

**PLANNING COMMITTEE**

Tuesday, 22nd April, 2025  
Time of Commencement: 7.00 pm

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

**Councillors:** Crisp Fear Brown  
Beeston Holland J Williams  
Bryan Hutchison G Williams

**Apologies:** Councillor(s) Burnett-Faulkner and Gorton

**Substitutes:** Councillor Stephen Sweeney (In place of Councillor Gillian Burnett -Faulkner)  
Councillor David Grocott (In place of Councillor Richard Gorton)

**Officers:** Geoff Durham Civic & Member Support Officer  
Craig Jordan Service Director - Planning  
Charles Winnett Senior Planning Officer  
Jacob Wood Planning Officer

Also in attendance:

**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 25 March, 2025 be agreed as a correct record.

**3. APPLICATION FOR MINOR DEVELOPMENT - LAND AND GARAGES, BRIERYHURST ROAD, KIDSGROVE. MR SIMON JONES. 24/00915/FUL**

*Revised recommendation proposed by the Chair, Councillor Northcott and seconded by Councillor Bryan*

**Resolved:** That the application be deferred in order to obtain further details on the pergola; drainage; footpaths and access and any external lighting.

[Watch the debate here](#)

**4. APPLICATION FOR MINOR DEVELOPMENT - LAND REAR OF 5 MORNINGSIDE & 16 LAVEROCK GROVE, MADELEY. HEWITT&CARR ARCHITECTS. 24/00421/OUT**

## **Planning Committee - 22/04/25**

*Councillor Jill Whitmore spoke on this application*

*Revised recommendation proposed by Councillor Fear and seconded by Councillor John Williams*

**Resolved:** That the application be deferred in order to obtain more information on the access including whether it would be adopted. In addition, details requested on the garages within the site area.

[Watch the debate here](#)

5. **APPLICATION FOR MINOR DEVELOPMENT - ROSE COTTAGE, WOODSIDE, HILL CHORLTON. MR L CLARKE, CCP DEVELOPMENTS (STONE) LIMITED. 25/00080/OUT**

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

- (i) Standard time limits for submission of reserved matters and commencement of development
- (ii) Approved plans
- (iii) Limit on construction hours
- (iv) Habitat and maintenance plan
- (v) Unexpected contamination
- (vi) Surface water drainage scheme
- (vii) Works to be completed in accordance with ecological appraisal
- (vii) Access to be completed in accordance with the visibility splays details
- (viii) Works to be completed in accordance with the arboricultural assessment

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6. **APPLICATION FOR MINOR DEVELOPMENT - 39-41 MERRIAL STREET, NEWCASTLE UNDER LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 25/00180/DEEM3**

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

- (i) Approved plans

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7. **APPLICATION FOR MINOR DEVELOPMENT - 21 MERRIAL STREET, NEWCASTLE UNDER LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 25/00184/DEEM3**

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

- (i) Approved plans

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8. **APPLICATION FOR MINOR DEVELOPMENT - LAND AT HIGH STREET, KNOTTON. NEWCASTLE UNDER LYME BOROUGH COUNCIL. 25/00149/DEEM3**

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

- (i) Variation of conditions 2, 7 and 9 to refer to the amended plans
- (ii) All other conditions from 23/00974/DEEM3 that remain relevant

[Watch the debate here](#)

9. **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](#)

10. **URGENT BUSINESS**

There was no Urgent Business.

11. **DISCLOSURE OF EXEMPT INFORMATION**

There was no confidential business.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 8.40 pm