

**PLANNING COMMITTEE**

Tuesday, 10th September, 2024  
Time of Commencement: 7.00 pm

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- Present:** Councillor Paul Northcott (Chair)
- Councillors:** Crisp Holland J Williams  
Beeston Hutchison G Williams  
Burnett-Faulkner Brown  
Bryan Gorton
- Apologies:** Councillor(s) Fear
- Substitutes:** Councillor Stephen Sweeney (In place of Councillor Andrew Fear)
- Officers:** Geoff Durham Civic & Member Support Officer  
Rachel Killeen Development Management  
Manager  
Charles Winnett Senior Planning Officer  
Krestal Al-Daami Housing and Partnerships  
Policy Officer  
Gillian Taylor Housing Manager
- Also in attendance:** Chief Inspector Darren McGrath Staffordshire Police

**1. DECLARATIONS OF INTEREST**

The Chair declared an interest in item 4 – Land off Cross Street, Chesterton. As a member of the Aspire Board.

**2. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 13 August, 2024 be agreed as a correct record.

**3. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF CROSS STREET, CHESTERTON. DURATA DEVELOPMENT LTD. 24/00137/FUL**

*Amended Recommendation proposed by Councillor John Williams and seconded by Councillor Gill Williams*

*Councillor Northcott vacated the Chair for this item and handed over to the Vice-Chair, Councillor Nicholas Crisp*

**Planning Committee - 10/09/24**

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

- (i) Standard time limit for commencement of development;
- (ii) Approved plans;
- (iii) Facing and roofing materials;
- (iv) Boundary treatments;
- (v) Details of revised vehicle access onto Kent Grove, reconfiguration of footway and provision of tactile crossing;
- (vi) Full details of vehicle access onto Cross Street, parking for plot 3 and communal parking for plots 4-17 to be submitted.
- (vii) Surfacing materials and surface water drainage for the private drives and parking areas;
- (viii) Secure cycle storage;
- (ix) Road design details;
- (x) Electric vehicle charging provision;
- (xi) Residential Travel Plan Framework;
- (xii) Highway & Environmental Construction Management Plan (CEMP);
- (xiii) Tree protection measures;
- (xiv) Landscaping Plan
- (xv) Land contamination;
- (xvi) Detailed drainage and surface water maintenance and management plan;
- (xvii) Provision of bat, bird boxes, swift bricks and sparrow terraces as per enhancements plan;
- (xviii) Waste storage and collection arrangements;
- (xix) Noise management and mitigation measures during construction and
- (xx) Affordable housing provision.
- (xxi) Details of security measures and external lighting for the apartment building car park.
- (xxii) Details of bin storage areas.

[Watch the debate here](#)

*Councillor Northcott returned to the Chair*

4. **APPLICATION FOR MAJOR DEVELOPMENT - VEHICLE STORAGE LAND, LINLEY ROAD, TALKE. NEIL LAWSON, ARNOLD CLARK AUTOMOBILES. 24/00307/FUL**

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

- (i) Time limit
- (ii) Approved plans
- (iii) Materials
- (iv) Parking and turning spaces
- (v) Limit on construction hours
- (vi) Limit on operational hours
- (vii) Construction and Environmental Management Plan
- (viii) Dust control and mitigation

- (ix) Noise details of any refrigeration and air conditioning units
- (x) Contaminated Land
- (xi) Waste Storage
- (xii) Surface water drainage design

[Watch the debate here](#)

**5. APPLICATION FOR MINOR DEVELOPMENT - LAND AT HIGH STREET, KNUTTON. NEWCASTLE UNDER LYME BOROUGH COUNCIL. 23/00974/DEEM3**

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

- (i) Standard time limit for commencement of development;
- (ii) Approved plans;
- (iii) Facing and roofing materials;
- (iv) Boundary treatments;
- (v) Landscaping Scheme;
- (vi) Completion of the access road;
- (vii) Provision of pedestrian accesses;
- (viii) Details of works to the footway;
- (ix) Provision of tactile pedestrian crossing;
- (x) Car park to be sustainably drained, hard surfaced in a bound material and marked out:
  - (xi) Vehicular access to remain ungated;
  - (xii) Secure cycle storage;
  - (xiii) Electric vehicle charging provision;
  - (xiv) Highway & Environmental Construction Management Plan;
- (xv) Provision of bat and bird boxes and sparrow terraces as per enhancements plan;
- (xvi) Construction to meet the recommendations of the acoustic report;
- (xvii) Noise limiting device within each function room;
- (xviii) Noise management plan;
- (xix) Details of any kitchen ventilation/extraction system;
- (xx) Details of external lighting;
- (xxi) Hours of opening;
- (xxii) Submission of details of a system of cooling and ventilating the building.

[Watch the debate here](#)

**6. APPLICATION FOR MINOR DEVELOPMENT - ROBIN HOOD INN, HIGH STREET, KIDSGROVE. SIMON JONES. 24/00547/FUL**

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

Approved Plans

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7. **APPLICATION FOR MINOR DEVELOPMENT - INTERNATIONAL HOUSE, STUBBS GATE, NEWCASTLE-UNDER-LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 24/00475/DEEM3**

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

- (i) Time limit
- (ii) Approved plans
- (iii) installation of glazing and ventilation
- (iv) Mitigation of mechanical plant noise
- (v) Details and provision of mechanical ventilation
- (vi) Details of security measures and external lighting
- (vii) Temporary permission for 12 months
- (viii) New windows to be obscured glazing.

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8. **APPLICATION FOR MINOR DEVELOPMENT - QUEENS GARDENS, ADJACENT CASTLE HOUSE, BARRACKS ROAD, NEWCASTLE NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 24/00611/DEEM3**

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

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

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9. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - LLOYD FARMHOUSE, HALES, MARKET DRAYTON. 24/25003/HBG**

**Resolved:** That a Historic Building Grant of £5,000 be given towards replacement timber windows, subject to the standard conditions.

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10. **LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2**

**Resolved:**

- (i) That the information be received.
- (ii) That an update report be brought to Committee in 2 month's time.

[Watch the debate here](#)

11. **URGENT BUSINESS**

There was no Urgent Business.

12. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 9.03 pm