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

Chair - Councillor B McKeown

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

Councillors:

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

Also present: Councillors P C Edgeller and J M Pert

Officers in attendance:-

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

PC49 Minutes

Minutes of the meeting held on 21 October 2026, as previously circulated were approved as a correct record.

PC50 Apologies

Apologies for absence were received from Councillors P C Edgeller (substituted by Councillor A P Edgeller) and D M McNaughton.

PC51 Declarations of Members's Interests/Lobbying

All Members of the Committee reported that they had been lobbied in respect of Application No 25/41031/PIP.

Councillor B M Cross reported that he had also been lobbied in respect of the other applications listed on the agenda.

Councillor P E Jones reported that in addition he had been lobbied in respect of Application No 25/414/76/PIP.

Councillor S N Spencer reported that he was an employee of Severn Trent Water but had no influence on planning application consultations and had been lobbied in respect of Application No 25/40960/OUT.

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

PC52 Application No 25/41476/PIP - Land West of Old House Farm. Lodge Lane, Woodseaves

(Recommend refusal).

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

Public speaking on the proposal was as follows:-

J Young spoke in objection to the proposal.

At the invitation of the Chairman, Councillor S N Spencer, Gnosall and Woodseaves Ward Member, addressed the Committee and displayed a number of presentation slides.

Councillor A P Edgeller moved and Councillor A R McNaughton seconded that the application be refused, as per the reasons as set out in the report.

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

RESOLVED:- that planning application No 25/41476/PIP be refused, as per the reasons 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.

Councillors A P Edgeller and A J Sandiford left their seats at the meeting table and sat in the public gallery during consideration of the next application.

PC53 Application No 25/41031/PIP - Land Off Milford Road, Walton On The Hill, Stafford, Staffordshire

(Recommend approval).

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

Public speaking on the proposal was as follows:-

I Beard spoke in objection to the proposal.

D Haszard spoke in support of the proposal.

At the invitation of the Chairman, Councillor P C Edgeller, Milford Ward Member, addressed the Committee.

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

- Grading of the agricultural land in question
- Density of housing proposed for the site

Councillor J Hood moved that the application be approved. The motion was not seconded.

Councillor S N Spencer subsequently moved and Councillor R A James seconded that the application be refused as the impact of the loss of agricultural land in question did not outweigh benefit of the housing provided in this circumstance.

The Committee took a short recess at this point, during which time recording of the meeting was paused.

On continuation of the meeting the vote on the proposal to refuse the application was declared to be carried.

RESOLVED:- that planning application No 25/41031/PIP be refused as the impact of the loss of agricultural land in question did not outweigh benefit of the housing provided in this circumstance.

Councillors A P Edgeller and A J Sandiford re-took their seats at the meeting table.

PC54 Application No 25/40960/OUT - Land Off Green Road, Weston

(Recommend approval, subject to conditions and a legal agreement to secure affordable housing provision and off-site highway works together with financial contributions towards secondary education, Cannock Chase SAC, travel plan monitoring, bus service improvements, bus stop improvements and BNG monitoring).

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

Public speaking on the proposal was as follows:-

H Hart spoke in objection to the proposal.

M Wild-Smith spoke in support of the proposal.

The Development Lead read from a prepared statement on behalf of Councillor F Beatty, Milwich Ward Member, who was not present at the meeting.

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

- Lack of local amenities and infrastructure
- Grading of associated agricultural land
- Density of housing proposed for the site

Councillor J Hood moved and Councillor A R McNaughton 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 have fallen.

Councillor S N Spencer subsequently moved and Councillor A P Edgeller seconded that the application be refused due excessive density which was out of character in the context of Weston, causing harm to the character and appearance of the area and leading to a loss of best and most versatile agricultural land.

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

RESOLVED:- that planning application No 25/40960/OUT be refused due excessive density which was out of character in the context of Weston, causing harm to the character and appearance of the area and leading to a loss of best and most versatile agricultural land.

PC55 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
25/41347/FUL **Delegated refusal**	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.
26/41855/HOU **Delegated refusal**	Duttons Brook House, Fradswell Lane, Fradswell	Erection of a garage/workshop with ancillary living accommodation above to replace existing outbuildings
26/42425/PIP	Land Rear of Fulfield. Fulford Road, Fulford	Permission in principle for up to nine dwellings

Decided Appeals

Application Reference	Location	Proposal
25/41644/PAR **Appeal dismissed**	Pole Barn, Hollywood Farm, Uttoxeter Road	Prior Approval - Conversion of redundant agricultural building to one dwelling
25/40867/FUL **Appeal dismissed and Costs refused**	Heather Lodge, 2 Old Acre Lane, Brocton	Erection of Replacement Dwelling (self-build)

CHAIR