

**Minutes of the Planning Committee
held in the Craddock Room, Civic
Centre, Stafford on Wednesday 19
November 2025**

Chair - Councillor A Nixon

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

Councillors:

A P Edgeller
P C Edgeller
A D Hobbs
J Hood
R A James

R Kenney
A R McNaughton
M Phillips
A J Sandiford
S N Spencer

Also present:-

Councillors P W Jones
J M Pert
M J Winnington

Officers in attendance:-

L Taylor-Grime	-	Principal Solicitor
S Birdi	-	Interim Development Manager
S Wright	-	Interim Deputy Development Management Manager
S Owen	-	Senior Planning Officer
J Allen	-	Democratic Services Officer

PC23 Minutes

Minutes of the Planning Committee meeting held on 16 July 2025, as previously circulated were approved as a correct record.

Minutes of the Special Planning Committee meeting held on 13 August 2025, as previously circulated were approved as a correct record.

Minutes of the Additional Planning Committee meeting held on 13 August 2025, as previously circulated were approved as a correct record.

PC24 Apologies

Apologies were received from Councillor B M Cross (substituted by Councillor A P Edgeller)

PC25 Declarations of Member's Interests / Lobbying

All members declared they had been lobbied with respect to application 24/40076/FUL.

Councillor S N Spencer declared that he was employed by Severn Trent Water but was not involved in planning applications or consultations.

Councillor S N Spencer stated he would be speaking as Ward Member for application 24/40076/FUL and left the meeting.

PC26 Application 24/40076/FUL - Rear of the Surgery, Wharf Road, Gnosall

(Recommend: Refusal).

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

Public speaking on the proposal was as follows:

A Monahan spoke in objection to the application.

J Imber spoke in support of the application.

At the invitation of the Chairman, Councillors S N Spencer and M J Winnington, Gnosall and Woodseaves Ward Members, addressed the Committee.

Councillor A P Edgeller proposed that the application be refused for the reasons as set out in the report.

This was seconded by Councillor R A James.

On being put to the vote the proposal to refuse application 24/40076/FUL was carried.

RESOLVED:- that planning application 24/40076/FUL be refused for the following reasons:

1. The proposed development fails to include safe means of site access by sustainable modes of travel. As a result, it would lead to an unacceptable increase in highway safety risk due to potential conflicts between pedestrians and vehicles. Furthermore, the application does not provide sufficient information regarding the proposed vehicle access point from Wharf Road to ensure a safe and suitable means of access. Consequently, the proposal is contrary to policies T1 and T2 of the Plan for Stafford Borough, as well as paragraphs 110, 115 and 116 of the National Planning Policy Framework (NPPF). The unacceptable risk to the safe and efficient operation of the public highway significantly and demonstrably outweighs the benefits of the proposed housing provision. Therefore, the development does not constitute sustainable development in accordance with paragraph 11 of the NPPF.

2. The development fails to deliver a well-designed proposal due to the complete loss of designated Green Infrastructure, which currently provides a wide range of environmental, visual, and amenity benefits for the local community. The proposals urbanizing effect would significantly harm the rural character and natural quality of the Green Infrastructure, thereby eroding Gnosall's distinct sense of place. As a result, the proposal is contrary to Policies N1 and N4 of the Plan for Stafford Borough, as well as paragraphs 129 and 135 of the National Planning Policy Framework (NPPF). The adverse impact on the character and appearance of the site and its setting significantly and demonstrably outweighs the benefits of the proposed housing provision. Therefore, the development does not constitute sustainable development in accordance with paragraph 11 of the NPPF.
3. The development would result in a 70.03% net loss of onsite biodiversity and therefore fails to meet the 10% net gain of biodiversity required by the Environment Act 2021.

Councillor S N Spencer returned to the meeting.

Councillor A R McNaughton left the meeting for the following application.

PC27 Application 24/39044/FUL - Walton Bank, Stafford Road

(Recommend: Approve, subject to conditions and the completion of a 106 Agreement).

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

Public speaking on the proposal was as follows:

P Morgan spoke in objection to the application.

H Jones spoke in support of the application.

At the invitation of the Chairman, Councillor P W Jones, Eccleshall Ward Member, addressed the Committee.

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

This was seconded by Councillor A D Hobbs.

On being put to the vote the proposal to approve application 24/39044/FUL was carried.

RESOLVED:- that planning application 24/39044/FUL be approved subject to the conditions listed within the report.

Councillor A R McNaughton returned to the meeting.

PC28 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
25/40650/FUL Non determination	George Hill Court Fancy Walk Stafford	To replace the fencing currently at 1m high to a 1.8m fence to Wright Street and the walkway around the corner
24/39886/FUL Delegated Refusal	Land at Trentham Retail Village Stone Road Tittensor	Retrospective full planning application for the temporary installation (18 months) of an Observation Wheel at the Trentham Estate
24/39699/ADV Delegated Refusal	139 Newport Road Stafford	6m x 3m digital portrait display
25/40170/FUL Delegated Refusal	Land South East of Chase Lane Tittensor	Agricultural track to access agricultural building
25/40322/HOU Delegated Approval Appeal against conditions	Old Mill House Barn Lane Weston Jones	Single storey rear extension

Decided Appeals

Application Reference	Location	Proposal
24/39149/LBC Appeal Dismissed	The Granary Weston Hall Weston Lane	Proposed single storey extension and 1.2m post and rail fence to front. (In conjunction with 24/39096/HOU)

Application Reference	Location	Proposal
24/39125/FUL Appeal Dismissed	Land Off A34 Opposite George and Dragon PH Stone Road	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
24/39786/HOU Appeal Allowed	2 Hargreaves Lane Stafford	Alteration to front porch, ground floor rear extension, small first floor extension and general refurbishment
24/39412/LDC Appeal Dismissed	Camomile Watery Lane Stafford	Application for Lawful Development Certificate - Existing. Confirmation that the use of a detached garage as annexe is lawful
24/39316/LDCPP Appeal Dismissed	18 Brocton Crescent Brocton	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)
24/39654/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
25/40598/HOU Appeal Dismissed	79 Baswich Crest Baswich	Retrospective approval for the partial retention of the rear dormer extension to the bungalow

Application Reference	Location	Proposal
24/39034/PAR Appeal Allowed Costs to SBC Refused	Barn A Moat Farm Church Lane	Proposed barn conversion
24/39037/PAR Appeal Allowed Costs to SBC Refused	Barn B Moat Farm Church Lane	Proposed barn conversion into 3 dwellings
24/39038/PAR Appeal Allowed Costs to SBC Refused	Barn C Moat Farm Church Lane	Proposed barn conversion

CHAIR