

Chairman - Councillor A Nixon

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

Councillors:

A P Edgeller

P C Edgeller

A D Hobbs

J Hood

R A James

R Kenney

A J Sandiford

S N Spencer

Also present:-

Councillor P W Jones

Officers in attendance:-

S Wright	-	Development Lead
H Cross	-	Senior Planning Officer
L Taylor-Grime	-	Principal Solicitor Contentious Litigation
J Dean	-	Democratic Services Officer

#### **PC13 Minutes**

Minutes of the meeting held on 25 June 2025, as previously circulated were approved as a correct record.

#### **PC14 Apologies**

Apologies for absence were received from Councillors B M Cross (substituted by Councillor A P Edgeller), A R McNaughton and M Phillips.

#### **PC15 Application No 24/39044/FUL - Walton Bank, Stafford Road, Walton, Eccleshall**

(Recommend approval, subject to conditions).

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

Following her presentation the Senior Planning Officer detailed a further representation received from the Council's Environmental Health department regarding noise readings taken at the site in question.

Changes to the following Conditions were communicated to Members:-

The background section of the officer report should refer to Condition 5 on 23/37150/FUL as follows, given the wording of this condition was amended at the time of the committee decision: "The roller shutter doors at

unit 5 shall remain closed whenever works on cars takes place. No works shall be undertaken outside of this unit at any time”.

Condition 6: Amendment required should officers approve the current application to remove the following bullet point:

- All doors and openings should be maintained in the closed position, when doors are required to be open, this should be reduced to as small a timeframe as possible;

Public speaking on the proposal was as follows:-

C Towers spoke in objection to the proposal.

S Metcalfe spoke in support of the proposal.

At the invitation of the Chairman, Councillor P W Jones, Eccleshall Ward Member, addressed the Committee.

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

- Installation of noise damping measures inside the unit
- Accuracy of noise impact assessment(s) undertaken

Councillor S N Spencer subsequently moved and Councillor R A James seconded that the application be deferred, pending a further noise assessment.

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

RESOLVED:- that planning application No 24/39044/FUL be deferred pending a further noise impact assessment undertaken using the same parameters as previously, with the doors to the unit in a closed position.

**PC16      Application No 24/39689/HOU - Cambrilles, Green Park, Fulford, Stoke-on-Trent**

(Recommend approval, subject to conditions).

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

Following her presentation the Development Lead suggested the addition of a further condition to protect the tree to the front of the property in question, as agreed by the applicant.

Public speaking on the proposal was as follows:-

A Capewell spoke in objection to the proposal.

B Dawson spoke in support of the proposal.

Councillor R Kenney 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 24/39689/HOU be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning.

## **PC17 Planning Appeals**

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

Notification of the following appeals had been received:-

### **Notified Appeals**

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>24/39718/LDCPP Delegated Refusal</b>	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
<b>25/40212/HOU Delegated Refusal</b>	Rowan House Watery Lane Stafford	Erection of a carport on existing parking space adjacent to garage

### **Decided Appeals**

<b>Application Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>24/39654/FUL Appeal Dismissed</b>	The Wood Stallington Road Meir Heath	Retrospective application for change of use of land to private equestrian use, construction of stables, manege and erection of fencing

Application Reference	Location	Proposal
<b>24/39125/FUL</b> <b>Appeal Dismissed</b>	Land Off A34 Opposite George And Dragon PH Stone Road Meaford	Creation of an Electric Vehicle Charging Hub comprising 31 charging bays equipped with solar panels and a substation (Sui Generis), picnic areas and a drive-through restaurant (Use Class E), with associated access, car and cycle parking, and landscaping.

CHAIR