

Chairman - Councillor B McKeown

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

Councillors:

A P Edgeller

P C Edgeller

J Hood

R A James

L Nixon

A R McNaughton

A J Sandiford

S N Spencer

J Thorley

Also present:-

Councillors K M Aspin, F Beatty and A F Reid

Officers in attendance:-

- S Birdi - Development and Policy Manager
- S Wright - Deputy Development Management Manager
- H Cross - Senior Planning Officer
- L Collingridge - Principal Solicitor
- J Dean - Democratic Services Officer

PC1 Minutes

Minutes of the meeting held on 22 April 2026, as previously circulated were approved as a correct record.

PC2 Apologies

Apologies for absence were received from Councillors B M Cross (substituted by A P Edgeller), A D Hobbs (substituted by J Thorley) and P W Jones (substituted by L Nixon) and D McNaughton.

PC3 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.

PC4 Application No 25/41286/FUL - Land Adjacent to Acorn Cottage, Drointon Lane, Stowe-by-Chartley

(Recommend approve, subject to conditions).

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

Following her presentation the Senior Planning Officer reported receipt of further representations from neighbours and Stowe-by-Charley Parish Council objecting to the application, the contents of which were summarised.

Public speaking on the proposal was as follows:-

P Coote spoke in objection to the proposal.

R Hughes spoke in support of the proposal.

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member, addressed the Committee.

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

- Associated flood risk and drainage
- Proposed visibility splay
- Replacement of hedgerow
- Siting of attenuation tank

Arising from the debate, Councillor S N Spencer moved and Councillor A McNaughton seconded that an additional condition be added to the permission to require that upon completion of construction of the dwelling hereby approved and prior to its occupation, evidence in the form of certification to demonstrate that the dwelling has been constructed to Passive House Plus standards shall be submitted to and approved in writing by the local planning authority.

On being put to the vote inclusion of the extra condition was declared to be carried.

Councillor S N Spencer subsequently moved and Councillor A McNaughton seconded that the application be approved, subject to the conditions as set out in the report and the above additional condition.

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

RESOLVED:- that planning application No 25/41286FUL be approved, subject to conditions as set out in the report of the Head of Economic Development and Planning and the agreed additional condition.

Councillor A P Edgeller left the meeting at this point.

PC5 Application No 24/39849/COU - Land at Marston Meadow, Marston Lane, Marston

(Recommend approve, subject to conditions).

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

Following her presentation the Deputy Development Management Manager reported receipt of further representations objecting to the application.

Public speaking on the proposal was as follows:-

D Georgie spoke in objection to the proposal.

C Preston spoke in support of the proposal.

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member, addressed the Committee.

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

- Site would require escape proof fences and adequate signage
- Responsibility for activity at the site lay with the operator
- No requirement for a noise assessment to be carried out

Arising from the debate, Councillor S N Spencer moved and Councillor R A James seconded that condition 11 be amended to read 'No floodlighting or lighting shall be installed or operated at the site at any time'.

On being put to the vote inclusion of the amendment to the condition was declared to be carried.

On continuation of the debate, Councillor S N Spencer moved and Councillor R A James seconded that condition 5 be amended to read 'Before the development is first brought into use, suitable receptacles for the disposal of dog waste shall be provided within the exercise field and the car parking area and, shall be emptied daily, (or such other locations as may be agreed in writing with the Local Planning Authority) and shall thereafter be retained as such for the life of the development'.

On being put to the vote inclusion of the amendment to the condition was declared to be carried.

Councillor A McNaughton subsequently moved and Councillor J Hood seconded that the application be approved, subject to the conditions as set out in the report, as amended.

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

RESOLVED:- that planning application No 24/39849/COU be approved, subject to the amended conditions as set out in the report of the Head of Economic Development and Planning.

PC6 Application No 25/41424/FUL - Squirrel Barn, Sandon Lane, Milwich, Stafford

(Recommend approve, subject to conditions).

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

Public speaking on the proposal was as follows:-

J Edwards spoke in objection to the proposal.

At the invitation of the Chairman, Councillor F Beatty, Milwich Ward Member, addressed the Committee.

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

- Comment of Heritage and Conservation Officers
- Clarification regarding access to the site

Councillor R A James subsequently moved and Councillor L Nixon seconded that the application be refused 'as the application fails to demonstrate that the proposed holiday let accommodation use will prevent issues of undue noise and disturbance, and consequently the proposals are considered to have an adverse impact upon the amenities of neighbouring occupiers contrary to Policy N1 of The Plan for Stafford Borough'.

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

RESOLVED:- that planning application No 25/41424/FUL be refused due to the adverse effect on neighbouring properties caused by noise from the site.

PC7 Application No 25/40919/PIP - Land West of Old Road, Barlaston

(Recommend approve).

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

Following her presentation the Deputy Development Management Manager reported receipt of further representations objecting to the application and displayed a further Plan relating to the proposal.

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

Public speaking on the proposal was as follows:-

C Clifford spoke in objection to the proposal.

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

- Classification of the land in question
- Siting of attenuation pond

Councillor R A James subsequently moved and Councillor A J Sandiford seconded that the application be refused on the basis of its location, as 'The proposed development site lies within the North Staffordshire Green Belt. The Local Planning Authority has had regard to paragraph 155 of the National Planning Policy Framework (NPPF), which sets out the definition of "grey belt" land. It is not considered that the application site meets the criteria of grey belt as defined within this paragraph. The site has not been demonstrated to be previously developed land, nor has it been shown that it does not strongly contribute to the purposes of the Green Belt, in particular the purpose of checking the unrestricted sprawl of large built-up areas.

In the absence of compliance with paragraph 155 of the NPPF, the proposal falls to be considered as inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No very special circumstances have been demonstrated that would clearly outweigh the harm identified. The proposal is therefore contrary to the provisions of the NPPF in relation to the protection of the Green Belt, and is unacceptable in principle'.

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

RESOLVED:- that planning application No 25/40919/PIP be refused for the reason as set out above.

PC8 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
25/41421/FUL Non Determination	1-3 Radford Street	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)

Application Reference	Location	Proposal
25/41298/FUL Delegated Refusal	The Ferns	Replacement of existing stables with new building and construction of vehicular access
26/41736/POTH Delegated Refusal	Land at Mill Lane	Prior Approval - 60-day temporary recreational camp site

Decided Appeals

Application Reference	Location	Proposal
24/39877/OUT Appeal Allowed	The Mount, Hixon	Outline Application - Erection of two dwellings (access only)
24/39049/FUL Appeal Allowed	Land Opposite Beech Tree Farm	Change of use of land to use as a residential caravan site for 3 gypsy families each with one mobile home, one touring caravan and one day room and stable block, car parking, foul drainage, landscaping and hardscaping
25/41048/HOU Appeal Dismissed	Littledean Barn	Replacement Outbuilding
25/40597/HOU Appeal Dismissed	5 Groundslow Mews	Proposed detached garage and extended driveway
25/41367/PAR Appeal Allowed Costs Refused	Barns Bridge Farm Buildings	Prior Approval Change of Use of Agricultural Building to form Two Dwellings
25/40604/HOU Appeal Dismissed	New House	Outbuilding

CHAIR