



Chair - Councillor B McKeown

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

Councillors:

B M Cross

I D Fordham

R A James

P W Jones

A R McNaughton

D M McNaughton

L Nixon

A J Sandiford

S N Spencer

J Thorley

Officers in attendance:-

- | | | |
|----------------|---|--|
| S Birdi | - | Development and Policy Manager |
| M Smith | - | Economic Development and Regeneration
Manager |
| T Cannon | - | Senior Planning Officer |
| R Wood | - | Development Lead |
| L Taylor-Grime | - | Principal Solicitor Contentious Litigation |
| J Dean | - | Democratic Services Officer |

PC28 Minutes

Minutes of the meeting held on 8 July 2026, as previously circulated were approved as a correct record.

PC29 Apologies

Apologies for absence were received from Councillors P C Edgeller (substituted by Councillor L Nixon), A D Hobbs (substituted by Councillor J Thorley) and J Hood (substituted by Councillor I D Fordham).

PC30 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.

Councillor R A James noted that Homes Plus were part of the applicant for planning application no 22/35776/FUL and that he had involvement with said group.

Councillors A R and D M McNaughton left the room during consideration of the following item, taking no part in the debate or voting thereon.

PC31 Application No 22/35776/FUL - Land Adjacent to Swinburne Close, Stafford

(Recommend approve, subject to conditions and the applicant entering into a planning obligation to secure the dwellings as affordable housing units and a financial contribution towards mitigation measures for the Cannock Chase Special Area of Conservation).

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

Prior to his presentation, the Senior Planning Officer provided the following updates:-

- Receipt of comments of the Councils Conservation Officer who raised no objections to the proposal;
- Confirmation from the Lead Local Flood Authority that construction of the nearby all-weather sports pitch would have no impact on the drainage in the area and were satisfied that any associated run off could be accommodated in the final detailed surface water drainage design required by condition 3;
- Future maintenance of the associated attenuation tanks would be addressed through a Section 106 agreement;
- Noted receipt of an Asset of Community Value (AVC) application for the site in question;
- Typographical errors on pages 37 and 40 of the agenda

Public speaking on the proposal was as follows:-

M Parry spoke in objection to the proposal.

S Faizey spoke in support of the proposal.

On behalf of Councillor D P Rouxel, Rowley Ward Member who was not present at the meeting, the Senior Planning Officer read from a prepared statement detailing his comments on the application.

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

- Implications of AVC application
- Design, construction and maintenance of associated retaining wall
- Drainage from the site and ongoing maintenance of attenuation tanks
- Retention and access to green space to the north of the site

Councillor S N Spencer moved and Councillor B M Cross seconded that the application be approved, subject to the conditions as set out in the report, and the applicant agreeing to enter into a planning obligation to secure the dwellings as affordable housing units and a financial contribution towards mitigation measures for the Cannock Chase Special Area of Conservation, and the following additional conditions:-

- 1 additional landscaping be provided in Swinburne Close;
- 2 amended condition 3 with additional for basal drainage measures to retaining wall marked 'Elevation 6-6 on Plan Ref: 15037/37C

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

RESOLVED:- that planning application No 22/35776/FUL be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning and the applicant agreeing to enter into a planning obligation to secure the dwellings as affordable housing units and a financial contribution towards mitigation measures for the Cannock Chase Special Area of Conservation and the additional/amended conditions as set out above.

Councillors A R and D M McNaughton re-joined the meeting at this point, whereupon Councillor J Thorley left the room taking no part in the debate and voting thereon in respect of the following item.

PC32 Application No 26/41804/FUL - 8-12 Gaolgate Street, Stafford

(Recommend approve, subject to conditions).

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

Prior to his presentation the Development Lead noted the comments received from the Council's Conservation Officer in respect of the application.

Councillor R A James moved and Councillor B M Cross 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 26/41804/FUL be approved, subject to the conditions as set out in the report of the Head of Economic Development and Planning.

Councillor J Thorley re-joined the meeting at this point.

PC33 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
25/41644/PAR Delegated Refusal	Pole Barn Hollywood Farm Uttoxeter Road	Prior Approval - Conversion of redundant agricultural building to one dwelling
25/40867/FUL + Cost Claim Delegated Refusal	Heather Lodge 2 Old Acre Lane Brocton	Erection of Replacement Dwelling (self-build)

Decided Appeals

Application Reference	Location	Proposal
25/41421/FUL Appeal Allowed	1 - 3 Radford Street Stone	Change of use from a drinking establishment/restaurant (Use Class E(b)) to an education and examination centre for Special Educational Needs (SEN) and home-schooled (F1)
26/41736/POTH Appeal Dismissed	Land At Mill Lane Great Haywood	Prior Approval - 60 day temporary recreational camp site
25/40587/FUL + Costs Appeal dismissed and Costs refused	1 Brancote Row Baswich Lane Baswich	Sub division of existing plot to create a building plot for a three bed detached property adjacent to existing end of terrace property, and a new access to the existing property
25/41243/PIP Appeal Dismissed	Land Adjacent The Hollies Sandon Road Hilderstone	Permission in Principle - Erection of two low carbon self build houses with associated works
24/38729/OUT Appeal Allowed	Land At Willow Farm Sandon Road Sharpley Heath	Outline application with all matters reserved for a proposed dwelling to replace an existing static caravan.

Application Reference	Location	Proposal
25/40944/ADV Appeal Allowed	Footpath Outside Stafford Police Station Eastgate Street Stafford	Two digital 75 inch LCD display screen, one on each side of the Street Hub unit. Linked with 25/40943/FUL
25/40943/FUL Appeal Allowed	Footpath Outside Stafford Police Station Eastgate Street Stafford	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit. Linked with 25/40944/ADV

CHAIR