

PLANNING COMMITTEE

Tuesday, 21st July, 2026
Time of Commencement: 7.00 pm

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Present: Councillor Christopher Saxton (Chair)

Councillors:	Downs	Holland	Sparks
	Bailey	Hutchison	Tift
	Evans	D Jones	Turnock
	Fear	Kasperowicz	

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 23 June, 2026 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 26/00447/FUL

Revised recommendation proposed by Councillor Fear and seconded by Councillor Turnock

The next three applications were discussed en-bloc as each affected the other.

[Watch the full debate here](#)

Members were disappointed about the proposed loss of around 23% of green space. In addition, 18 extra houses would put extra burden on the infrastructure of the area and be a loss of amenity for people on the estate.

It was stated that the Planning Inspectorate had agreed, at appeal, that 200 houses and the amount of green space was appropriate. In addition, in the Council's Local Plan the site was allocated for 200 homes.

Also, regarding the appeal, the condition set by the Planning Inspectorate regarding provision of open space was a minimum amount.

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

- (i) Loss of residential amenity through the loss of green space.
- (ii) Reduction of open space below that which the Planning Inspector considered necessary to make the scheme acceptable
- (iii) Overdevelopment of an allocated site on the Local Plan

4. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 25/00931/FUL

Revised recommendation proposed by Councillor Fear and seconded by Councillor Bailey.

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

- (i) Loss of public open space.

5. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE, NEWCASTLE. ST5 5ES. MR CHRIS O'HANLON. BELLWAY HOMES LTD. 26/00052/FUL

Amended Recommendation proposed by Councillor Fear and seconded by Councillor Evans

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

- (i) That Loss of residential amenity through the loss of green space.
- (ii) Overdevelopment of an allocated site on the Local Plan

[Watch the debate for the three previous applications here](#)

6. APPLICATION FOR MINOR DEVELOPMENT - BRADWELL CREMATORIUM, CHATTERLEY CLOSE, BRADWELL. NEWCASTLE BOROUGH COUNCIL. 26/00422/DEEM3

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) For use for domestic pets only
- (iv) Materials
- (v) Landscaping scheme

- (vi) Lighting
- (vii) Hours of construction
- (viii) Compliance with recommendations of the Preliminary Ecological Appraisal
- (ix) Tree protection
- (x) No dig/hand dig construction within Root Protection Areas

It was agreed that the Chair would have final sight of the finishing for the building.

[Watch the debate here](#)

7. URGENT BUSINESS

There was no Urgent Business.

8. DISCLOSURE OF EXEMPT INFORMATION

There was no confidential business.

Councillor Christopher Saxton
Chair

Meeting concluded at 8.30 pm