



**Minutes of the Planning Committee
held at the Civic Centre, Riverside,
Stafford on Wednesday 28 January
2026**

Chairman - Councillor A Nixon

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

Councillors:

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

Officers in attendance:-

S Birdi	- Development and Policy Manager
E Handley	- Principal Planning Officer
H Cross	- Senior Planning Officer
L Taylor-Grime	- Principal Solicitor Contentious Litigation
J Dean	- Democratic Services Officer

PC39 Minutes

Minutes of the meeting held on 10 December 2025, as previously circulated were approved as a correct record.

PC40 Apologies

Apologies for absence were received from Councillor M Phillips (substituted by Councillor A P Edgeller).

PC41 Declarations of Members's Interests/Lobbying

Councillor S N Spencer reiterated that he was an employee of Severn Trent Water but had no influence on planning application consultations, and would be speaking as local Ward Member in respect of Application No 25/40261/FUL.

Councillors A Nixon and S N Spencer reported that they had been lobbied in respect of Application No 25/40261/FUL.

Councillor S N Spencer left his seat at the meeting table and sat in the public gallery during consideration of the following application.

PC42 Application No 25/40261/FUL - Land Adjacent Sutton Barns, Sutton Lane, Sutton

(Recommend refusal).

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

Following his presentation, the Principal Planning Officer reported receipt today of an associated Heritage Impact Assessment, which suggested nothing to change the suggested recommendation of refusal.

Public speaking on the proposal was as follows:-

D Batey spoke in support of the proposal, and with the Chairman's discretion was allowed 5 minutes to speak for personal reasons.

At the invitation of the Chairman, Councillor S N Spencer, Gnosall and Woodseaves Ward Member, addressed the Committee.

The Committee subsequently discussed the application and raised a number of points, including:-

- Associated heritage impact assessment
- Paragraph 11 of the NPPF

Councillor B M Cross moved and Councillor A P Edgeller seconded that the application be deferred, pending receipt of outstanding information.

The Development and Policy Manager provided clarification regarding the information as submitted, confirming that the Officers recommendation was based on the factual evidence as presented for Members, and was not reliant on any 'missing' documents.

On continuation of the debate Councillor R A James moved and Councillor A J Sandiford seconded that the application be refused, as per the Officers reasons as set out in points 2-4 on pages 23 and 24 of the agenda.

Councillor Cross duly agreed to withdraw his proposal of deferment.

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

RESOLVED:- that planning application No 25/40261FUL be refused, in accordance with reasons 2-4 as set out in the report of the Head of Economic Development and Planning.

Councillor S N Spencer re-took his seat at the meeting table.

PC43 Application No 25/40892/FUL - Shropshire Inn, Newport Road, Haughton

(Recommend approval, subject to conditions).

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

Public speaking on the proposal was as follows:-

J Brumwell spoke in objection to the proposal.

Councillor B M Cross subsequently moved and Councillor A P Edgeller seconded that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application No 25/40892/FUL be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning.

PC44 Application No 24/39568/FUL - Land Adjacent to the Lakehouse, Butt Lane, Ranton

(Recommend approval subject to conditions and a legal agreement to secure a financial contribution towards the Cannock Chase SAC mitigation).

The Principal Solicitor Contentious Litigation confirmed the reason for further consideration of this matter (following its original submission to the 10 December 2025 meeting of the Committee - Minute No PC33 refers) was to ratify the previous decision reached by the Committee and allowing an amendment to said decision regarding the previously omitted Plan No 5.

Councillor R A James subsequently moved and Councillor J Hood seconded that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application No 24/39568/FUL be approved, subject to conditions and a legal agreement to secure a financial contribution towards the Cannock Chase SAC mitigation, as set out in the report of the Head of Economic Development and Planning.

PC45 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
25/41092/ADV Delegated Refusal	Land North Of Beaconside Stafford Staffordshire	Bloor Homes and Fitchett Homes Sales Signage

Decided Appeals

Application Reference	Location	Proposal
24/39699/ADV Appeal Dismissed	139 Newport Road Stafford	6m x 3m digital portrait display

PC46 Draft Planning Application Validation Criteria

Considered the report of the Head of Development.

Councillor R A James moved and Councillor B M Cross seconded that the recommendation as set out in the report be approved.

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

RESOLVED:- that the updated validation criteria as set out in the appendices to the report of the Head of Development be adopted.

CHAIR