

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**

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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

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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

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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