

**PLANNING COMMITTEE**

Tuesday, 8th October, 2024  
Time of Commencement: 7.00 pm

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**Present:** Councillor Paul Northcott (Chair)

**Councillors:** Crisp Holland Gorton  
Burnett-Faulkner Hutchison J Williams  
Bryan Brown G Williams

**Apologies:** Councillor(s) Beeston and Fear

**Substitutes:** Councillor Gill Heesom (In place of Councillor Andrew Fear)

**Officers:** Geoff Durham Civic & Member Support Officer  
Anthony Harold Service Director - Legal &  
Governance / Monitoring Officer  
Craig Jordan Service Director - Planning  
Rachel Killeen Development Management  
Manager  
Louise Wallace Urban Design/Conservation  
Officer

**1. DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

**2. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 10 September, 2024 be agreed as a correct record.

**3. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. BELLWAY HOMES LIMITED. 24/00313/REM**

*Additional recommendations (xvi) and (xvii) proposed by Councillor Holland and seconded by Councillor Bryan*

**Resolved:** That the application be permitted, subject to the undermentioned conditions:-

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing materials
- (iv) Boundary treatments

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- (v) Hard surfacing materials
- (vi) Revised highway details
- (vii) Detailed highway design information
- (viii) Gradient of footway and cycle links
- (ix) Implementation of residential access arrangement
- (x) Provision of pedestrian visibility splays
- (xi) Details of parking and turning
- (xii) Provision of cycle storage
- (xiii) Landscaping scheme
- (xiv) Tree protection
- (xv) Refuse strategy
- (xvi) Prior approval of lighting scheme
- (xvii) Establishment of a liaison committee.

Members requested that the Chair write a letter to Staffordshire County Council Highways asking them to review the access arrangements and revisit the scheme after twelve months in terms of highway safety.

[Watch the debate here](#)

### **4. APPLICATION FOR MAJOR DEVELOPMENT - NEW FARM, ALSAGER ROAD, AUDLEY. MANOR VIEW CARE HOME LTD. 23/00522/FUL**

*Councillors' Lewis and Wilkes spoke on this application*

*Amended recommendation proposed by Councillor Holland and seconded by Councillor Burnett-Faulkner.*

Members debated at length, raising concerns about development within the Green Belt and overdevelopment of the site. In addition, they did not feel that any special circumstances existed to enable the development to go ahead.

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

- (i) The disbenefits of the scheme outweigh the benefits and therefore contradict paragraph 214 of the National Planning Policy Framework.
- (ii) It is not considered that very special circumstances exist to outweigh the harm to the Green Belt.

[Watch the debate here](#)

### **5. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

- Resolved:**
- (i) That the information be received.
  - (ii) That an update report be brought back to this Committee in two month's time.

[Watch the debate here](#)

### **6. DISCLOSURE OF EXEMPT INFORMATION**

**Resolved:-** That the public be excluded from the meeting during consideration of the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act, 1972

**7. URGENT BUSINESS**

*The following item was considered as urgent because the timetable for the proceedings fell before the next scheduled meeting of the Planning Committee.*

LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE  
LOGGERHEADS. 23/00002/OUT

Following a discussion of a report regarding an ongoing planning appeal, Members agreed with the officer's recommendation.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 9.45 pm