

PLANNING COMMITTEE

Tuesday, 28th April, 2026
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Holland	G Williams
	Beeston	Hutchison	J Williams
	Burnett-Faulkner	Brown	
	Fear	Gorton	

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. CRAIG JORDAN

The Chair advised Members that this would be the last meeting for the Service Director – Planning, Craig Jordan who was retiring. He extended sincere thanks to Craig for his support and guidance.

Mr Jordan stated that he had enjoyed his time at Newcastle and after 36 years in Local Government was looking forward to doing other things.

Councillor Fear thanked Mr Jordan for his good and steady leadership of the Planning Department.

[Watch the tributes here](#)

3. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 31 March, 2026 be agreed as a correct record.

4. CHATTERLEY VALLEY DEVELOPMENT SITE, PEACOCK HAY ROAD. HARWORTH ESTATES INVESTMENTS LTD C/O WSP. 25/00907/FUL

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

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- (i) Removal of condition B7 and B30 and the variation of condition B1 of planning permission 21/00595/FUL
- (ii) Any other conditions which are still relevant to the original decision

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5. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 26/00068/FUL

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

- (i) Variation of condition 3 to amend the trigger for the provision of the access roundabout
- (ii) Any other conditions which are still relevant to the original decision

[Watch the debate here](#)

6. APPLICATION FOR MINOR DEVELOPMENT - CROWN INN, BROOK STREET, SILVERDALE. MR JOHN NORFOLK. 26/00022/FUL

The Chair advised that only those Members who were present at the site visit on Thursday 23 April were entitled to take part in the debate and vote on this item

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

- (i) Time Limit
- (ii) Approved Plans
- (iii) Materials
- (iv) Glazing on lower section of ground floor bedroom windows
- (v) Construction hours
- (vi) Internal noise limitations
- (vii) Bin storage
- (viii) Cycle storage
- (ix) Floor levels to be retained as per existing arrangement

[Watch the debate here](#)

7. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT FAIRGREEN ROAD, BALDWIN'S GATE. MR AND MRS DAVIES. 26/00192/FUL

Members debated this item at length raising concerns that the removal of the condition would go against the Committee's previous decision which was based upon the proposed dwellings on this site being self-build /custom built housing rather than normal market housing.

Resolved: That the application be refused on the grounds that the Committee accorded significant weight to its original decision element, that it

should be self build. Therefore, Condition 11 of Planning Permission 24/00833/OUT, should remain.

[Watch the debate here](#)

8. 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](#)

9. URGENT BUSINESS

Chair – Cllr Paul Northcott

Ton behalf of Planning Committee members, the Portfolio Holder for Strategic Planning, Councillor Fear thanked Councillor Northcott for his Chairmanship of this committee over the last few years and wished him well for the future.

Councillor Northcott expressed his gratitude and thanks to members of the Planning Committee – new and old.

[Watch the tribute here](#)

10. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.55 pm