

Councillor S N Spencer - *Vice Chairman in the Chair*

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

Councillors:

A G Cooper
A P Edgeller
I D Fordham
A D Hobbs
J Hood

R A James
L Nixon
A R McNaughton
A J Sandiford

Also present: Councillors J M Pert, J P Read and D P Rouxel

Officers in attendance:-

S Birdi	-	Development and Policy Manager
L Carroll	-	Interim Deputy Development Manager
L Taylor-Grime	-	Principal Solicitor Contentious Litigation
J Dean	-	Democratic Services Officer

PC40 Minutes

Minutes of the meeting held on 30 September 2026, as previously circulated were approved as a correct record.

PC41 Apologies

Apologies for absence were received from Councillors B McKeown (substituted by Councillor I D Fordham), B M Cross (substituted by Councillor L Nixon), P C Edgeller (substituted by Councillor A P Edgeller), P W Jones (substituted by Councillor A G Cooper) and D M McNaughton.

PC42 Declarations of Members's Interests/Lobbying

Councillor S N Spencer noted that he was an employee of Severn Trent Water but had no influence on planning application consultations.

The Chairman reported that following discussions with Officers, consideration of application no 25/41476/PIP, Land West of Old House Farm, Lodge Lane, Woodseaves, had been deferred to the next meeting of the Committee.

PC43 Application No 25/41553/FUL - Land to the Rear of The Glen, Seighford

(Recommend approve, 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:-

B Edgecombe spoke in support of the proposal.

On behalf of Councillor J T Rose, Seighford and Church Eaton Ward Member who was not present at the meeting, the Interim Deputy Development Manager read from a prepared statement detailing his comments on the application.

The Committee subsequently discussed the application in particular the ownership of associated access road.

Councillor A R McNaughton moved and Councillor A D Hobbs 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 25/41553/FUL be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning.

PC44 Application No 26/41723/FUL - Hickory's Smokehouse, Kingsway, Stafford

(Recommend approve, subject to condition).

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

Public speaking on the proposal was as follows:-

K Smith spoke in objection to the proposal.

At the invitation of the Chairman, Councillor D P Rouxel, Rowley Ward Member, addressed the Committee.

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

- Previous planning permissions granted at the location
- Potential for screening of the area using vegetation

- Implications for a curfew for use of the play equipment

Councillor A R McNaughton moved and Councillor R A James seconded that the application be approved, subject to the condition as set out in the report and a further condition requiring submission of a planting scheme relating to the southern edge of the site.

On being put to the vote the proposal to approve the application was declared to be carried via the Chairman's casting vote.

RESOLVED:- that planning application No 26/41723/FUL be approved, subject to the condition as set out in the report of the Head of Economic Development and Planning and the additional condition as set out above.

PC45 Application No 26/41989/FUL - Land Adjacent to Stone Road, Norton Bridge

(Recommend approve, subject to conditions).

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

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

- Aspect of the land in question
- Use of the proposed static caravan
- Availability of utilities on the site

Councillor A R McNaughton moved and Councillor L Nixon 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 26/41989/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

Councillor A J Sandiford left his seat at the table and moved to the public gallery during consideration of the following item.

PC46 Application No 26/42092/PIP - Land off Stallington Road, Stallington, Stoke-on-Trent

(Recommend approve).

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

The Interim Deputy Development Manager referred Members to the recently circulated revised version of the report, and the associated summary sheet detailing the changes made from the original version as circulated with the agenda.

Public speaking on the proposal was as follows:-

J Ford spoke in objection to the proposal.

S Abubakar spoke in support of the proposal.

At the invitation of the Chairman, Councillor A J Sandiford, Fulford Ward Member, addressed the Committee.

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

- Objections raised by the Highways Authority
- Concerns for pedestrians walking on the associated grass verge
- Definition of 'grey-belt'

Councillor A P Edgeller moved that the application be refused. The motion was not seconded.

Councillor R A James subsequently moved and Councillor A R McNaughton seconded that the application be approved, subject to the informatives 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 26/42092/PIP be approved, subject to the informatives as set out in the report of the Head of Economic Development and Planning.

Councillor A J Sandiford re-took his seat at the table.

PC47 Application No 25/41528/FUL - Land Adjacent to 8 Radford Bank, Stafford

(Recommend approve, 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:-

I Smith spoke in objection to the proposal.

At the invitation of the Chairman, Councillor J P Read, Weeping Cross and Wildwood Ward Member, addressed the Committee.

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

- Safety concerns for users of the associated footpath
- Sloping aspect of the site/boundaries with neighbouring properties
- Provision of adequate visibility splays

Councillor A P Edgeller moved and Councillor L Nixon seconded that the application be refused, as the proposed development would be detrimental to health and safety due to contact between the existing site and pedestrians and cyclists.

On being put to the vote the motion to refuse the application was declared to have fallen.

Councillor I D Fordham 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 carried.

RESOLVED:- that planning application No 26/41528/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

PC48 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
26/42087/FUL Non determination appeal	Valley Northern, Unit 2, Carver Road	Variation on Condition 2 (approved plans) on 22/36403/FUL
25/40886/LDC Delegated refusal	Squirrel Barn, Sandon Lane, Milwich	Lawful Development Certificate - Demolition of former agricultural building and erection of residential building in similar form; subsequent extensions and alterations to include orangery, lean-to shed on eastern gable, and front porch; erection of timber gates to access track; erection of timber outbuildings; and erection of garden fencing and patio

Decided Appeals

Application Reference	Location	Proposal
26/41654/ANX Appeal dismissed	Fernbank Cottages, 69 Longton Road, Barlaston	Replacement of previous garage with new Annex above

Application Reference	Location	Proposal
24/39718/LDCPP Appeal dismissed	64 Lichfield Road, Stafford	Carrying out of works that were the subject of application 23/38495/OUT which will comprise of the demolition of the existing outbuilding, along with the erection of 2no. two-bedroomed apartments and a detached dwelling

CHAIR