

Chair - Councillor B McKeown

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

Councillors:

B M Cross

J Hood

E G R Jones

P W Jones

A M Loughran

A R McNaughton

A Nixon

A J Sandiford

S N Spencer

Officers in attendance:-

L Taylor-Grime

E Handley

J Holmes

S Hawe

J Allen

- Principal Solicitor
- Senior Planning Officer
- Development Manager
- Staffordshire County Highways
- Democratic Services Officer

PC66 Minutes

Minutes of the Special Planning Committee meeting held on 18 March 2025, as previously circulated were approved as a correct record.

PC67 Apologies

Apologies were received from Councillors A D Hobbs (substituted by Councillor A M Loughran) and I D Fordham (substituted by Councillor J Hood).

PC68 Declaration of Member's Interests/Lobbying

Councillor B McKeown reported that he had been contacted regarding application 22/36919/OUT but he would still be taking part in the debate and vote.

Councillor B McKeown declared a personal interest in application 23/38510/FUL and would vacate the room for that item.

Councillor A M Loughran declared an interest in application 22/35957/FUL and would not take part in the debate or vote.

PC69 Application 22/36919/OUT - Land off Sandon Road and MOD 4 Site, Beaconside, Stafford

(Recommend: That the Planning Committee delegate authority to the Head of Economic Development and Planning to approve the application subject to the highway authority confirming the area of land and financial sum required as a contribution towards a new roundabout (Sandon Road/Beaconside junction), in accordance with the conditions set out in the Agenda, and to the applicant entering into a S106 agreement with regard to:

- Travel plan and associated monitoring fees
- Contribution towards 'public transport purposes'
- Dedication of land to provide a roundabout and associated footways at the junction of Beaconside and Sandon Road
- Affordable housing provision
- Contribution towards education services
- Contribution towards mitigation measures in relation to impacts upon the Cannock Chase SAC
- Provision of on-site open space
- Contribution to sports facilities
- Biodiversity net gain).

This application was deferred from Special Planning Committee on 18 March pending further information regarding biodiversity and the Beaconside/Sandon Road roundabout.

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

It was noted that a BNG addendum had been received since the last Planning Committee.

Since the agenda had been published, six representations had been received. These included Staffordshire Highways stating they were satisfied that the proposed roundabout could accommodate the proposed development. Hopton and Coton Parish Council objected to the application. 4 neighbours also objected to the application.

Condition 19 has been revised to refer to drawing 5206018-ATK-RB-ZZ-DR-C-2002-P05.

Public speaking on the proposal was as follows:

I Roscoe spoke in objection to the application.

L Tilston spoke in support of the application.

S Hawe clarified points relating to Highways.

Councillor A McNaughton proposed that the application be approved, subject to the conditions in the report and the amended Condition 19 referring to drawing 5206018-ATK-RB-ZZ-DR-C-2002-P05.

This was seconded by Councillor A Nixon.

On being put to the vote the proposal to approve application 22/36919/OUT was carried.

RESOLVED:- that planning application 22/36919/OUT be approved subject to the conditions listed within the report, and the amended Condition 19 referring to drawing 5206018-ATK-RB-ZZ-DR-C-2002-P05.

S Hawe (Highways) was thanked for attending and providing clarification on Highways matters.

Councillor B McKeown left the room for the following item. Councillor A Nixon took the Chair.

PC70 Application 23/38510/FUL - Playing Field, Church Lane, Hixon

(Recommend: approval subject to conditions).

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

Councillor J Hood proposed that the application be approved, subject to the conditions within the report

This was seconded by Councillor E G R Jones.

On being put to the vote the proposal to approve application 23/38510/FUL, subject to the conditions in the report was carried.

RESOLVED:- that planning application 23/38510/FUL be approved subject to the conditions in the report.

Councillor B McKeown returned to the room and took the Chair.

Councillor A M Loughran left the table for the following application.

PC71 Application 22/35957/FUL - Highfields Social Club, Barnes Road, Highfields

(Recommend: refusal).

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

It was noted that there is another live application for the site.

Councillor B M Cross proposed that the application be refused.

This was seconded by Councillor S N Spencer.

On being put to the vote the proposal to refuse application 22/35957/FUL was carried.

RESOLVED:- that planning application 22/35957/FUL be refused.

Councillor A M Loughran returned to the table.

PC72 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
24/39412/LDC Delegated Refusal	Camomile, Watery Lane, Stafford	Application for Lawful Development Certificate - Existing. Confirming that the use of the detached garage as an annexe is lawful.
24/39577/FUL Delegated Refusal	Land adjacent Moreton House Farm, Bishton Lane, Wolseley Bridge	Change of use of land to dog walking field and associated works
24//39261/FUL Delegated Refusal	13 Blythe Road, Moss Pit	Extended front garden and creating a dropped kerb. Extending rear garden with new fence.
24/39316/LDCPP Delegated Refusal	18 Brocton Crescent, Brocton, Stafford	Lawful Development Certificate for the proposed use of the property as a residential care home (Class C2) for 2 young people supported by 2 members of care staff working on a shift basis (no material difference with the lawful use as a Class C3 dwelling).

Application Reference	Location	Proposal
24/39654/FUL Delegated Refusal	The Wood, Stallington Road, Meir Heath	Retrospective application for change of use of land to private equestrian use, construction of stables, menage and erection of fencing.
USE/00218/EN24 Enforcement Notice	Land lying to the East of Stallington Road, Blythe Bridge	Unauthorised change of use and associated operational development

Decided Appeals

Application Reference	Location	Proposal
24/39797/HOU Appeal Dismissed	79 Baswich Crest, Baswich	Side dormer extension to the existing bungalow
24/39250/ADV Appeal Allowed	51 - 52 Greengate Street, Stafford	Proposed illuminated fascia sign
24/39525/FUL Appeal Dismissed	Cocknage Farm Barns, Woodpark Lane, Cocknage	Change of use of land (agricultural) for use as residential garden (retrospective) and associated fencing
24/39326/OUT Appeal Allowed	Land off Stafford Road, Woodseaves	Outline planning application with all matters reserved for the erection of two dwellings and associated works
23/36938/FUL Appeal Allowed and Costs Refused	Lower Farm, Drointon Lane, Grindley	Installation and operation of solar farm and energy storage system with associated landscaping, underground cabling, works, equipment and infrastructure
24/38748/FUL Appeal Dismissed	Land East of Brookside, Gregory Lane, Loynton	Agricultural storage building to store agricultural machinery, agricultural implements and tools and general hay and feed store

Application Reference	Location	Proposal
24/38978/LDCPP Appeal Dismissed	64 Ford Drive, Yarnfield, Stone	Proposed 2m high fence to front of property, adjacent to the highway
23/38534/HOU Appeal Allowed	Stone Cottage, Doley Road, Bishops Offley	Part demolition / 2 storey side extensions and alterations

CHAIR