

Chair - Councillor B McKeown

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

Councillors:

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

P W Jones
A R McNaughton
D M McNaughton
S N Spencer

Officers in attendance:-

L Taylor-Grime	-	Principal Solicitor
E Handley	-	Senior Planning Officer
S Owen	-	Senior Planning Officer
M Smith	-	Economic Development and Regeneration Manager
J Allen	-	Democratic Services Officer

PC19 Minutes

Minutes of the Planning Committee meeting held on 10 June 2026, as previously circulated were approved as a correct record.

Minutes of the Special Planning Committee meeting held on 23 June 2026, as previously circulated were approved as a correct record.

Minutes of the Special Planning Committee meeting held on 25 June 2026, as previously circulated were approved as a correct record, subject to the inclusion of apologies from Councillor A R McNaughton.

Minutes of the Special Planning Committee meeting held on 3 July 2026, as previously circulated were approved as a correct record.

PC20 Apologies

Apologies were received from Councillor A J Sandiford.

PC21 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.

Continuing, Councillor Spencer stated he was a Ward Member for application 25/41476/PIP and had pre-determined the application.

Councillor R A James stated he was a Ward Member for application 25/40465/HOU but would be taking part in the debate and vote.

Councillor P C Edgeller stated he was the Ward Member for application 25/41031/PIP and had pre-determined the application.

Councillor P C Edgeller left the table for the following application.

PC22 Application 25/41031/PIP - Land off Milford Road, Walton on the Hill, Stafford

(Recommend: Approve)

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

Public speaking on the proposal was as follows:

Berkswich Parish Councillor A Taylor spoke in objection to the application.

R Haszard spoke in support of the application.

At the invitation of the Chairman, Councillor P C Edgeller, Milford Ward Member, addressed the Committee and subsequently withdrew his call-in.

Councillor A R McNaughton proposed that the application be approved. This was seconded by Councillor B McKeown. On being put to the vote, 2 were in favour and 7 abstained. Therefore, the motion to approve was not carried.

Further discussion took place regarding the safety and location of the access point as shown on the red edge of the application.

Councillor R A James proposed that the item be deferred to allow the applicant to amend the red edge taking into consideration concerns raised regarding highways safety. This was seconded by Councillor S N Spencer.

On being put to the vote the proposal to defer application 25/41031/PIP was carried.

RESOLVED:- that planning application 25/41031/PIP be deferred to allow the applicant to amend the red edge plan taking into consideration concerns regarding the access and highways safety.

Councillor P C Edgeller returned to the table.

Councillor S N Spencer left the table for the following application.

PC23 Application 25/41476/PIP - Land West of Old House Farm, Lodge Lane, Woodseaves, Stafford ST20 0NZ

(Recommend: Approve, subject to informative)

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

The Senior Planning Officer recommended to defer the application to allow for a Habitats Regulation Assessment to take place.

Councillor B M Cross proposed that the application be deferred to allow for a Habitats Regulation Assessment to take place. This was seconded by Councillor D M McNaughton.

On being put to the vote the proposal to defer application 25/41476/PIP was carried.

RESOLVED:- that planning application 25/41476/PIP be deferred to allow a Habitats Regulation Assessment to take place.

Councillor S N Spencer returned to the table.

PC24 Application 25/40465/HOU - Oulton House, Turners Lane, Oulton, Stone, Staffordshire ST15 8UR

(Recommend: Approve)

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

There was no public speaking for this application.

Councillor R A James, speaking as a member of the committee, proposed that the application be deferred to allow for a site visit to take place. The motion was not seconded.

Councillor A R McNaughton proposed that the application be approved. This was seconded by Councillor A D Hobbs.

Councillor S N Spencer proposed an amendment to the conditions, to add that within 3 months of the development first being brought into use, 2 bat boxes, 1 bird box, and 2 swift boxes shall be installed within the proposed extensions and outbuildings and thereafter retained.

On being put to the vote the proposal to amend the conditions to application 25/40465/HOU was carried.

Councillor A R McNaughton proposed that the application be approved with the inclusion of the additional condition regarding bird and bat boxes. This was seconded by Councillor A D Hobbs.

On being put to the vote the proposal to approve application 25/40465/HOU with the inclusion of the additional condition was carried.

RESOLVED:- that planning application 25/40465/HOU be approved, subject to the conditions within the report, and the inclusion of an additional condition that 1 bird box, 2 swift boxes and 2 bat boxes be installed within the proposed extensions and outbuildings and thereafter retained.

PC25 Application 25/40929/FUL - Annex at 33 North Castle Street, Castletown, Stafford ST16 2EH

(Recommend: Refuse)

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

The Senior Planning Officer reported that the first reason for refusal (relating to the impact on character/appearance) in the officer's report be omitted as it had been carried over from an earlier draft of the Officer's report and the Lead Officer authorised to issue a recommendation to the Planning Committee had intended to remove this from the recommendation.

Public speaking on the proposal was as follows:

The agent for the applicant had provided a statement in support of the application which was read aloud by the Senior Planning Officer.

Councillor S N Spencer proposed that the application be deferred to determine the number of bedrooms in each property. This was seconded by Councillor J Hood.

The Senior Planning Officer clarified the number of bedrooms in the current application and stated that the decision should be based on the contents of the application before the committee.

Councillor S N Spencer then changed his proposal (based on the floorplans as presented within the report) to approve the application. This was seconded by Councillor J Hood.

On being put to the vote the proposal to approve application 25/40929/FUL was carried.

RESOLVED:- that planning application 25/40929/FUL be approved, subject to a condition to list plans in order to define the permission

PC26 Application 26/42031/PDEM - Wilkinson, Broad Street, Stafford ST16 2DB

(Recommend: That prior approval be granted)

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

Public speaking on the proposal was as follows:

M Smith, Economic Development and Regeneration Manager provided clarification, on behalf of the Council as the applicant, regarding the Heras fencing which is currently in situ. The fencing is on site whilst the clearing of the inside of the former Wilko building takes place. It is not the fencing that would be used if the demolition takes place.

The demolition of the toilets had been raised as a concern by the committee. It was noted that the original plans showed demolition of the whole site to prevent being left with pockets of development. The College had since shown an interest in the site and would be drawing their own plans. The toilets would not be pulled down until it was necessary to do so.

The demolition company have assessed the site and are looking at retaining some of the parking spaces if it is safe to do so.

Councillor R A James proposed that the application be approved. This was seconded by Councillor B M Cross.

On being put to the vote the proposal to approve application 26/42031/PDEM was carried.

RESOLVED:- that planning application 26/42031/PDEM be approved, subject to the conditions within the report.

PC27 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
26/41654/ANX Delegated Refusal	Fernbank Cottages 69 Longton Road Barlaston	Replacement of previous garage with new Annex above
25/41603/FUL Delegated Refusal	Land East of Lichfield Road Little Haywood	Change of use to dog walking field and associated works

Decided Appeals

Application Reference	Location	Proposal
24/40076/FUL + Costs Appeal and Costs Dismissed	Rear of Surgery Wharf Road Gnosall	Hybrid application seeking outline planning permission for the erection of 19 dwellings with all matters reserved except for means of access and detailed permission for the conversion of a barn into a dwelling
25/40949/FUL Appeal Dismissed	Footpath Outside 4 Newport Road Stafford	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit. Linked with 25/40950/ADV
25/40950/ADV Appeal Dismissed	Footpath Outside 4 Newport Road Stafford	Two digital 75 inch LCD display screen, one each side of the Street Hub unit
25/41392/HOU Appeal Dismissed	Moss Fennen Dickys Lane Woodseaves	Construction of new detached double dwelling
25/41078/PAGR Appeal Dismissed	Land South of Whitesytch Cottage Whitesytch Lane Hilderstone	Prior Approval - General purpose agricultural building to be used for the storage of fodder and implements and housing for livestock and lambing in spring
25/40600/FUL Appeal Allowed	Land Adjacent Higher Gorsty Birch Farm Stallington Road Blythe Bridge	Retention of two agricultural buildings and access track

Application Reference	Location	Proposal
4 x Multiple Enforcement appeals at the same site Appeals Dismissed	Wolfdale Blurton Road Barlaston Stoke on Trent	Without planning permission on the land, the material change of use from residential and domestic uses to a mixed use of residential, domestic and the storage of materials for commercial purposes
25/40936/FUL Appeal Dismissed	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

CHAIR