

Chair - Councillor A Nixon

Present (for all or part of the meeting):-

Councillors:

P C Edgeller

A D Hobbs

J Hood

R A James

R Kenney

A R McNaughton

M Phillips

A J Sandiford

S N Spencer

Also present:- Councillors A F Reid, J T Rose and M J Winnington

Officers in attendance:-

L Taylor-Grime

R Wood

H Cross

J Allen

- Principal Solicitor
- Development Lead
- Senior Planning Officer
- Democratic Services Officer

#### **PC29 Minutes**

Minutes of the Planning Committee meeting held on 19 November 2025, as previously circulated were approved as a correct record.

#### **PC30 Apologies**

Apologies were received from Councillor B M Cross.

#### **PC31 Declarations of Member's Interests / Lobbying**

Councillor S N Spencer declared that he is employed by Severn Trent Water but has no influence on planning application consultations.

#### **PC32 Application 24/39419/FUL - Land off Sandyford Street, Stafford**

(Recommend: Approve, subject to conditions and a legal agreement to secure a travel plan monitoring fee.

Considered the report of the Head of Economic Development and Planning regarding the matter.

It was noted that since the publication of the agenda, two further representations had been received, one in support and one relating to the boundary. The plans had since been amended to show the correct boundary. Conditions 2 and 5 have now been changed to reflect this:

Condition 2 - Drawing No E100 is now Revision B instead of Revision A.  
and Drawing No P103 Revision I is now Revision J  
Condition 5 - Drawing No P103 Rev I is now Revision J.

Public speaking on the proposal was as follows:

I Carr spoke in objection to the application.

M Afaq spoke in support of the application.

Councillor A R McNaughton proposed that the application be approved subject to the conditions within the report, a travel plan monitoring fee of £3000 to be secured by a legal agreement, an additional condition to secure the landscaping shown on the proposed site plan (Drawing No P103 Revision J) and a condition to maintain the landscaping and replace any dead planting with like for like specimens for a period of five years.

This was seconded by Councillor J Hood.

On being put to the vote the proposal to approve application 24/39419/FUL was carried, subject to the amendments as noted above.

RESOLVED:- that planning application 24/39419/FUL be approved subject to the conditions within the report and the amendments made to condition 2 and 5 as noted above, a travel plan monitoring fee of £3000 to be secured by a legal agreement and two additional conditions to secure the landscaping shown on the proposed site plan and the maintenance of the landscaping for a period of five years.

**PC33      Application 24/39568/FUL - Land Adjacent to the Lakehouse, Butt Lane, Ranton**

(Recommend: Approve, subject to conditions and a legal agreement to secure a financial contribution towards the Cannock Chase SAC mitigation)

Considered the report of the Head of Economic Development and Planning regarding the matter.

Public speaking on the proposal was as follows:

V Walker spoke in objection to the application.

M Kitching spoke in support of the application.

At the invitation of the Chairman, Councillor J T Rose, Seighford and Church Eaton Ward Member, addressed the Committee.

Councillor A R McNaughton proposed that the application be approved, subject to the conditions in the report and an additional condition requiring a Welcome Pack to be given to guests that include highway safety in the area.

This was seconded by Councillor A D Hobbs.

On being put to the vote the proposal to approve application 24/39568/FUL was split. The Chair voted to approve the application in line with the Officer recommendations. Therefore, the vote to approve, subject to conditions, was carried.

RESOLVED:- that planning application 24/39568/FUL be approved subject to the conditions listed within the report, an additional condition requiring a Welcome Pack to be given to guests that include highway safety in the area and a legal agreement to secure a financial contribution towards the Cannock Chase SAC.

**PC34      Application 25/40389/OUT - Waste Transfer Station, Whitgreave Manor Holding, Whitgreave Lane**

(Recommend: Refuse).

Considered the report of the Head of Economic Development and Planning regarding the matter.

Public speaking on the proposal was as follows:

M Stevens spoke in support of the application.

Councillor R A James proposed that the application be approved due to the application site falling in a sustainable location.

Officers advised that should the application be approved conditions be attached regarding the time period for the submission of reserved matters application(s) , the standard plans condition, construction works and delivery times, self-build restriction, a Construction Management Plan, a condition to secure the necessary evidence that a newt license can be granted, and a legal agreement to secure a financial contribution towards the Cannock Chase SAC .

Councillor R A James raised a concern surrounding restricting further development on the site following which officers advised that permitted development rights for extensions and outbuildings could be removed by condition.

Councillor R A James proposed that the application be approved subject to the conditions as described above including the removal of permitted development rights, and the legal agreement to secure the Cannock Chase SAC contribution.

This was seconded by Councillor S N Spencer.

On being put to the vote the proposal to approve application 25/40389/OUT was carried.

RESOLVED:- that planning application 25/40389/OUT be approved subject to the conditions set out above and a contribution to the SAC being secured by a legal agreement

**PC35 Application 25/40978/FUL - 30 Greengate Street, Stafford**

(Recommend: Approve, subject to conditions)

Considered the report of the Head of Economic Development and Planning regarding the matter.

Councillor R A James proposed that the application be approved, subject to the conditions in the report.

This was seconded by Councillor A D Hobbs.

On being put to the vote the proposal to approve application 25/40978/FUL was carried.

RESOLVED:- that planning application 25/40978/FUL be approved subject to the conditions listed within the report.

**PC36 Planning Appeals**

Considered the report of the Head of Economic Development and Planning.

Notification of the following appeals had been received:-

**Decided Appeals**

Application Reference	Location	Proposal
<b>25/40650/FUL Non Determination Appeal Allowed</b>	George Hill Court Fancy Walk Stafford	To replace the fencing currently at 1m high to a 1.8m fence to Wright Street and the walkway around the court

**PC37 Exclusion of Press and Public**

Councillor R A James proposed that the meeting move into confidential session. This was seconded by Councillor R Kenney and agreed by the committee.

RESOLVED:- that pursuant to Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting whilst the next following item of business be discussed, on the grounds that it included the disclosure of exempt information of the type specified in Paragraphs 1, 2 and 7 of Part 1 of Schedule 12A to the Act.

*Recording of the meeting was suspended at this point.*

## **PC38      Enforcement Case A**

Considered the report of the Head of Economic Development and Planning seeking permission to issue an Enforcement Notice.

It was subsequently moved by Councillor R A James and seconded by Councillor R Kenney that the recommendation to issue an Enforcement Notice as set out in the report be approved.

*Recording of the meeting resumed at this point.*

On being put to the vote the proposal was declared to be carried.

RESOLVED:- to

- (a) Issue and serve an enforcement notice for the property and allow further enforcement through the courts if required;
- (b) Delegate authority to amend the requirements of the notice and timescales for compliance, should Officers consider necessary according to circumstances immediately prior to the time of service.
- (c) Permanently cease the use of the Land for residential purposes
- (d) Permanently remove the mobile home and associated storage container from the Land
- (e) Following compliance with steps (c) and (d) above, restore the surface and reseed the Land which has been excavated to the levels and contours that existed immediately prior to the carrying out of the works, that is to say to the natural slope and contours of the surrounding land
- (f) Remove permanently from the Land all materials, waste and debris resulting from compliance with steps (c)-(e) above.

CHAIR