

PLANNING COMMITTEE

Tuesday, 7th October, 2025
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	Dean
	Fear	Gorton	

Officers:	Geoff Durham	Civic & Member Support Officer
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning Officer
	Tom Cannon	Senior Planning Officer
	Anthony Harold	Service Director - Legal & Governance / Monitoring Officer

1. DECLARATIONS OF INTEREST

Councillor Beeston declared an interest in item 6 on the agenda, Willoughbridge Lodge Farm, stating that her daughter had submitted a letter of objection to this item. The Chair stated that Councillor Beeston could take part in the debate.

The Chair declared an interest in item 4 on the agenda, former Zanzibar as a director on the Aspire board. Councillor Northcott would vacate the chair and leave the room during the debate.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 9th September, 2025 be agreed as a correct record.

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

Councillor Crisp in the chair.

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Boundary treatments

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- (v) Landscaping scheme
- (vi) Cycle parking
- (vii) Access arrangements
- (viii) Construction Environmental Management Plan
- (ix) Noise mitigation
- (x) Limitation on maximum noise levels
- (xi) Details of mechanical ventilation system to be submitted
- (xii) Windows located on façade type 1 and façade type 2 to be sealed and not be openable
- (xiii) Contaminated land
- (xiv) Soil Importation
- (xv) Lighting
- (xvi) Construction hours
- (xvii) Biodiversity Management Plan
- (xviii) Affordable Housing
- (xix) Compliance with submitted drainage strategy
- (xx) Additional drainage details

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

Councillor Northcott in the Chair

Members were advised that this item had been deferred to a future meeting.

5. APPLICATION FOR MINOR DEVELOPMENT - WILLOUGHBRIDGE LODGE FARM, WILLOUGHBRIDGE. MR PAUL PARTON - PARTON POULETS LTD. 25/00318/FUL

Councillor Turnock spoke on this application

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

- (i) Standard time limit
- (ii) Approved plans and supporting documents
- (iii) Provision and hard surfacing of parking and turning areas
- (iv) Materials
- (v) Boundary treatments
- (vi) Construction Environmental Management Plan (Pre-commencement)
- (vii) Noise mitigation measures/attenuation scheme
- (viii) Ground contamination report/any unexpected contamination
- (ix) Details of external lighting
- (x) Bat and bird boxes
- (xi) RAMMs
- (xii) Development to be carried out in accordance with the approved Flood Risk and Drainage Impact Assessment and drainage strategy drawings
- (xiii) Detailed drainage design (Pre-commencement)

- (xiv) Details of dirty water to be exported to an appropriate licensed treatment facility (Pre-commencement)
- (xv) Development operated in accordance with approved Manure Management Strategy
- (xvi) Tree and hedgerow protection measures for retained trees/hedgerows
- (xvii) Arboricultural method statement
- (xviii) Verification noise assessment report
- (xix) Details of noise generating plant including mechanical ventilation or refrigeration/air conditioning, refuse compacting
- (xx) Noise and odour control
- (xxi) Biodiversity Gain Plan
- (xxii) Habitat Management Monitoring Plan (HMMP)
- (xxiii) Landscape and Ecological Management Plan

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6. APPLICATION FOR MAJOR DEVELOPMENT - PLOT A, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00530/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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7. APPLICATION FOR MAJOR DEVELOPMENT - PLOT B, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00531/REM

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

- (x) Link to outline planning permission and conditions
- (xi) Approved plans
- (xii) Facing and roofing materials
- (xiii) Boundary treatments
- (xiv) Hardstandings
- (xv) Soft landscaping
- (xvi) No external storage
- (xvii) Provision of car parking, access, servicing and circulation areas
- (xviii) Provision of secure, covered and safe cycle parking

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- facilities
- (xix) Development to be completed in accordance with Coal Mining Assessment
- (xx) Development to be completed in accordance with the submitted drainage strategy
- (xxi) LPA to be notified of future party or parties responsible for management of the maintenance plan

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8. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF LAMPHOUSE WAY, WOLSTANTON. MR MARK ELLIS - MARKDEN HOMES. 25/00552/FUL

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

- (i) Time limit
- (ii) Approved plans
- (iii) All other conditions that remain relevant to the original Permission

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9. APPLICATION FOR MINOR DEVELOPMENT - SLATERS STONE ROAD HILL CHORLTON. MR AND MRS SLATER. 25/00185/FUL

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

- (xxiv) Standard time limit
- (xxv) Approved plans and supporting documents
- (xxvi) Construction Environmental Management Plan
- (xxvii) Dust mitigation measures
- (xxviii) Ground contamination report
- (xxix) Tree and hedgerow protection measures for retained trees
- (xxx) Materials and boundary treatments in accordance with submitted details/schedule
- (xxxi) Highway related conditions
- (xxxii) Sustainable drainage systems for the disposal of surface water and foul drainage details
- (xxxiii) Development to be carried out in accordance with the recommendations and mitigation measures in the Preliminary Ecological Appraisal
- (xxxiv) Landscape and Ecological Management Plan
- (xxxv) Standard biodiversity gain condition

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10. 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

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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 9.30 pm