

PLANNING COMMITTEE

Tuesday, 15th July, 2025
Time of Commencement: 7.05 pm

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Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Bryan	G Williams
	Fear	Hutchison	Gorton
	Holland	J Williams	Brown

Apologies: Councillor(s) Burnett-Faulkner and Beeston

Substitutes: Councillor Stephen Sweeney (In place of Councillor Gillian Burnett -Faulkner)

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management
		Manager
	Charles Winnett	Senior Planning Officer
	Jacob Wood	Planning Officer
	Tom Cannon	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 17 June, 2025 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. 25/00352/REM

Amended recommendation proposed by Councillor Holland and seconded by Councillor Hutchison

Members raised concerns regarding the proposed unadopted roads shown on the plans and on the refuse collection vehicles having to reverse down some roads following collections. Councillor Holland proposed deferral to enable officers to enter into discussions with the developer regarding the unadopted roads and to gain more information on the bin collection arrangements.

Resolved: That the application be deferred.

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4. **APPLICATION FOR MAJOR DEVELOPMENT - PLOTS D2 AND D3, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00316/REM**

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing and roofing materials
- (iv) Boundary treatments
- (v) Hardstandings
- (vi) Soft landscaping
- (vii) No external storage
- (viii) Provision of car parking, access, servicing and circulation areas
- (ix) Provision of secure, covered and safe cycle parking facilities

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5. **APPLICATION FOR MAJOR DEVELOPMENT - PLOT C, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00317/REM**

A concern was raised regarding the lack of disabled parking spaces. The Chair asked the developer to remedy that.

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing and roofing materials
- (iv) Boundary treatments
- (v) Hardstandings
- (vi) Soft landscaping
- (vii) No external storage
- (viii) Provision of car parking, access, servicing and circulation areas
- (ix) Provision of secure, covered and safe cycle parking Facilities

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6. **APPLICATION FOR MAJOR DEVELOPMENT - BUILDING 3, COALDALE ROAD, NEWCASTLE-UNDER-LYME. THE CORPORATION TRUST COMPANY. 25/00265/FUL**

Councillor Holland declared an interest as a resident of Clayton Road and asked if any information had been received on vehicle movements. As no details had been received, Councillor Holland stated that he would abstain from the vote.

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

- (i) Time limit
- (ii) Approved plans

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7. APPLICATION FOR MINOR DEVELOPMENT -THE BUSH INN, HIGH STREET, SILVERDALE. SILVERDALE UK DEVELOPMENTS LTD. 25/00387/FUL

A special dispensation was granted to the speaker – to join by Teams. This was due to the exceptionally long distance that would have to be travelled and the Chair's belief that the agent's contribution would add value to the debate.

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

- (i) Time limit
- (ii) Approved plans
- (iii) Details of facing and hardsurfacing materials
- (iv) Boundary treatments
- (v) Surface water and foul drainage details
- (vi) Construction hours
- (vii) Construction environmental management plan
- (viii) Noise mitigation measures
- (ix) Contaminated land
- (x) Access constructed in accordance with approved details
- (xi) Driveway, parking and turning/servicing areas constructed in bound material
- (xii) Provision of cycle storage
- (xiii) Landscaping scheme
- (xiv) Tree protection/mitigation measures in approved AIA and Method Statement
- (xv) Refuse strategy
- (xvi) External lighting of courtyard
- (xvii) Details of side gate/gate enclosing alleyway to rear of plot 2
- (xviii) Habitat management plan
- (xix) Biodiversity gain plan

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8. LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2

Resolved:

- (i) That the information be received.
- (ii) That a report be brought back to Committee in two months' time.

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9. **URGENT BUSINESS**

There was no Urgent Business.

10. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.42 pm