



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 27TH MAY 2026

Thursday 21st May 2026

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 27th May 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 27TH MAY 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 29th 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 B Corrigan (Vice Chair)
Cllr D Campbell
Cllr E Cropper
Cllr S Dickinson
Cllr V Macdonald
Cllr N Ross
Cllr L Roulstone
Cllr M Skinner
Cllr M Spoons



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 27th May 2026

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 29th April, 2026 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	T Collier (Vice Chair) (Ap) D Campbell (Ap) E Cropper S Dickinson N Ross L Roulstone M Skinner
In Attendance	Town Clerk	Matthew Gleadell
Apologies	Councillors T Collier & D Campbell	
Taking Minutes:		Matthew Gleadell
Public:	There were 0 members of the public present and 0 members of the Press.	
Venue:	Council Chamber, Town Hall.	

PR68/25/26 Minutes

The Minutes of the last meeting held on Wednesday 1st April, 2026 were **AGREED** and signed as a true and correct record.

PR69/25/26 **Declarations of Interest**

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

PR70/25/26 **Neighbourhood Plan – Next Steps**

The date of the next meeting was noted by those present.

PR71/25/26 **Outstanding Planning Applications**

- 1. 25/01858/FUL** **That Padel Club, Whittle Close, Newark, NG24 2DY**

Installation of amenity building and car park (retrospective).

NTC object to this application on the basis of the concerns raised by Highways.
- 2. 26/00161/FUL** **29 Beeston Road, Newark, NG24 1SN**

Proposed self-build/custom build, two-bedroom dwelling and extension of dropped kerb. Replacement single garage.

NTC object to this application on the basis that the development will cause harm to the street scene, fails to retain sufficient amenity space for the new dwelling and does not respect the character of the nearby Conservation Area.
- 3. 26/00427/HOUSE** **81 London Road, Newark, NG24 1SR**

Single storey side extension.

NTC object to this application and support the comments of the Conservation Officer.
- 4. 26/00435/HOUSE** **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.

No Objection was raised to this application.
- 5. 26/00463/LBC** **27 Castle Gate, Newark, NG24 1BA**

Internal alterations to existing upper floors layout.

No Objection was raised to this application.
- 6. 26/00477/LBC** **First Floor, The Buttermarket, Middle Gate, Newark**

Creation of internal office and storage spaces to first floor mezzanine.

Cllr N Ross declared a non-pecuniary interest as a member of NSDC.

No Objection was raised to this application.

- 7. 26/00479/HOUSE 16 Yarnsworth Road, Middlebeck, Newark, NG24 3WL**

Single storey rear extension and installation of window to side elevation.

No Objection was raised to this application.

- 8. 26/00481/HOUSE 81 Marlestone Lane, Middlebeck, Newark, NG24 3WD**

Extend the existing fence boundary to the hedge line to increased garden space.

NTC Object to this proposal due to the harm to the street scene which the development will cause. NTC notes that in time, the planted hedge may develop further which would allow the applicant to potentially remove their fence and rely on the hedge as their boundary structure.

- 9. 26/00483/RMAM 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.

NTC ask that all appropriate measures are incorporated into the development that will support the building being as sustainable as possible such as solar panels, rain water harvesting, ground source heat pumps and other relevant and proportionate measures.

- 10. 26/00484/HOUSE 6 The Ivies, Newark, NG24 4SR**

To part demolish the existing rear extension to form a single storey extension.

No Objection was raised to this application.

- 11. 26/00488/FUL 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.

No Objection was raised to this application.

- 12. 26/00503/LBC Palace Theatre Car Park, Appleton Gate, Newark, NG24 1JY**

A painted mural situated on one of the external unpainted walls to the courtyard.

- Cllr N Ross declared a non-pecuniary interest as a member of NSDC.**
- No Objection was raised to this application.**
- 13. 26/00508/FUL** **Payne & Gamage Solicitors, 48 Lombard Street, Newark, NG24 1XP**
- Conversion of existing office space to 3 no. flats.
- Cllr M Skinner declared a non-pecuniary interest as he knows one of the partners of the business that occupies the building.**
- No Objection was raised to this application.**
- 14. 26/00522/S73M** **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.
- No Objection was raised to this application.**
- 15. 26/00541/S73M** **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.
- No Objection was raised to this application.**
- 1. 26/00442/HOUSE Addendum** **15 Shelton Avenue, Newark, NG24 4NX**
- Remove existing window and replace with new bay window extension to front elevation.
- No Objection was raised to this application.**
- 2. 26/00547/FUL Addendum** **Land at Hutchinson Road, Newark, NG24 2GH**
- Erection of a 4-bed detached dwelling with an integral garage, removal of 2 trees protected by a TPO and planting of 4 new trees.
- NTC Object to this application. The loss of trees, the harm to the street scene and highway safety concerns do not justify the proposed development.**
- 3. 26/00553/FUL Addendum** **Barnby Gate Surgery, 50 Barnby Gate, Newark, NG24 1QD**
- Proposed rear first floor extension and front second floor extension and relocation of main entrance.
- NTC whilst supportive of the buildings use, Object to this proposal. The absence of sufficient parking is a concern for highway safety on nearby streets. The height of the**

development will provide a level of overview on nearby properties. The scale of the development is too large for the footprint of the site.

4. 26/00558/HOUSE Addendum

32 Hine Avenue, Newark, NG24 2LH

Proposed side and rear single storey extension.

No Objection was raised to this application.

5. 26/00563/HOUSE Addendum

2 Rupert Crescent, Newark, NG24 4AP

Proposed hip-to-gable attic conversion and internal alterations.

NTC Objects to this application. The design will not be in keeping with the street scene, especially the alterations to the roof which will change the balance of the property with its adjoining property.

PR71/25/26 Notice of NSDC Planning Decisions

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

PR72/25/26 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.

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

No Objection was raised to this application.

f. Public Path Diversion – Hawton Footpath No. 5 Order 2026

No Objection was raised to this application.

Meeting Closed:	8.35pm	Next Meeting:	Wednesday 27 May, 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	26/00352/FUL	Mr R Loria 114 North Gate Newark NG24 1HJ	Demolition of existing timber garage and greenhouse and the erection of a 2 bedroom town house with integral garage.
2	26/00598/FUL	AMP Clean Energy Grass Verge Off Sleaford Road Newark	Construction and operation of a micro energy storage project.
3	26/00653/FUL	Holton School 67 London Road Newark NG24 1RZ	Proposed change of use from commercial offices to independent school (E to F1).

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	25/01710/FULM		
Date Registered	21 October 2025		
Proposal	New care home facility (C2 use class) with associated parking, landscaping and ancillary works.		
Location	Former Woods Court, Walker Close, Newark, NG24 4BP		
Applicant	Torsion Care Ltd, West Yorkshire		
Decision	Application Permitted	Conditional	Y
Decision Date	22/04/2026		
Application No	25/01990/HOUSE		
Date Registered	24 December 2025		
Proposal	Internal alterations to improve layout, replacement of conservatory with single storey extension incorporating green roof and roof terrace and thermal upgrades including windows.		
Location	Springfield House, 23 Farndon Road, Newark, NG24 4SB		
Applicant	Mr A Alburey, Springfield House, 23 Farndon Road, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	20/04/2026		
Application No	26/00219/LDCP		
Date Registered	24 February 2026		
Proposal	Application for lawful development certificate for proposed operation of small pedicure business from existing garage and external alterations.		
Location	9 Grange Road, Newark, NG24 4LH		
Applicant	Mrs Sidona-Paula Gontineac, 9 Grange Road, Newark, NG24 4LH		
Decision	Certificate Issued	Conditional	
Decision Date	23/04/2026		
Application No	26/00285/HOUSE		
Date Registered	2 March 2026		
Proposal	Proposed linked carport with pitched tiled roof.		
Location	23A Farndon Road, Newark, Notts, NG24 4SB		
Applicant	Mr S Bonser, 23A Farndon Road, Newark, Notts, NG24 4SB		
Decision	Application Permitted	Conditional	Y
Decision Date	22/04/2026		
Application No	26/00320/HOUSE		
Date Registered	6 March 2026		
Proposal	Proposed single storey extension and first floor rear extension.		
Location	3 Mulberry Close, Newark, NG24 2UB		
Applicant	Mr M Bell, 3 Mulberry Close, Newark, NG24 2UB		
Decision	Application Permitted	Conditional	Y
Decision Date	29/04/2026		

Application No	26/00339/S73		
Date Registered	11 March 2026		
Proposal	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.		
Location	6 Rivermead, Newark, NG24 4QT		
Applicant	Mr N Smith, 6 Rivermead, Newark, NG24 4QT		
Decision	Application Permitted	Conditional	Y
Decision Date	27/04/2026		
Application No	26/00336/FUL		
Date Registered	11 March 2026		
Proposal	Change of use from car sales garage to dental practice. External lighting, render and cladding.		
Location	Taylor Motor Group, 120 Farndon Road, Newark, NG24 4SW		
Applicant	Titchfield Clinic Newark Ltd, Titchfield Property Ltd, The Fourways, Leeming Lane South, Mansfield, NG19 9AH		
Decision	Application Permitted	Conditional	Y
Decision Date	06/05/2026		
Application No	26/00369/S19LBC		
Date Registered	12 March 2026		
Proposal	Variation of Condition 2 attached to Listing Building Consent 24/01868/LBC to amend the approved plans to move the location of the Help Point.		
Location	Newark Northgate Railway Station, Appleton Gate, Newark, NG24 1LS		
Applicant	LNER, West Offices, Station Rise, York, SO1 6GA		
Decision	Application Permitted	Conditional	Y
Decision Date	06/05/2026		
Application No	26/00242/S73		
Date Registered	23 February 2026		
Proposal	Application for variation of Condition 03 to amend approved bricks and roof tiles attached to planning permission 04/02339/FUL; Residential development – erection of 5 dwellings.		
Location	65A London Road, Newark, NG24 1RZ		
Applicant	E Doogan-Hobbs, 65A London Road, Newark, NG24 1RZ		
Decision	Application Permitted	Conditional	Y
Decision Date	13/05/2026		

PLANNING COMMITTEE

SUBJECT:	MISCELLANEOUS APPLICATIONS
REPORT BY:	TOWN CLERK

- a. Nottinghamshire County Council Applications**
The Nottinghamshire County Council (Bowbridge Road, Newark)
(Prohibition of Waiting) Traffic Regulation Order 2026 (3413) – Public Advert
 Concerns have been raised about inconsiderate and obstructive parking on Bowbridge Road, Newark. This reduces visibility and access for drivers and pedestrians using this road.
 To address this issue, it is proposed to introduce ‘No Waiting at any Time’ restrictions (double yellow lines) along the following lengths of road:
 Bowbridge Road, West side – from a point 12 metres north of the northern entrance to Newark Hospital in a southerly direction for 164 metres.
- 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