



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 29TH APRIL 2026

Thursday 23rd April 2026

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 29th 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

A handwritten signature in black ink, appearing to read 'M Gleadell'.

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 29TH APRIL 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 1st April 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 11 |
| 6 | NSDC Planning Application Decisions | Report Attached | Page 15 |
| 7 | 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 29th April 2026

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday, 1st April, 2026 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair) (Ap)
	Councillor	T Collier (Vice Chair) D Campbell E Cropper S Dickinson N Ross L Roulstone M Skinner (Ap)
In Attendance	Deputy Town Clerk	Anna Lawson
Apologies	Councillors L Geary & M Skinner	
Taking Minutes:		Anna Lawson
Public:	There were no members of the public and one member of the press present	
Venue:	Council Chamber, Town Hall.	

Cllr T Collier took the Chair in the absence of Cllr L Geary.

PR62/25/26 Minutes

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

PR63/25/26 Declarations of Interest

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

PR64/25/26 Neighbourhood Plan – Next Steps

A verbal update was received for the Neighbourhood Plan.

PR65/25/26 Outstanding Planning Applications

- 1. 26/00175/S73 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.

Cllr N Ross declared a non-pecuniary interest in this application and did not take part in the vote.

No Objection was raised to this application, subject to the approval of the Conservation Officer.
- 2. 26/00285/HOUSE 23A Farndon Road, Newark, NG24 4SB**

Proposed linked carport with pitched tiled roof.

No Objection was raised to this application, subject to the approval of the Conservation Officer.
- 3. 26/00288/LBC 119 Mill Gate, Newark, NG24 4UA**

Refurbishment of the front, upgrading and replacing the rear windows, redecorating, and installing internal secondary glazing. Repair and redecoration of render to match the existing.

No Objection was raised to this application, subject to the approval of the Conservation Officer.
- 4. 26/00320/HOUSE 3 Mulberry Close, Newark, NG24 2UB**

Proposed single-storey extension and retrospective approval for first-floor extension.

No Objection was raised to this application.

5. 26/00328/ADV **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 the letter.
No Objection was raised to this application, subject to the approval of the Conservation Officer.
6. 26/00333/LBC **27 Castle Gate, Newark, NG24 1BA**
 Proposed non-illuminated hanging sign with decorative scroll bracket and illuminated fascia sign to the front elevation.
No Objection was raised to this application, subject to the approval of the Conservation Officer.
7. 26/00334/LBC **27 Castle Gate, Newark, NG24 1BA**
 Alterations to the existing ground floor to form a dental practice.
No Objection was raised to this application, subject to the approval of the Conservation Officer.
8. 26/00360/FUL
 &
 9. 26/00361/LBC **27 Castle Gate, Newark, NG24 1BA**
 Replace existing modern timber casement windows with heritage UPVC, and carry out works to the ground-floor toilet roof.
No Objection was raised to these applications, subject to the Conservation Officer's approval.
Members accept the need to upgrade the windows and invite the Conservation Officer to review the choice of materials: otherwise, members have no objection.
10. 26/00336/FUL **Taylor Motor Group, 120 Farndon Road, Newark, NG24 4SW**
 Change of use from a car sales garage to a dental practice. External lighting, render and cladding.
No Objection was raised to this application.
Members acknowledge the concerns and comments regarding ongoing parking

issues and the desirability of maintaining the hedge.

The parking provision appears acceptable for this proposed practice, although Highways may wish to comment on the wider situation.

11. 26/00339/S73

6 Rivermead, Newark, NG24 4QT

Application for variation of condition 02 to substitute approved drawings with revised plans showing an increase in ridge height to the extension attached to planning permission 25/00040/HOUSE.

No Objection was raised to this application.

12. 26/00369S19LBC

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.

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

13. 25/02095/HOUSE

240 Beacon Hill Road, Newark, NG24 2JP

Proposed extension and internal alterations.

No Objection was raised to this application.

14. 26/00425/HOUSE

11 Marina View, Newark, NG24 4GU

Proposed alterations to the boundary and deck.

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

PR66/25/26 Notice of NSDC Planning Decisions

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

PR67/25/26 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. Payphone Removal Proposal – Consultation

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

Members discussed the proposal to remove the payphone and decided to adopt the kiosk for £1, as stated in the information received from BT.

e. Licensing Applications

No applications had been received.

Meeting Closed:	8.13pm	Next Meeting:	Wednesday 29th April, 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	25/01858/FUL	Fytche-Taylor Planning Ltd That Padel Club Whittle Close Newark NG24 2DY	Installation of amenity building and car park (retrospective).
2	26/00161/FUL	JRC Residential Ltd 29 Beeston Road Newark NG24 1SN	Proposed self build/custom build two bedroom dwelling and extension of dropped kerb. Replacement single garage.
3	26/00427/HOUSE	J Bailey 81 London Road Newark NG24 1SR	Single storey side extension.
4	26/00435/HOUSE	Mr D Willders 2 Wellington Road Newark NG24 1NJ	Remove existing coal store and lower ground to create hardstanding area. Raise height of boundary wall and incorporate railings.
5	26/00463/LBC	Mr D Stougiannos Ice Dental 27 Castle Gate Newark NG24 1BA	Internal alterations to existing upper floors layout.
6	26/00477/LBC	Newark & Sherwood D C First Floor The Buttermarket Middle Gate Newark	Creation of internal office and storage spaces to first floor mezzanine.
7	26/00479/HOUSE	Mr/s Wragg 16 Yarnsworth Road Middlebeck Newark NG24 3WL	Single storey rear extension and installation of window to side elevation.
8	26/00481/HOUSE	Palmers of Trentbridge 81 Marlestone Lane Middlebeck Newark NG24 3WD	Extend the existing fence boundary to the hedge line to increase garden space.

9	26/00483/RMAM	Thermotraffic Ltd Land at Godfrey Drive Winthorpe Newark NG24 2UA	Reserved Matters Planning application for the erection of a cold storage distribution centre with ancillary offices, parking, transport links and associated infrastructure.
10	26/00484/HOUSE	Mr & Mrs Watson 6 The Ivies Newark NG24 4SR	To part demolish the existing rear extension to form a single storey extension.
11	26/00488/FUL	A S K Robinson & Son 1A Wood Street Newark NG24 1PN	Change of use of the land to C3 and erection of two dwellings including new vehicular access. Demolition of storage building.
12	26/00503/LBC	Miss J Le Gallienne c/o Newark Book Festival Palace Theatre Car Park Appleton Gate Newark NG24 1JY	A painted mural situated on one of the external unpainted walls to the courtyard.
13	26/00508/FUL	JDSD Construction Ltd Payne & Gamage Solicitors 48 Lombard Street Newark NG24 1XP	Conversion of existing office space to 3 no. flats.
14	26/00522/S73M	Nottingham Community Housing Association 293 Bowbridge Road Newark NG24 4EQ	Variation to Condition 2 (Plans), Condition 9 (Boundaries) and Condition 22 (Noise mitigation) attached to Planning Permission 20/00580/FULM.
15	26/00541/S73M	Newark & Sherwood D C 32 Stodman Street Newark NG24 1AW	Variation of Condition 18 attached to planning permission 21/00699/FULM to vary the opening times of the ground floor units.

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	25/01980/FUL		
Date Registered	27 November 2025		
Proposal	Change of use of the former bank premises to four self-contained residential flats (Use Class C3).		
Location	Former TSB, 37 Castle Gate, Newark, NG24 1BD		
Applicant	Mr A Kirby, Office 8, Business Centre, 18 Friary, Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	27/03/2026		
Application No	26/00065/HOUSE		
Date Registered	27 January 2026		
Proposal	Proposed front entrance porch.		
Location	79 Riverside Road, Newark, NG24 4RL		
Applicant	Mr & Mrs S Kelham, 79 Riverside Road, Newark, NG24 4RL		
Decision	Application Permitted	Conditional	Y
Decision Date	23/03/2026		
Application No	26/00127/HOUSE		
Date Registered	27 January 2026		
Proposal	Proposed single storey rear flat roof extension.		
Location	34 Edgehill Drive, Newark, NG24 2GP		
Applicant	Mr D Boote, 34 Edgehill Drive, Newark, NG24 2GP		
Decision	Application Permitted	Conditional	Y
Decision Date	25/03/2026		
Application No	26/00151/ADV		
Date Registered	2 February 2026		
Proposal	Installation of illuminated and non-illuminated signage and repainting of the building.		
Location	Pizza Express, The Wharf, Newark, NG24 1EU		
Applicant	A Foden, Uxbridge, Middlesex		
Decision	Application Permitted	Conditional	Y
Decision Date	27/03/2026		
Application No	26/00154/LBC		
Date Registered	2 February 2026		
Proposal	Installation of illuminated and non-illuminated signage and repainting of the building.		
Location	Pizza Express, The Wharf, Newark, NG24 1EU		
Applicant	A Foden, Uxbridge, Middlesex		
Decision	Application Permitted	Conditional	Y
Decision Date	27/03/2026		

Application No	26/00156/PA		
Date Registered	2 February 2026		
Proposal	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.		
Location	Newark Rugby Club, Kelham Road, Newark, NG24 1WN		
Applicant	Mr D Pick, Newark Rugby Club, Kelham Road, Newark, NG24 1WN		
Decision	Prior Approval Required and Granted	Conditional	Y
Decision Date	27/03/2026		
Application No	25/02053/FULM		
Date Registered	14 January 2026		
Proposal	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 and stairs and new rooflights.		
Location	Former Perys Bingo, 69 Castle Gate, Newark		
Applicant	Castelgate Newark Ltd, Enterprise Park, Melton Mowbray, Leics		
Decision	Application Permitted	Conditional	Y
Decision Date	08/04/2026		
Application No	26/00368/TELNOT		
Date Registered	11 March 2026		
Proposal	Notification of the intention to install fixed line broadband apparatus.		
Location	Land at Yorke Drive, Newark		
Applicant	Openreach, 123 Judd Street, London		
Decision	No Objection	Conditional	
Decision Date	07/04/2026		
Application No	26/00203/DIS106		
Date Registered	18 February 2026		
Proposal	Request for confirmation of compliance of condition attached to planning permission 14/01978/OUTM and Section 106 agreement Schedule 2, paragraph 2.2 of the S106 Agreement (as amended) in respect of Affordable Housing Second Porton Review Process.		
Location	Land South of Newark, Bowbridge Lane, Balderton, Newark		
Applicant	Stantec, Birmingham		
Decision	Application Permitted	Conditional	
Decision Date	13/04/2026		

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.

**e. Installation of Upgraded Radio Apparatus at Cellnex UK Site:
Newark ATE, Lombard Street, Newark, NG24 1XG**

United Infrastructure have contacted us with regards to the above site. They are acting for Cellnex which is a Shared Infrastructure Provider who own, host and operate shared communications infrastructure across the UK. All the Mobile Network Operators utilise Cellnex sites in order to provide important mobile communications coverage to communities around the UK.

A proposal is to be put forward by Cellnex to install upgraded mobile phone communications apparatus at the above site. The installation as currently proposed requires planning permission and an application will be put forward shortly to Newark & Sherwood DC.

The work will consist of the removal of 6 no. antenna and the installation of 9 no. replacement antenna and ancillary radio equipment onto new support poles, along with 1 no. 0.3m transmission dish and ancillary development thereto at existing rooftop site.

United Infrastructure will consider comments forwarded to them from this meeting and they will then be summarised within the application sent to NSDC.

Background Papers:	None
Lead Officer:	Matthew Gleadell Tel: 01636 684800 Email: matthew.gleadell@newark.gov.uk