PLANNING COMMITTEE

Tuesday, 17th June, 2025
Time of Commencement: 7.00 pm

View the agenda here

Watch the meeting here

Present:	Councillor Paul Northcott (Chair)		
Councillors:	Crisp	Hutchison	G Williams
	Fear	Burnett-Faulkner	Gorton
	Holland	Beeston	Brown
	Bryan	J Williams	

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning 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 20 May, 2025 be agreed as a correct record.

3. **.0APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF LAMPHOUSE WAY, WOLSTANTON. MARKDEN HOMES. 25/00131/FUL**

Amended recommendation proposed by Cllr Fear and seconded by Cllr Holland.

Concerns were raised and an explanation sought as to why this proposal was seeking to replace an adopted road with a private road, which would mean residents now having to take their bins to a collection point. Councillor Fear stated that it was a retrograde proposal which should be refused on poor design. In addition, it went against paragraph 139 of the National Planning Policy Framework (NPPF).

Members raised further concerns regarding the road including whether there was an alternative solution to the pipe issue under the road.

Officers confirmed that no structural reports had been received. Regarding the piping, there was a steep drop in land levels and the original scheme would put too much pressure on the retaining walls and would not be to a standard that Staffordshire County Council Highways would accept.

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

(i) Poor design

(ii) The proposal would be discriminatory against those who were not physically able to put their bins for collection.

Watch the debate here

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

Cllr Whitmore spoke on this application

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) Contaminated land
(iv) Construction hours
(v) Habitat management plan for biodiversity net gain
(vi) Tree protection plan, arboricultural impact assessment, existing and proposed levels and hard and soft landscape design to be submitted with any reserved matters application
(vii) Scheme of improvements to the vehicular and pedestrian access
(viii) Details of future management, maintenance and access plan for the private driveways
(ix) Driveways to be surfaced prior to first occupation
(x) Construction Environmental Management Plan

Watch the debate here

5. **APPLICATION FOR OTHER DEVELOPMENT - INTERNATIONAL HOUSE, STUBBS GATE, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 25/00333/DEEM3**

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

(i) Variation of Condition 2 to refer to the revised plans
(ii) Variation of Conditions 6 and 7 to require compliance with the recommendations of the revised Noise Impact Assessment
(iii) All other conditions of 24/00475/DEEM3 that remain relevant

Watch the debate here

6.   **APPLICATION FOR OTHER DEVELOPMENT - FORGE COTTAGE, BRAMPTON ROAD, NEWCASTLE. MR THOMAS GUILBERT-NEWELL. 25/00272/FUL**

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

        (i)   Time limit condition
        (ii)   Approved plans

Watch the debate here

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 7.53 pm