



Newark TOWN COUNCIL

PLANNING COMMITTEE

WEDNESDAY 29TH JULY 2026

Thursday 23rd July 2026

Dear Councillor

You are summonsed to attend a meeting of the Planning Committee at 7pm on Wednesday 29th July 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 be 'M Gleadell'.

Matthew Gleadell
Town Clerk

PLANNING COMMITTEE
WEDNESDAY 29TH JULY 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 24th June 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 21 |

Committee Membership:

Cllr L Geary (Chair)
Cllr S Dickinson (Vice Chair)
Cllr D Campbell
Cllr E Cropper
Cllr V Macdonald
Cllr N Ross
Cllr M Skinner
Cllr M Spoors



Newark TOWN COUNCIL

Agenda Item No: 2

Committee Date: Wednesday 29th July 2026

PLANNING COMMITTEE MINUTES

Minutes of the Planning Committee meeting held on Wednesday 24th June, 2026 in the Council Chamber, Town Hall.

Membership Present:	Councillor	L Geary (Chair)
	Councillor	Cllr S Dickinson (Vice Chair) Cllr D Campbell Cllr E Cropper Cllr V Macdonald Cllr N Ross Cllr M Skinner Cllr M Spoors (A)
In Attendance	Town Clerk	Matthew Gleadell
Apologies	No apologies were given.	
Taking Minutes:		Matthew Gleadell
Public:	There were 0 members of the public present and 1 member of the Press.	
Venue:	Council Chamber, Town Hall.	

PR07/26/27 Minutes

The Minutes of the last meeting held on Wednesday 27th May, 2026 were **AGREED** and signed as a true and correct record.

PR08/26/27 Declarations of Interest

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

PR09/26/27 Neighbourhood Plan – Next Steps

A brief update was given by Cllr L Geary with confirmation of dates of forthcoming Neighbourhood Plan meetings confirmed as follows:

Wednesday 8th July at 7pm – please read documents in advance and either submit or bring along suggested amendments to the meeting. Suggestions for amendments agreed at the meeting will then be sent to Helen on Thursday 9th July.

Wednesday 19th August – time to be confirmed. This will be an online meeting with Helen.

PR10/26/27 Outstanding Planning Applications

**26/00508/FUL Payne & Gamage Solicitors, 48 Lombard Street,
Amended Newark, NG24 1XP**

Conversion of existing office space to 3 no. flats.

Cllr M Skinner declared a non-pecuniary interest in this application.

No Objection was raised to this application.

**26/00532/FUL JB Fitness, Unti 1 Hawton Business Park, Hawton
Lane, Balderton, Newark, NG24 3BU**

Change of use from B8 Storage & Distribution to Class E (Gymnasium).

Cllr V Macdonald declared a non-pecuniary interest in this application.

No Objection was raised to this application.

**26/00553/FUL Barnby Gate Surgery, 50 Barnby Gate, Newark,
Amended NG24 1QD**

Proposed rear first floor extension and front second floor extension and relocation of main entrance.

NTC sustain their previous comments made in relation to the previous application for this development.

**26/00707/S73 The Old Piano School, Mount Lane, Newark, NG24
1JT**

Variation to Condition 12 attached to planning permission 24/00914/FUL to amend the approved plans for house 5 (now shown as house 1) only.

No Objection was raised to this application.

26/00726/S73M	Castle Gate Leisure Centre, 69 Castle Gate, Newark, NG24 1BE Variation of Conditions 2 (amend the approved plans), 3 (Noise Mitigation), 4 (features), 5 (Noise Mitigation Implementation), 6 (Cycle Storage Compliance), 7 (Materials) and 8 (Amend the bin storage plans) attached to planning permission 24/01812/FULM – Subdivision of first, second and attic floors to create 24 new residential apartments and minor elevational changes. NTC sustain their previous comments made in relation to the previous application for this development.
26/00738/LBC	55 Mill Gate, Newark, NG24 4TU Re-paint weathered front door and gate to previous colour, heritage green. No Objection was raised to this application.
26/00751/HOUSE	43 Bancroft Road, Newark, NG24 1SF Erection of a single storey rear house extension. No Objection was raised to this application.
26/00785/LBC	Palace Theatre, 16-18 Appleton Gate, Newark, NG24 1JY Proposed internal safety works consisting of: New catwalks on box tops. New catwalk platform and ladder to the stage left fly floor. Replacement stage safety fire curtain. Cllr N Ross declared a non-pecuniary interest in this application. No Objection was raised to this application.
26/00786/HOUSE	97 Farndon Road, Newark, NG24 4SQ Proposed single storey side and rear extensions, including internal alterations. No Objection was raised to this application.
26/00815/LBC	The Ossington, Beast Market Hill, Newark, NG24 1BH Internal alterations to ground floor commercial unit to form Café and Contemporary Art Gallery. No Objection was raised to this application.

- 26/00701/FUL Lovers Lane County Primary School, Warburton Street, Newark, NG24 1LT**
- Removal of low timber fence, boundary wall, wire fencing and gates. Replacement with new security fencing including 1 double gate and 2 pedestrian gates. Relocation of existing 'No Stopping' street sign and installation of new pedestrian guardrail on pavement.
- No Objection was raised to this application.**
- 26/00772/LBC 25 Pelham Street, Newark, NG24 4XD**
- Remove two casement windows to the front elevation and replace with hardwood sash windows.
- No Objection was raised to this application.**
- 26/00841/LBC St Catherine's House, Wilson Street, Newark, NG24 1EN**
- Repair works to boundary wall.
- Cllr N Ross declared a non-pecuniary interest in this application.
- No Objection was raised to this application.**
- 26/00807/FUL Harvey Select Cars, Unit 5 Hawton Business Park, Hawton Lane, Balderton, Newark, NG24 3BU**
- Change of use from B8 Storage & Distribution to Mixed Sui Generis use for appointment-based motor vehicle sales, storage, preparation and ancillary office use.
- Cllr V Macdonald declared a non-pecuniary interest in this application.
- No Objection was raised to this application.**
- 26/00811/FUL 44 Kirk Gate, Newark, NG24 1AB**
- Conversion of existing 6-bedroom HMO Use Class C4 to 7-bedroom HMO Use Class Sui Generis.
- No Objection was raised to this application.**

PR11/26/27 Notice of NSDC Planning Decisions

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

PR12/26/27 Miscellaneous Applications

a. Nottinghamshire County Council Applications

No applications had been received.

b. Street Naming

No applications had been received.

c. Notification of Appeals

Site Address: 26/00015/ENFC – 9 Trinity Road, Newark

Alleged breach: Erected a detached outbuilding without planning permission.

An Appeal has been made to the Secretary of State against an enforcement notice issued by NSDC alleging the above.

Site Address: 81 Marlestone Lane, Middlebeck, Newark

Proposal: Extend the existing fence boundary to the hedge line to increase garden space.

An appeal has been made to the Secretary of State against the decision of NSDC regarding an **Appeal Against Decision** for the proposed development described above.

d. Licensing Applications

No applications had been received.

Meeting Closed:	7.45pm	Next Meeting:	Wednesday 29th July, 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	26/00509/HOUSE	Mr & Mrs O'Connell 12 Willows Walk Middlebeck Newark NG24 3WU	Dormer roof extension to create additional bedroom and office space.
2	26/00853/LBC	Mr J Haviland 55 Mill Gate Newark NG24 4TU	Repair to existing cracked and bubbled render. Re-point bricks with lime mortar where required.
3	26/00961/LBC	Newark & Sherwood D C Palace Theatre 16-18 Appleton Gate Newark NG24 1JY	Proposed internal lighting works and associated electrical upgrades.
4	26/00976/FUL	Nutrius Properties Ltd Everyday Champions Centre Brunel Business Park Jessop Close Newark NG24 2AG	Proposed conversion to SEMH school, proposed Multi-Use Games Area (2no. MUGA), car parking and landscaping.
5	26/01004/S73	Messrs D & W Bower Park View Caravan Park Tolney Lane Newark NG24 1DA	Removal of Condition 1 (temporary personal condition) 25/00131/S73 to allow the site to be occupied by gypsies and travellers in terms of annex 1 – Planning Policy for Travellers Sites 2024.
6	26/01019/LBC	Newark Town Council Newark Cemetery London Road Newark NG24 1SQ	Conservation and repair works to the Cemetery Chapel.
7 & 8	26/01051/HOUSE & 26/01101/LBC	Mr A Valantine The Coachhouse 14A North Gate Newark NG24 1EZ	New lean-to garage.
9	26/01063/FUL	AMP Clean Energy Junction Kelham Road Newark NG24 1BX	The construction and operation of a micro battery storage project.

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	25/01066/FUL		
Date Registered	11 August 2025		
Proposal	Erection of a two-storey side extension and internal alterations to form seven residential units and retail unit.		
Location	Marriots cycles, 16A Appleton Gate, Newark, NG24 1JY		
Applicant	Perspective Property (Newark) Ltd – Ms G Braithwaite, Unit 2 Burley House, Rowditch Place, Derby.		
Decision	Application Permitted	Conditional	Y
Decision Date	19/06/2026		
Application No	26/00427/HOUSE		
Date Registered	30 March 2026		
Proposal	Single storey side extension.		
Location	81 London Road, Newark, NG24 1SR		
Applicant	J Bailey, 81 London Road, Newark, NG24 1SR		
Decision	Application Permitted	Conditional	Y
Decision Date	19/06/2026		
Application No	26/00484/HOUSE		
Date Registered	14 April 2026		
Proposal	To part demolish the existing rear extension to form a single storey extension.		
Location	6 The Ivies, Newark, NG24 4SR		
Applicant	Mr & Mrs Watson, 6 The Ivies, Newark, NG24 4SR		
Decision	Application Permitted	Conditional	Y
Decision Date	19/06/2026		
Application No	26/00563/HOUSE		
Date Registered	16 April 2026		
Proposal	Proposed Hip-To-Gable attic conversion and internal alterations.		
Location	2 Rupert Crescent, Newark, NG24 4AP		
Applicant	Mr Burrows & Ms Coates, 2 Rupert Crescent, Newark, NG24 4AP		
Decision	Application Permitted	Conditional	Y
Decision Date	15/06/2026		
Application No	26/00477/LBC		
Date Registered	30 March 2026		
Proposal	Creation of internal office and storage spaces to first floor mezzanine.		
Location	First Floor, The Buttermarket, Middle Gate, Newark, NG24 1BF		
Applicant	NSDC, Castle House, Great North Road, Newark, NG24 1BY		
Decision	Application Permitted	Conditional	Y
Decision Date	22/06/2026		
Application No	26/00508/FUL		
Date Registered	7 April 2026		
Proposal	Conversion of existing office space to 3 no. flats.		
Location	Payne & Gamage Solicitors, 48 Lombard Street, Newark, NG24 1XP		
Applicant	JDSD Construction Ltd, 29A London Road, Newark, NG24 1TN		
Decision	Application Permitted	Conditional	Y
Decision Date	26/06/2026		

Application No	26/00653/FUL		
Date Registered	1 May 2026		
Proposal	Proposed change of use from commercial offices to independent school (E to F1).		
Location	67 London Road, Newark, NG24 1RZ		
Applicant	Holton School, The Old Mart, Church Lane, Sleaford		
Decision	Application Permitted	Conditional	Y
Decision Date	26/06/2026		
Application No	26/00175/S73		
Date Registered	5 March 2026		
Proposal	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.		
Location	The Former Piano School, Mount Lane, Newark, NG24 1JT		
Applicant	Mr Billy Morris, 64 Castle Boulevard, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	29/06/2026		
Application No	26/00328/ADV		
Date Registered	6 March 2026		
Proposal	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.		
Location	27 Castle Gate, Newark, NG24 1BA		
Applicant	Mr D Stougainnos, 27 Castle Gate, Newark, NG24 1BA		
Decision	Application Permitted	Conditional	Y
Decision Date	30/06/2026		
Application No	26/00333/LBC		
Date Registered	9 March 2026		
Proposal	Proposed non illuminated hanging sign with decorative scroll bracket and illuminated fascia sign to the front elevation.		
Location	27 Castle Gate, Newark, NG24 1BA		
Applicant	Mr D Stougiannos, 27 Castle Gate, Newark, NG24 1BA		
Decision	Application Permitted	Conditional	Y
Decision Date	30/06/2026		
Application No	26/00541/S73M		
Date Registered	15 April 2026		
Proposal	Variation of Condition 18 attached to planning permission 21/00699/FULM to vary the opening times of the ground floor units.		
Location	32 Stodman Street, Newark, NG24 1AW		
Applicant	NSDC, Castle House, Great North Road, Newark, NG24 1BY		
Decision	Application Permitted	Conditional	Y
Decision Date	03/07/2026		

Application No	26/00553/FUL		
Date Registered	16 April 2026		
Proposal	Proposed rear first floor extension and front second floor extension and relocation of main entrance.		
Location	Barnby Gate Surgery, 50 Barnby Gate, Newark, NG24 1QD		
Applicant	Barnby Gate Surgery, 50 Barnby Gate, Newark, NG24 1QD		
Decision	Application Permitted	Conditional	Y
Decision Date	30/06/2026		
Application No	26/00598/FUL		
Date Registered	24 April 2026		
Proposal	Construction and operation of a micro energy storage project.		
Location	Grass verge off, Sleaford Road, Newark		
Applicant	AMP Clean Energy, London		
Decision	Application Permitted	Conditional	Y
Decision Date	03/07/2026		
Application No	26/00692/LDCP		
Date Registered	12 May 2026		
Proposal	Certificate of Lawfulness for proposed replacement of wooden windows and doors.		
Location	1-16C The Waterfront, Newark, NG24 4SG		
Applicant	The Waterfront (Newark) Management Ltd, 14 The Waterfront, Newark, NG24 4SG		
Decision	Certificate Issued	Conditional	
Decision Date	02/07/2026		
Application No	26/00648/FUL		
Date Registered	20 May 2026		
Proposal	Vary the use from class E to classes E and F – ground floor only.		
Location	14 Market Place, Newark, NG24 1DU		
Applicant	NSDC, Castle House, Great North Road, Newark, NG24 1BY		
Decision	Application Permitted	Conditional	Y
Decision Date	03/07/2026		
Application No	26/00751/HOUSE		
Date Registered	20 May 2026		
Proposal	Erection of a single storey rear house extension.		
Location	43 Bancroft Road, Newark, NG24 1SF		
Applicant	Mr I Lowe, 43 Bancroft Road, Newark, NG24 1SF		
Decision	Application Permitted	Conditional	Y
Decision Date	03/07/2026		
Application No	26/00522/S73M		
Date Registered	9 April 2026		
Proposal	Variation to Condition 2 (Plans), Condition 9 (Boundaries) and Condition 22 (Noise mitigation) attached to Planning Permission 20/00580/FULM.		
Location	293 Bowbridge Road, Newark		
Applicant	Mr A Pidgeon, Clifton, Nottingham		
Decision	Application Permitted	Conditional	Y
Decision Date	10/07/2026		

Application No	26/00352/FUL		
Date Registered	11 May 2026		
Proposal	Demolition of existing timber garage and greenhouse and the erection of a 2 bedroom town house with integral garage.		
Location	114 North Gate, Newark, NG24 1HJ		
Applicant	Mr R Loria, 114 North Gate, Newark, NG24 1HJ		
Decision	Application Permitted	Conditional	Y
Decision Date	09/07/2026		
Application No	26/00786/HOUSE		
Date Registered	28 May 2026		
Proposal	Proposed single storey side and rear extensions including internal alterations.		
Location	97 Farndon Road, Newark, NG24 4SQ		
Applicant	Mr Daltry & Ms Toule, 97 Farndon Road, Newark, NG24 4SQ		
Decision	Application Permitted	Conditional	Y
Decision Date	06/07/2026		
Application No	26/00953/TELNOT		
Date Registered	19 June 2026		
Proposal	1 new 9m wooden pole		
Location	Telecommunications WP1, Tolney Lane, Newark		
Applicant	S Petkar		
Decision	No Objection	Conditional	
Decision Date	06/07/2026		
Application No	26/00702/LBC		
Date Registered	13 May 2026		
Proposal	Proposed alterations to garage, re-roofing and replacement of rainwater goods.		
Location	Hesketh House, 84 Victoria Street, Newark, NG24 4UF		
Applicant	Mrs R Thompson, Hesketh House, 84 Victoria Street, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/07/2026		
Application No	26/00738/LBC		
Date Registered	19 May 2026		
Proposal	Re-paint weathered front door and gate to previous colour, heritage green.		
Location	55 Mill Gate, Newark, NG24 4TU		
Applicant	Ms C Hiams, 55 Mill Gate, Newark, NG24 4TU		
Decision	Application Permitted	Conditional	Y
Decision Date	14/07/2026		
Application No	26/00532/FUL		
Date Registered	20 May 2026		
Proposal	Change of use from B8 Storage and Distribution to Class E (Gym)		
Location	JB Fitness, Unit 1, Hawton Business Park, Hawton Lane, Balderton, Newark, NG24 3BU		
Applicant	J Brown, 6 Camdale Lane, Fernwood, Newark		
Decision	Application Permitted	Conditional	Y
Decision Date	15/07/2026		

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

Site Address: 9 Trinity Road, Newark, NG24 4EN

Alleged Breach: Erection of a detached outbuilding

Application Ref: 26/00015/ENFC

An appeal has been made to the Secretary of State against an enforcement notice issued by NSDC.

Site Address: 81 Marleston Lane, Middlebeck, Newark, NG24 3WD

Proposal: Extend the existing fence boundary to the hedge line to increase garden space.

An appeal has been made to the Secretary of State against the decision of NSDC regarding an Appeal Against Decision for the proposed development described above.

d. Licensing Applications

No applications have been received.

e. Newark & Sherwood Local Plan

The Town Council have been invited to participate in the Scoping Consultation for the forthcoming Newark & Sherwood Local Plan. The purpose of this consultation is to seek early views on the scope, key issues and priorities that should be considered moving forward in the Location Plan.

The Consultation will run for a period of one month, beginning on the 1st July 2026 and closing at 5pm on the 31st July 2026.

Supporting information relating to the Local Plan Scoping Consultation is available on NSDC's website: [The new Local Plan | Newark & Sherwood District Council](#)

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

