Closed:</b>	<b>7.33pm</b>	<b>Next Meeting:</b>	<b>Wednesday 1<sup>st</sup> April, 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	26/00175/S73	<b>Mr Morris, Nottingham</b> The Former Piano School Mount Lane Newark NG24 1JT	Application for variation of condition 12 – addition of second storey to Flat 1 to form house, attached to planning permission 24/00914/FUL (25/01773/NMA); Conversion of vacant Piano School buildings to 8 residential units. Proposed areas of demolition including existing external staircases.
2	26/00285/HOUSE	<b>Mr S Bonser</b> 23A Farndon Road Newark NG24 4SB	Proposed linked carport with pitched tiled roof.
3	26/00288/LBC	<b>Mr J Daykin</b> 119 Mill Gate Newark NG24 4UA	Refurbishment of front and upgrading and replacement of rear windows, redecorating and internal secondary glazing. Repair and redecoration of render to match existing.
4	26/00320/HOUSE	<b>Mr M Bell</b> 3 Mulberry Close Newark NG24 2UB	Proposed single storey extension and retrospective approval for first floor extension.
5 & 6	26/00328/ADV & 26/00333/LBC	<b>Mr D Stovgiannos</b> <b>Ice Dental</b> 27 Castle Gate Newark NG24 1BA	1 no. non-illuminated projection sign manufactured from formed 2.5mm aluminium white with a decorative scroll work bracket finished black, complete with applied digital graphic & stainless individual letters on a background plan sign board. Complete with trough lighting above letter.

7	26/00334/LBC	<a href="#">Mr D Stovgiannos</a> <a href="#">Ice Dental</a> 27 Castle Gate Newark NG24 1BA	Alterations to the existing ground floor to form a dental practice.
8 & 9	26/00360/FUL & 26/00361/LBC	<a href="#">Mr D Stovgiannos</a> <a href="#">Ice Dental</a> 27 Castle Gate Newark NG24 1BA	Replace existing modern casement timber windows to heritage upvc and also carry out works to the ground floor toilet roof.
10	26/00336/FUL	<a href="#">Titchfield Clinic</a> Taylor Motor Group 120 Farndon Road Newark NG24 4SW	Change of use from car sales garage to dental practice. External lighting, render and cladding.
11	26/00339/S73	<a href="#">Mr N Smith</a> 6 Rivermead Newark NG24 4QT	Application for variation of condition 02 to substitute approved drawings with revised plans showing increase in ridge height to extension attached to planning permission 25/00040/HOUSE.
12	26/00369/S19LBC	<a href="#">LNER – York</a> Newark Northgate Railway Station Appleton Gate Newark NG24 1LS	Variation of condition 2 attached to Listed Building Consent 24/01868/LBC to amend the approved plans to move the location of the Help Point.
13	25/02095/HOUSE	<a href="#">Mr R Beckett</a> 240 Beacon Hill Road Newark NG24 2JP	Proposed extension and internal alterations.
14	26/00425/HOUSE	<a href="#">Mr M Long</a> 11 Marina View Newark NG24 4GU	Proposed alterations to boundary and deck.

**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>	25/01099/HOUSE		
<b>Date Registered</b>	15 September 2025		
<b>Proposal</b>	Two storey rear extension and conversion of loft.		
<b>Location</b>	6 Hill Vue Avenue, Newark		
<b>Applicant</b>	Mr W Addison, 6 Hill Vue Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	06/03/2026		
<b>Application No</b>	25/02122/HOUSE		
<b>Date Registered</b>	13 January 2026		
<b>Proposal</b>	Proposed single storey rear extension.		
<b>Location</b>	10 Hill Vue Avenue, Newark		
<b>Applicant</b>	Mr D Bradley, 10 Hill Vue Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	09/03/2026		
<b>Application No</b>	25/01955/HOUSE		
<b>Date Registered</b>	19 January 2026		
<b>Proposal</b>	Demolition of existing conservatory and replace with like for like.		
<b>Location</b>	17 Robert Dukeson Avenue, Newark		
<b>Applicant</b>	Mr M Giali, 17 Robert Dukeson Avenue, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	12/03/2026		
<b>Application No</b>	26/00297/ELE		
<b>Date Registered</b>	2 March 2026		
<b>Proposal</b>	Installation of new substation		
<b>Location</b>	Land at Barnby Road, Newark		
<b>Applicant</b>	Electricity Distribution, Unit B-E, Deacon Road Ind Estate, Lincoln		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	12/03/2026		
<b>Application No</b>	26/00309/TELNOT		
<b>Date Registered</b>	3 March 2026		
<b>Proposal</b>	2 new 9m high wooden poles		
<b>Location</b>	Telecommunications Poles, The Old Stable Yard, Winthorpe Road, Newark		
<b>Applicant</b>	Openreach, Birmingham		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	12/03/2026		
<b>Application No</b>	25/00369/FUL		
<b>Date Registered</b>	27 February 2025		
<b>Proposal</b>	16 bed extension to Care Home and 2 new bedrooms created on existing first floor with extended parking area, new bin store and cycle rack.		
<b>Location</b>	Strawberry Fields Care Home, Strawberry Hall Lane, Newark		
<b>Applicant</b>	Amy Tomlinson, Tynefield Court, Blakeley Lane, Etwall		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/03/2026		

<b>Application No</b>	25/02141/FUL		
<b>Date Registered</b>	6 January 2026		
<b>Proposal</b>	Erection of a Common Room.		
<b>Location</b>	Cottage Homes, London Road, Newark		
<b>Applicant</b>	St Leonard's Hospital Trust, c/o Payne & Gamage, Newark		
<b>Decision</b>	<b>Application Permitted</b>	<b>Conditional</b>	<b>Y</b>
<b>Decision Date</b>	18/03/2026		
<b>Application No</b>	26/00266/TELNOT		
<b>Date Registered</b>	23 February 2026		
<b>Proposal</b>	Removal of existing 20m TEF street pole. Installation of new 20m TEF street pole on existing root foundation. Removal of 3 existing TEF antennas and installation of 9 new TEF antennas, 3 TEF cabinets and ancillary development.		
<b>Location</b>	Streetworks Base Station Installation, Meering Avenue, Newark		
<b>Applicant</b>	WHP Telecoms Ltd, Carryduff, BT8 8AN		
<b>Decision</b>	<b>No Objection</b>	<b>Conditional</b>	<b>N</b>
<b>Decision Date</b>	16/03/2026		

**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. Payphone Removal Proposal – Consultation**

**BT Proposal to remove Payphone in Market Place, behind Toni & Guy**

The red kiosk in which the phone is located will not be removed and members are asked if they wish to adopt the kiosk as detailed below. There are 4 kiosks in total behind Toni & Guy, 1 of them is a defib location and already adopted. They would all benefit from some form of maintenance such as a repaint and a clean, this is something to look at ahead of wider Market Place investment.

**Adoption Opportunity**

Most red kiosks can be adopted by local councils, registered charities and private landowners for just £1, transforming them into defibrillator stations, mini-libraries or other creative ventures. They can also adopt modern glass boxes if they want to house a defibrillator. More information is available at [bt.com/adopt](http://bt.com/adopt).

We will consider all representations received during the proposal period before making a final decision. Once a decision is made, we will notify you and publish the outcome at [www.bt.com/payphones/service](http://www.bt.com/payphones/service).

**e. 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>