

Chair - Councillor B McKeown

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

Councillors:

B M Cross
P C Edgeller
A D Hobbs
R A James

P W Jones
A J Sandiford
S N Spencer
J Thorley

Officers in attendance:-

L Collingridge	-	Principal Solicitor
E Handley	-	Development Lead
L Carroll	-	Interim Deputy Development Manager
J Allen	-	Democratic Services Officer

PC34 Minutes

Minutes of the Planning Committee meeting held on 5 August 2026, as previously circulated were approved as a correct record.

PC35 Apologies

Apologies were received from Councillors J Hood, A R McNaughton and D M McNaughton (substituted by Councillor J Thorley).

PC36 Declarations of Member's Interests / Lobbying

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

PC37 Application 25/40885/OUT - Land Between Trent Canal and Old Road Barlaston

(Recommend: Approve, subject to conditions and to the applicant entering into a s106 agreement)

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

Public speaking on the proposal was as follows:

S Harris spoke in support of the application.

The Ward Member, Councillor E G R Jones, was unable to attend the meeting but had prepared a statement, read aloud by Councillor M G Dodson.

Councillor S N Spencer proposed that the application be refused as the application site makes a strong contribution to the purposes of the green belt in checking the unrestricted sprawl of large built-up areas (Policy GB2 of the NPPF) and therefore can not be considered a grey belt site. This was seconded by Councillor R A James.

On being put to the vote the motion to refuse application 25/40885/OUT was carried.

RESOLVED:- that planning application 25/40885/OUT be refused, due to conflict with policies GB6 and GB7 of the NPPF on the basis that the site is not considered to be grey belt with regard to policy GB2 of the NPPF.

PC38 Application 26/41994/HOU - The Malthouse, Church Lane, Gayton

(Recommend: Approve, subject to conditions)

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

Public speaking on the proposal was as follows:

T Street spoke in support of the application.

The Ward Member, Councillor F Beatty, was unable to attend the meeting but had prepared a statement, read aloud by the Planning Officers.

Councillor S N Spencer proposed that the application be approved, subject to the conditions within the report. This was seconded by Councillor A J Sandiford.

On being put to the vote the motion to approve application 26/41994/HOU was carried.

RESOLVED:- that planning application 26/41994/HOU be approved, subject to conditions within the report.

PC39 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 of 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.
25/41639/PAR Delegated Refusal	Concrete Frames Barn, Hollywood Farm, Uttoxeter Road	Prior Approval - Conversion of redundant agricultural building to three dwellings.
25/40917/HOU Condition appeal	22 Wolverhampton Road, Stafford	Rear single storey extension to main house, refurbishment of coach house and replacement windows.
26/41787/HOU Delegated Refusal	17 Castle Bank, Stafford	Demolish existing garage, two-storey side extension.

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

Application Reference	Location	Proposal
25/41298/FUL Appeal Dismissed	The Ferns, 6 Broc Hill Way, Brocton	Replacement of existing stables with new building and construction of vehicular access.
25/41603/FUL Appeal Dismissed	Land East of Lichfield Road, Little Haywood	Change of use to dog walking field and associated works.

CHAIR