



Chairman - Councillor F Beatty

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

Councillors:

B M Cross

P C Edgeller

A D Hobbs

F D J James

E G R Jones

B McKeown

D M McNaughton

D P Rouxel

Also present:-

Councillors A F Reid (Cabinet Member - Economic Development and
 Planning Portfolio)

A G Cooper

J M Pert

A J Sandiford

Officers in attendance:-

D Piper - Head of Economic Development and Planning

S Birdi - Development and Policy Manager

M Smith - Economic Development and Regeneration Manager

A Yendole - Planning Policy Manager

J Boulton - Principal Planning Officer

J Allen - Democratic Services Officer

Also present:

L Gibbs - Mondrem

M Cansiz - Mondrem

EDP17 Minutes

Minutes of the meeting held on 19 August 2025, as previously circulated, were approved as a correct record.

EDP18 Apologies

Apologies were received from Councillors A M Loughran (substituted by Councillor A D Hobbs) and P W Jones (substituted by Councillor E G R Jones).

EDP19 Enforcement Policy and Protocol Presentation

The Chair welcomed Lucy Gibbs from Mondrem and the Development & Policy Manager to the meeting.

Lucy Gibbs and the Development & Policy Manager referred to the RTP1 document which had been circulated with the agenda, stating that the difficulty in recruitment and retention is not specific to Stafford Borough Council and is a national problem.

The presentation highlighted the number of open cases at SBC currently, and what a “healthy” workload would be.

It was noted that there are no criminal cases until an Enforcement Notice is not complied with.

Specific cases were to be discussed outside of the meeting.

It was noted that Planning Enforcement is not a statutory service.

A new Planning Enforcement Policy is being created which will include a scoring matrix so that cases are triaged correctly.

RESOLVED:- that

- (a) in accordance with the powers delegated to the Committee the contents of the presentation be noted.
- (b) a letter to be sent to Government regarding the lucrative agency market, sharing concerns of the impact on case loads and recruitment and retention of staff
- (c) a letter to be sent to Government regarding the inability to enforce against Biodiversity Net Gain
- (d) a BNG refresher workshop to take place for Members.
- (e) Councillor A F Reid to create a list of priority cases (information provided by Councillors) so that Officers can provide an update.

EDP20 Q1 Performance Report

Head of Economic Development and Planning summarised the appendices reporting on the first quarter of the year.

RESOLVED:- that in accordance with the powers delegated to the Committee the contents of the report be noted.

EDP21 Gateway Update

Economic Development and Regeneration Manager provided a verbal update.

What was once referred to as Levelling Up Fund is now known as Local Regeneration Fund which provides a more flexible framework for local authorities to spend regeneration monies in their area.

Land acquisition is progressing. Currently in the process of setting up Board meetings.

The County Council have started the ground investigation works. There will be a planning application soon for the demolition of the buildings. The land is currently secured by fencing.

Further updates will be given at future scrutiny committees.

RESOLVED:- that in accordance with the powers delegated to the Committee the contents of the verbal update be noted.

EDP22 Renewable Energy

Principal Planning Officer presented the report, stating that examples of appeals have been included within the report as each site is judged on its own merits, therefore similar sites may have different outcomes.

Current policies within the adopted Local Plan are used for making planning decisions.

RESOLVED:- that in accordance with the powers delegated to the Committee the contents of the report be noted.

EDP23 Work Programme

Head of Economic Development and Planning presented the report.

RESOLVED:- that in accordance with the powers delegated to the Committee the contents of the report be noted.

CHAIR