

PLANNING COMMITTEE

Tuesday, 27th February, 2024
Time of Commencement: 7.20 pm

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Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Hutchison	Brockie
	Fear	Burnett-Faulkner	Beeston
	Holland	Gorton	
	Bryan	J Williams	

Apologies: Councillor(s) D Jones

Officers:	Rachel Killeen	Development Management Manager
	Geoff Durham	Civic & Member Support Officer
	Charles Winnett	Senior Planning Officer
	Craig Jordan	Service Director - Planning
	Anthony Harold	Service Director - Legal & Governance / Monitoring Officer
	Debbie Hulme	Senior Planning Officer

Also in attendance:	Christie Goffe	Staffordshire Highways
	Simon Hawe	Staffordshire Highways

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Unfortunately, due to technical issues, persons watching on YouTube were unable to view the plans being displayed.

1. DECLARATIONS OF INTEREST

Unfortunately, due to technical issues, persons watching on YouTube were unable to view the plans being displayed.

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 30 January, 2024 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS. SHROPSHIRE HOMES LIMITED. 23/00002/OUT

Revised Recommendation proposed by Councillor Bryan and seconded by Councillor Burnett-Faulkner.

Councillor Panter spoke on this application.

Members raised several concerns with this application regarding the unsustainability of the development, the lack of infrastructure and the effect on the character and appearance of the area.

Resolved: That the application be refused for the following reasons:

- (i) Unsustainable location due to lack of infrastructure available locally to support the development and need to travel by car to access higher level services.
- (ii) Loss of best and most versatile agricultural land.
- (iii) Harm to the setting of Whitehouse Farm, a Grade II Listed Building.
- (iv) Harm to the character and appearance of the rural landscape.

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4. **APPLICATION FOR MAJOR DEVELOPMENT - 7 VICTORIA STREET, NEWCASTLE UNDER LYME. MR ANTHONY PODMORE. 23/00784/FUL**

The applicant had requested that this item be deferred to a future meeting.

Resolved: That a decision on the application be deferred to allow further time for the consideration of the issue of financial viability.

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5. **APPLICATION FOR MINOR DEVELOPMENT - NEWCASTLE-UNDER-LYME BOROUGH COUNCIL DEPOT, KNUTTON LANE. NEWCASTLE BOROUGH COUNCIL. 23/00949/DEEM3**

Resolved: That the application be permitted subject to the undermentioned conditions:

- (i) Time Limit
- (ii) Approved plans
- (iii) Materials to match existing

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6. **APPLICATION FOR MINOR DEVELOPMENT - LAND TO SOUTH OF A52, LIVERPOOL ROAD, NEWCASTLE. MORGAN SINDALL CONSTRUCTION (ON BEHALF OF NEWCASTLE BOROUGH COUNCIL). 24/00017/DEEM3**

Resolved: That the application be permitted subject to the undermentioned conditions:

- (i) 2 year temporary permission
- (ii) Approved plans
- (iii) Height of mound to not exceed 2 metres
- (iv) Compliance with the mitigation measures set out in the Air Quality Assessment, Construction Environmental Management Plan and Air Quality and Dust Improvement Plan

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7. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3

- Resolved:**
- (i) That the information be received.
 - (ii) That an update report be brought to committee in two months' time.

[Watch the debate here](#)

8. URGENT BUSINESS

There was no Urgent Business.

9. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 9.59 pm