

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd June 2026

Agenda Item 4

Application Ref. 25/00759/FUL

Weston Mere Farm

Since the publication of the main agenda report, the applicant has continued to engage with your officers in respect of providing further information in relation to Biodiversity Net Gain and ecology. **Staffordshire Wildlife Trust** and **Naturespace** have noted that the ecology survey in relation to newts is now out of date, and therefore the applicant is required to conduct a new survey. The result of this survey, together with updates to the BNG assessment will therefore be subject to further consultation with the aforementioned consultees.

Officer response

While some of the matters raised by Staffordshire Wildlife Trust and Naturespace in relation to BNG and protected species remain outstanding, these are technical matters that can be resolved between the applicant's consultants, the consultees and your Officers. The recommendation is therefore revised as follows;

Recommendation

- A. The Head of Planning be given delegated authority to determine the application subject to any comments that are received from Staffordshire Wildlife Trust and Naturespace not raising any significant objections that cannot be overcome through the imposition of conditions, and
- B. Subject to the applicant entering into a Section 106 Obligation by the 1st September 2026 to secure the prevention of the implementation of planning permission 25/00075/FUL and to secure the significant on-site Biodiversity Net Gain,

PERMIT the application subject to conditions relating to the following matters: -

- 1. Time limit
- 2. Approved plans
- 3. Materials
- 4. Odour Management Plan
- 5. Construction hours
- 6. Ecology Mitigation Measures
- 7. External Lighting