

PLANNING COMMITTEE

Wednesday, 14th January, 2026
Time of Commencement: 7.00 pm

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Present: Councillor Paul Northcott (Chair)

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

Apologies: Councillor(s) Holland and Gorton

Substitutes: Councillor Stephen Sweeney (In place of Councillor Mark Holland)
Councillor David Grocott (In place of Councillor Richard Gorton)

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management
		Manager
	Charles Winnett	Senior Planning Officer

Also in attendance: Simon Hawe County Highways

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That subject to the following amendment, the minutes of the meeting held on 4 November, 2025 be agreed as a correct record.

Item 3, in the sentence in italic font, Councillor Jacqueline Bown be amended to Councillor Jacqueline Brown.

3. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 25/00661/FUL

This item was discussed at length, following which a proposal was made to refuse the application. The vote for refusal was 5 for and 6 against and therefore the original recommendation was carried.

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

- (i) Variation of condition 6 to amend the trigger for the provision of off-site highways works
- (ii) Any other conditions which are still relevant to the original decision

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4. APPLICATION FOR MAJOR DEVELOPMENT - VEHICLE STORAGE LAND, LINLEY ROAD, TALKE. NEIL LAWSON, ARNOLD CLARK AUTOMOBILES. 25/00799/FUL

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

- (i) Variation of condition 2 to refer to revised plans
- (ii) Any other conditions which are still relevant to the original decision

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5. APPLICATION FOR MINOR DEVELOPMENT - FARCROFT, MANOR ROAD, BALDWIN'S GATE. MR G ADAMS. 25/00751/OUT

Following a lengthy debate, the item was passed as per the recommendation.

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

- (i) All details save for access to be submitted under a reserved matters application
- (ii) Time limit
- (iii) Approved plans
- (iv) Limit on construction hours
- (v) Unexpected contamination
- (vi) Works to be completed in accordance with ecological appraisal
- (vii) Limit to self-build properties
- (viii) District License Scheme for newts

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6. APPLICATION FOR MINOR DEVELOPMENT - 15, 17, 19, 29, 31, 35 AND 37, NEWCASTLE UNDER LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 25/00805/DEEM3

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

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

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7. **APPLICATION FOR MINOR DEVELOPMENT - LAND REAR OF 57 HIGH STREET, ALSAGERS BANK. MR MOHAMMED SALEEM. 25/00851/PIP**

Amended recommendation proposed by Councillor Fear and seconded by Councillor Northcott.

Resolved: That the application be deferred to enable officers to seek legal advice regarding the Audley Neighbourhood Plan's legal hierarchy.

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8. **5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

Resolved: (i) That the information be received
(ii) That an update 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**

Resolved:- That the public be excluded from the meeting during consideration if the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs 1,2, and 7 in Part 1 of Schedule 12A of the Local Government Act, 1972

**Councillor Paul Northcott
Chair**

Meeting concluded at 9.40 pm