

PLANNING COMMITTEE

Tuesday, 23rd June, 2026
Time of Commencement: 7.00 pm

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Present: Councillor Christopher Saxton (Chair)

Councillors:	Evans	Hutchison	Tift
	Fear	Kasperowicz	
	Holland	Sparks	

Apologies: Councillor(s) Downs, Bailey and D Jones

Officers:	Geoff Durham	Civic & Member Support Officer
	Rachel Killeen	Interim Head of Service - Planning
	Debbie Hulme	Principal Planning Officer

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 28 April, 2026 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - WESTON MERES FARM, MAER. MR RICHARD ATHERTON. 25/00759/FUL**

Resolved: (A) That 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,

the application be permitted, subject to the undermentioned conditions:

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

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- (iii) Materials
- (iv) Odour Management Plan
- (v) Construction hours
- (vi) Ecology Mitigation Measures
- (vii) External Lighting

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4. APPLICATION FOR MAJOR DEVELOPMENT - NEWCASTLE UNDER LYME COLLEGE, KNOTTON LANE. NEWCASTLE AND STAFFORD COLLEGES GROUP. 26/00083/FUL

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) Landscaping Scheme
- (v) Construction Environmental Management Plan
- (vi) Reporting of Unexpected Contamination
- (vii) Lighting
- (viii) Hours of Construction
- (ix) Car Park Management Plan
- (x) Compliance with recommendations of the Preliminary Ecological Appraisal
- (xi) Drainage Strategy/Layout Compliance
- (xii) Additional investigations for culverted watercourse
- (xiii) Drawings/investigation works for point of connection
- (xiv) Playing Pitch Management

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5. APPLICATION FOR OTHER DEVELOPMENT - 25 - 27 WELL STREET AND 82 GARDEN STREET, NEWCASTLE. MARSHALL SAY. 26/00051/COU

Councillor Casey-Hulme spoke on this application

Amended recommendation proposed by Councillor Fear and seconded by the Chair.

After a lengthy debate, Members requested that the application be deferred in order to obtain the appropriate information in order to determine the application.

Resolved: That the application be deferred in order to obtain further information, including information on the number of HMOs of any size on Well Street/Garden St, the definition of 'frontage' and a definition of the emerging local plan policy HOU7.

[Watch the debate here](#)

6. PLANNING COMMITTEE SITE VISIT DATES FOR 2026-27

Resolved: That the site visit dates for 2026/27 be agreed.

7. URGENT BUSINESS

There was no Urgent Business.

8. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Christopher Saxton
Chair**

Meeting concluded at 8.16 pm