

PLANNING COMMITTEE

Tuesday, 9th September, 2025
Time of Commencement: 7.00 pm

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Present:	Councillor Paul Northcott (Chair)		
Councillors:	Beeston	Hutchison	Gorton
	Crisp	Burnett-Faulkner	Brown
	Holland	J Williams	
	Dean	G Williams	
Apologies:	Councillor(s) Fear		
Substitutes:	Councillor Stephen Sweeney (In place of Councillor Andrew Fear)		
Officers:	Craig Jordan	Service Director - Planning	
	Rachel Killeen	Development Management	
		Manager	
	Charles Winnett	Senior Planning Officer	
	Tom Cannon	Senior 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 12 August, 2025 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - LAND AT MOSS LANE, MADELEY. KEEPMOAT HOMES. 24/00619/FUL**

The Chair proposed deferral of this application, following sight of the supplementary report. This was seconded by Councillor John Williams.

Resolved: That, given the concerns raised by the LLFA, the application be deferred to enable the applicant to provide an updated drainage strategy to seek to address the concerns of the Flood Authority.

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4. APPLICATION FOR MAJOR DEVELOPMENT - FORMER SITE OF THE ZANZIBAR, MARSH PARADE, NEWCASTLE. DURATA DEVELOPMENTS LTD. 25/00349/FUL

Amended recommendation proposed by Councillor Holland and seconded by Councillor Burnett-Faulkner

Following a long discussion on this item and Members requesting additional information, it was proposed to defer the item to a future meeting.

Resolved: That the application be deferred to enable Environmental Health to further consider information relating to noise, and the Highway Authority to provide further information on parking provision and impact on cycleways.

[Watch the debate here](#)

5. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT FAIRGREEN ROAD, BALDWIN'S GATE. HENCIE HOMES LTD. 24/00833/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) Contaminated land
- (iv) Construction Environmental Management Plan
- (v) Habitat and maintenance plan
- (vi) Surface water drainage scheme
- (vii) Works to be completed in accordance with recommendations of Ecological Appraisal
- (viii) Works to be completed in accordance with recommendations of Hydrological Report
- (ix) Works to be completed in accordance with recommendations of Botanical Report
- (x) Programme of archaeological mitigation

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6. APPLICATION FOR MINOR DEVELOPMENT - NEWCASTLE-UNDER-LYME BOROUGH COUNCIL DEPOT, KNUTTON LANE. NEWCASTLE BOROUGH COUNCIL. 25/00120/DEEM3

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

- (i) Time Limit
- (ii) Approved plans
- (iii) Materials
- (iv) Landscaping scheme
- (v) Biodiversity Net Gain

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7. **APPLICATION FOR MINOR DEVELOPMENT - CAR PARK, MEADOWS ROAD, KIDSGROVE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 25/00345/DEEM3**

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

- (i) Time limit condition
- (ii) Standard time limit for commencement of development
- (iii) Approved plans
- (iv) Material samples
- (v) Provision of cycle parking facilities
- (vi) Submission and approval of a Demolition and Construction Environmental Management Plan
- (vii) Details of external lighting to be submitted
- (viii) Details of any external plant/equipment to be submitted
- (ix) Works to be completed in accordance with parking details
- (x) Operating/delivery hours
- (xi) Contaminated Land
- (xii) Foul and surface water drainage
- (xiii) Any external lighting
- (xiv) Habitat management plan
- (xv) Biodiversity gain plan

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8. **APPLICATION FOR MINOR DEVELOPMENT - LAND NORTH OF MUCKLESTONE WOOD LANE, LOGGERHEADS. MR CHRIS BUTTERS. 25/00505/OUT**

Amended recommendation proposed by Councillor John Williams and seconded by Councillor Brown.

Members discussed the item at length raising concerns on highways safety grounds and the impact on the character of the area.

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

- (i) Adverse impact on the character of the northern side of Mucklestone Wood Lane.
- (ii) Impact on highway safety due to lack of street lights and pavements around the proposed access point.

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9. **APPLICATION FOR MINOR DEVELOPMENT - 35 CLAYTON ROAD, NEWCASTLE UNDER LYME. ROBERT GASKELL. 25/00485/FUL**

Amended recommendation proposed by Councillor Gill Williams and seconded by Councillor Holland.

Members raised concerns about the safety and utility of the access to the properties.

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Resolved: That the application be refused on the grounds of impact on highway safety due to an intensification in the use of the existing shared access with Brookfields House.

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10. **APPLICATION FOR OTHER DEVELOPMENT - LAND WEST OF HAZELEY PADDOCKS, KEELE ROAD, KEELE. S. GIBSON / G. BENSON-LEES. 25/00574/PIP**

Amended recommendation proposed by Councillor Gill Williams and seconded by Councillor Brown.

Members felt that this was inappropriate development on Green Belt land.

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

- (i) The land is not 'grey belt' and therefore the development would be inappropriate development in the Green Belt.

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11. **APPLICATION FOR OTHER DEVELOPMENT - LAND EAST OF HAZELEY PADDOCKS, KEELE ROAD, KEELE. S. GIBSON / G. BENSON-LEES. 25/00575/PIP**

Amended recommendation proposed by Councillor Gill Williams and seconded by Councillor Brown

Members felt that this was inappropriate development on Green Belt land.

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

- (i) The land is not 'grey belt' and therefore the development would be inappropriate development in the Green Belt.

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

Resolved: (i) That the information be received
(ii) That an update report be brought to this committee in two months' time

[Watch the debate here](#)

13. **URGENT BUSINESS**

There was no Urgent Business.

14. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 10.32 pm