



Chair - Councillor A Nixon

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

Councillors:

B M Cross	J Hood
A P Edgeller	R A James
P C Edgeller	A R McNaughton
I D Fordham	A J Sandiford
A D Hobbs	S N Spencer

Also present:- Councillor J T Rose

Officers in attendance:-

L Taylor-Grime	-	Principal Solicitor
S Wright	-	Interim Deputy Development Management Manager
J Harris	-	Senior Planning Officer
J Allen	-	Democratic Services Officer

PC47 Minutes

Minutes of the Planning Committee meeting held on 28 January 2026, as previously circulated were approved as a correct record.

PC48 Apologies

Apologies were received from Councillors R Kenney (substituted by Councillor I D Fordham) and M Phillips (substituted by Councillor A P Edgeller)

PC49 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.

All Councillors declared they had been lobbied on application 25/41518/PIP.

Councillor A P Edgeller stated that she sits on Health and Care Overview and Scrutiny Committee at Staffordshire County Council but had no prior knowledge of the property in application 24/39783/FUL.

Councillor J Hood declared that she is Cabinet Member for Community but had no prior knowledge of the property in application 24/39783/FUL.

PC50 Application 24/39783/FUL – High Onn Farm, High Onn, Stafford ST20 0AX

(Recommend: Approve).

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

Public speaking on the proposal was as follows:

J Price spoke in objection to the application.

M Wyatt 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 R A James proposed that the application be approved in line with officers recommendation for the removal of the age restriction of residents

This was seconded by Councillor A R McNaughton.

On being put to the vote the proposal to approve application 24/39419/FUL was carried.

RESOLVED:- that planning application 24/39783/FUL be approved in line with officers recommendation for the removal of the age restriction of residents

Councillor P C Edgeller left the table for the following application

PC51 Application 25/41518/PIP – 70 Old Croft Road, Walton on the Hill, Stafford, ST17 0NL

(Recommend: Approve)

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

Public speaking on the proposal was as follows:

N Alcock spoke in objection to the application.

C Croft spoke in support of the application.

At the invitation of the Chairman, Councillor P C Edgeller, Milford Ward Member, addressed the Committee.

Councillor A P Edgeller proposed that the application be refused. This was seconded by Councillor A D Hobbs, but the committee were unable to reach a decision on the reason for refusal.

Councillor J Hood proposed that the application be approved.

This was seconded by Councillor R A James.

On being put to the vote the proposal to approve application 25/41518/PIP was split. The Chair voted to approve the application in line with the Officer recommendation. Therefore, the vote to approve was carried.

RESOLVED:- that planning application 25/41518/PIP be approved.

Councillor P C Edgeller returned to the table.

PC52 Planning Appeals

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

Notification of the following appeals had been received:-

Notified Appeals

Application Reference	Location	Proposal
24/39877/OUT Committee Refusal	The Mount, Stowe Lane, Hixon	Outline Application – Erection of two dwellings (access only)
25/41340/LDCPP Delegated Refusal	199 Silkmore Lane, Stafford	Change of use from a residential dwelling (Class C3) to a small scale childrens care home for up to two children aged between 8 and 17 years, supported by a team of professional carers
25/41320/HOU Delegated Refusal	20 Oak Avenue, Walton on the Hill, Stafford	Retrospective approval for the erection of a single storey lean-to garden shed
24/39049/FUL Delegated Refusal	Land Opposite Beech Tree Farm, London Road	Change of use of land to use as a residential caravan site for 3 gypsy families each with one mobile home, one touring caravan and one day room and stable block, car parking, foul drainage, landscaping and hardscaping
25/41367/PAR Delegated Refusal	Barns Bridge Farm Buildings, Norbury Road, Norbury	Prior Approval of Use of Agricultural Building to form Two Dwellings

Application Reference	Location	Proposal
24/40076/FUL Committee Refusal	Rear of the Surgery, Wharf Road, Gnosall	Hybrid application seeking outline planning permission for the erection of 19 dwellings with all matters reserved except for means of access and detailed permission for the conversion of a barn into a dwelling

Decided Appeals

Application Reference	Location	Proposal
24/39886/FUL Appeal Dismissed	Land at Trentham Retail Village, Stone Road, Tittensor	Retrospective full planning application for the temporary installation (18 months) of an Observation Wheel at the Trentham Estate
25/40170/FUL Appeal Dismissed	Land South East of Chase Lane, Tittensor, Stoke on Trent	Agricultural track to access agricultural building
25/40694/FUL Appeal Allowed	Former Garage Site, Land off Read Avenue, Stafford	Residential development of five two storey buildings
25/40322/HOU Appeal Dismissed	Old Mill House, Barn Lane, Weston Jones	Single storey rear extension

CHAIR