Loggerheads Parish Council

Loggerheads Community Fire Station
Market Drayton Road
Loggerheads
Market
Drayton
Shropshire
TF9 4EZ

T: 07919 911938
clerk@loggerheadsparishcouncil.gov.uk
www.loggerheadsparishcouncil.gov.uk

Dear Councillor,

You are summoned to attend the **Planning and Environment Committee** meeting of **Loggerheads Parish Council** to be held at **7pm on Monday 3 November 2025** at Loggerheads Community Fire Station, Market Drayton Road, Loggerheads, Market Drayton, Shropshire TF9 4EZ.

Yours Sincerely,

Dawn Plant

Parish Clerk

AGENDA

1. To receive and consider apologies for absence

2. To note declarations of Members' interests

3. To approve and sign the minutes of the Planning and Environment Committee meeting held on 06.10.2025

4. Public Question Time
   A period of 15 minutes for Members of the Public to ask questions or submit comments

   Any members of the public wishing to participate in public participation during the meeting should email clerk@loggerheadsparishcouncil.gov.uk

5. To consider the planning applications received for comment.

6. To note any planning applications having been decided by NuLBC:

To consider the following Member Items:

7. To note the date of the next **Planning and Environment Committee 01.12.2025**

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PERMISSION FOR DEVELOPMENT

Application number: 22/00553/OUT

Mr Peter Jackson
DCMS
597 Etruria Road
Basford
Stoke On Trent
ST4 6HP

Applicant: Mrs Tracey Louise Holland

The Council of the Borough of Newcastle-under-Lyme in pursuance of powers under the above-mentioned Act hereby permit.

Description of development

Development of up to three serviced plots for self-build and custom housebuilding (all matters reserved except access).

Location of development

Selbourne Pinewood Road Ashley

in accordance with the submitted plans and other documents, subject to compliance with the conditions specified below. Failure to carry out the development in accordance with the permission/consent or to comply with any condition may make the permission/consent invalid and may lead to enforcement or other legal action

This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PERMISSION FOR DEVELOPMENT

Application number: 22/00553/OUT

1. In respect of the development hereby permitted, only outline planning permission (including details of the vehicular access into the site from the highway network) is granted. Approval of details of layout, internal access arrangements, scale, and appearance of the development, and of the landscaping of the site (hereinafter called "the reserved matters" and as defined in the Town and Country Planning (Development Management Procedure) Order 2015), or any Order revoking and reenacting that Order) shall be obtained from the Local Planning Authority in writing before any development hereby approved is commenced.

   R1: The application is for outline planning permission with some matters reserved for subsequent consideration.

2. An application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters.

   R2: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990, as amended.

3. In as far as the approved access point only is concerned, the development hereby permitted shall be carried out in accordance with the following approved plans;
   - Drawing No. 3e, Block Plan

   R3: For the avoidance of doubt and in the interests of proper planning.

4. Any reserved matters application shall be accompanied by an Arboricultural Impact Assessment in accordance with BS5837:2012.

   R4: To protect the trees on and adjacent to the site in the interests of visual amenity, in accordance with the aims and objectives of the National Planning Policy Framework 2024.

5. Prior to the first occupation of each dwelling hereby permitted at least 1 parking space for that dwelling must be provided with a fully operational dedicated electric vehicle charging point and thereafter maintained unless otherwise agreed by the Local Planning Authority. All other parking spaces shall be provided with passive wiring to allow future charging point connection. Charge points shall be a minimum of 32Amp with Type 2 Mennekes connections Mode 2 (on a dedicated circuit), or equivalent.

   R5: To ensure an adequate provision of spaces for charging plug-in vehicles and to sustain compliance with the adopted Newcastle-under-Lyme Borough Council Air Quality Action Plan 2019 to 2024, as per the objectives within the National Planning Policy Framework 2024.

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PERMISSION FOR DEVELOPMENT

Application number: 22/00553/OUT

6. The dwellings hereby approved shall be constructed as self-build dwellings within the definition of self-build and custom build housing in the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and planning Act):

    i. The first occupation of the dwelling hereby approved shall be by a person or persons who had a primary input into the design and layout of the dwelling and who intends to live in the unit for at least 3 years;
    ii. The Council shall be notified of the persons who intend to take up first occupation of the dwelling hereby approved at least 2 months prior to first occupation.

    R6: To ensure that the proposed dwelling meets the definition of 'self-build'.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with the application

The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework. Therefore no amended plans or additional information had to be sought.

Informative

The applicants attention is drawn to the comments provided by Cadent Gas Ltd dated 18th July 2022 in relation to nearby gas infrastructure.

Craig Jordan
Service Director - Planning

Newcastle-under-Lyme Borough Council
Telephone 01782 717717
E-Mail planningapplications@newcastle-staffs-gov.uk

Date: 17 October 2025

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE PERMISSION FOR DEVELOPMENT

Application number: 22/00553/OUT

Note to the applicant

You are advised that a report has been prepared which provides more details on the consideration of this proposal. The report is viewable as an "associated document" on line at http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00553/OUT

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk
- The Secretary of State can allow a longer period giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Borough of Newcastle-under-Lyme
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

Site Address:	**Land North Of Mucklestone Wood Lane Loggerheads**
Description of development:	**Proposed new single serviced plot, for self-build and custom house building (all matters reserved except for access)**
Application reference:	**25/00505/OUT**
Appellant's name:	**Mr Chris Butters**
Appeal reference:	**6000874**
Appeal start date:	**7th October 2025**

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Newcastle-under-Lyme Borough Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If you wish to make comments, or modify/withdraw your previous representation, you can do so online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters. If you do not have access to the internet, you can send your comments to:

B Astley-Serougi BA(Hons) LLM MSc MRTPI, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 11th November 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. To inspect the application plans and other documents relating to the appeal, you may call into Castle House, Barracks Road, Newcastle-under-Lyme, ST5 1BL at any time between the hours of 9.00 am to 4.30 pm on weekdays only, quoting the above application details. The application plans and other documents relating to the appeal are available for inspection on the Councils website using this link http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00505/OUT

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

When made, the decision will be published online at https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference

Dated **14th October 2025**
Development Management
Commercial Development & Economic Growth
Telephone 01782 717717
E-Mail planningapplications@newcastle-staffs.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 25/00579/REM

Mr Victor Simpson
Goulden Simpson Limited
4 Woodpecker View
Loggerheads
Market Drayton
Shropshire
TF9 2QL

Applicant: Mr Victor Simpson

The Council of the Borough of Newcastle-under-Lyme in pursuance of powers under the above-mentioned Act hereby PERMIT the following matter(s) which had been reserved for later approval on the grant of outline permission for development:-

Description of development

Approval of Reserved Matters (Appearance, Landscaping, Layout & Scale) for the development of 2nr 3 bed detached bungalows with attached garages pursuant to planning permission 24/00261/OUT

Location of development

Braeholm Pinewood Road Ashley

in accordance with the submitted plans and documents, subject to compliance with the conditions specified below. Failure to carry out the development in accordance with the permission/consent or to comply with any condition may make the permission/consent invalid and may lead to enforcement or other legal action.

This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 25/00579/REM

NEWCASTLE UNDER LYME BOROUGH COUNCIL

1. This approval of reserved matters relates to development for which outline planning permission was given under application reference 25/00261/OUT. The development shall be carried out in accordance with the conditions set out in the outline planning permission.

   R1: For the avoidance of doubt and to ensure that the development complies with the requirements and conditions of the outline planning permission and this approval of reserved matters.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

   - Bungalow Type B2 Plot 1, Drawing No. PD - BR Plot 1
   - Bungalow Type B2 Plot 2, Drawing No. PD - B2 Plot 2
   - Front Wall Detail, Drawing No. WD DL SW1
   - Materials Schedule
   - Landscape Layout, Drawing No. LSC 1
   - Boundary Plan, Drawing No. BP 1

   R2: For the avoidance of doubt and in the interests of proper planning.

3. The external materials to be used in the development hereby permitted shall be in accordance with the approved Material Schedule, unless agreed otherwise in writing.

   R3: To ensure the satisfactory appearance of the development in accordance with CSP1 of the Staffordshire and Stoke-on-Trent Core Spatial Strategy 2006 - 2026, Policy LNPP1 of the Neighbourhood Plan and the aims and objectives of the National Planning Policy Framework 2024.

4. The reduction to the height of the hedge on the southern boundary shall be reduced in height as per the recommendations of the arboricultural report prior to the first occupation of the dwellings and shall thereafter be maintained as such for lifetime unless otherwise agreed in writing with Local Planning Authority.

   R4: In the interests of residential amenity.

5. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. Thereafter these parking/turning areas shall be retained in accordance with the approved plans for the lifetime of the development.

   R6: In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework 2024.

6. The development shall be carried out in accordance with the hard and soft and landscaping scheme as shown in the approved Landscape Layout. All planting, seeding

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 25/00579/REM

NEWCASTLE UNDER LYME BOROUGH COUNCIL

or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season after completion of the development, or within 18 months of the commencement of the development, whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development date, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

R6: In the interests of ecological habitat protection and the prevention of harm to protected species and other wildlife, in accordance with policy N3 of the Newcastle-under-Lyme Local Plan 2011 and the requirements of the National Planning Policy Framework 2024.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework and no amended plans or additional information had to be sought.

Craig Jordan
Service Director - Planning

Newcastle-under-Lyme Borough Council
Direct Line 01782 717717
E-Mail planningapplications@newcastle-staffs-gov.uk

Date: 17 October 2025

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 25/00579/REM

NEWCASTLE UNDER LYME BOROUGH COUNCIL

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk
- The Secretary of State can allow a longer period giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Our ref 25/00728/OUT

Your ref: 1540 | New House Farm - Outline

16 October 2025

Loggerheads Parish Council
Loggerheads Parish Council Room
Loggerheads Community Fire Station
Market Drayton Road
Loggerheads
TF9 4EZ

Dear Benn Minshall

Town and Country Planning Act 1990
Application for permission for development

Applicant: **Application Ref No**: 25/00728/OUT
C/O Agent
Proposal:
Outline application with all matters reserved except access, for the erection of 4no. dwellings and associated works including the demolition.
Location:
New House Farm Wesleyan Road Ashley

Grid Ref: 375596 336563

Case Officer:

Please find enclose details of an application for permission for development under the above Act. The link to view the application on the website is

http://publicaccess.newcastle-staffs.gov.uk/online-applications/

Instructions
Please click the link above and enter Application No 25/00728/OUT and click search to view the details of this application number
Select: '**Associated Documents'** tab
Select '**View Associated Documents'**

This will show a complete list of the available documents for your use.

To view the documents highlight the item you require and select '**View'**

Please be aware that some of these documents contain many pages and that there may be a delay while they load dependent on network speed. You should see the document download progress on the bottom left of the screen.

We would be pleased to receive any views you may have about this proposal in writing quoting the above reference number, by **6 November 2025**

If you do not reply within the period stated, I shall assume that you have no observations to make and the application may be determined. Should you need any further information about this application you may contact Planning & Development Service on 01782 717717 quoting the above reference number or email planningapplications@newcastle-staffs.gov.uk

Yours sincerely

Development Management

Directorate of Growth & Development

Direct Line 01782 717717
E-Mail planningapplications@newcastle-staffs.gov.uk

Our ref 25/00505/OUT

Your ref:

13 October 2025

Loggerheads Parish Council
Loggerheads Parish Council Room
Loggerheads Community Fire Station
Market Drayton Road
Loggerheads
TF9 4EZ

Dear Benn Minshall

Proposal: Proposed new single serviced plot, for self-build and custom house building (all matters reserved except for access)

Location: Land North Of Mucklestone Wood Lane Loggerheads Market Drayton

Application No: 25/00505/OUT

An appeal has been lodged on the above application.

Please find enclosed a copy of the appeal notice. Your attention is drawn to the deadline for your comments.

The Local Planning Authority also provides facility to view planning appeals on line at **www.newcastle-staffs.gov.uk** by following the link to Planning and Public Access.

The application plans and other documents relating to the appeal are available for inspection at Castle House Barracks Road Newcastle-under-Lyme ST5 1BL. Castle House is normally open between the hours of 9.00 am to 4.30 pm on weekdays only, To view the plans you will need to quote the above application details.

You may also obtain a copy of a booklet 'Guide to taking part in planning appeals' from the Planning Inspectorate at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

The Secretary of State will circulate his decision only to those who request a copy.

Yours faithfully

Development Management
Commercial Development & Economic Growth
Telephone 01782 717717
E-Mail planningapplications@newcastle-staffs.gov.uk

Office Use Only: UNCLASSIFIED

NEWCASTLE UNDER LYME
BOROUGH COUNCIL

Mr Robert Forster
The Old Workhouse
The Chestnuts
Cross Houses
Shrewsbury
Shropshire
SY5 6JH

10 October 2025

Dear Sir/Madam

Location: Land North Of Mucklestone Wood Lane And East Of Rock Lane

Applicant: Mr Robert Forster

Reference: 25/00352/NMA

Application to the Council under Section 96A of the Town and Country Planning Act, 1990, as amended, with respect to the above

That the Council agrees with respect to the approval of reserved matters (appearance, landscaping, layout and scale) for residential development comprising 138 dwellings, public open space and associated works pursuant to outline consent 23/00002/OUT (Appeal ref: APP/P3420/W/24/3350245) to make under the provisions of Section 96A of the Town and Country Planning Act, as amended, the following non-material changes to that approval;

- Plot 1 - amended turning head to private drive;
- Plot 23 re-positioned, handed and driveway and detached garage re-sited on plot;
- Plot 13 handed;
- House types on plots 14 and 59 switched, with plot 14 now an Earlsdale Opp and Plot 59 now a Grasmere Opp.

Office Use Only: UNCLASSIFIED

The planning permission (25/00352/REM) (as now amended), is subject to the following conditions:

1. Conditions 1, 3 to 8 in the decision notice of that approval reference 25/00352/REM dated 8th September 2025.

   R1. To confirm that those conditions continue to apply.

2. The development hereby permitted shall be carried out in accordance with the following approved plans submitted with the application: -

   - Presentation Layout P25-0099_DE_010 I REV: F
   - Planning Layout P25-0099_DE_010 I REV: F
   - P25-0099_DE_019 Movement & Street Hierarchy Plan
   - Refuse Strategy Plan P25-0099_DE_016 I REV: B
   - Highways Technical Note 22082
   - Preliminary Coloured Adoption Plan 22082 8 Rev A
   - Vehicle Tracking Fire 22082 7 Rev A
   - Visibility Splays 22082 5 Rev D
   - Refuse Vehicle Tracking Plan Ref: 4 Rev D
   - Site Location Plan Rev A
   - LAP and LEAP Proposal Ref: P25-0099_EN_0003_S5 Rev E
   - POS Detailed Hard and Soft Landscape Proposals P25-0099_EN_0003_S2_REV E
   - POS Detailed Hard and Soft Landscape Proposals P25-0099_EN_0003_S1_REV E
   - POS Detailed Hard and Soft Landscape Proposals P25-0099_EN_0003_S3_REV E
   - POS Detailed Hard and Soft Landscape Proposals Composite Plan Ref: P25-0099_EN_0003_S3 Rev E
   - Plot Landscape Composite Plan Ref: P25-0099_EN_0002_S8 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S7 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S6 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S5 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S4 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S3 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S2 Rev C
   - Detailed Plot Soft Landscape Proposals Ref: P25-0099_EN_0002_S1 Rev C
   - Illustrative Landscape Masterplan P25-0099_EN_0001_S1_REV G
   - Open Space Statement P25-0099_R003v2_MAN_PL
   - Affordable Housing Statement P25-0099_R002v2_MAN_PL_SL
   - Planning Statement P25-0099_R001v2_MAN_PL_SL
   - Implementation and Maintenance Guidelines (Landscaping) P25-0099 Version 3
   - Landscape Typologies Plan P25-0099_DE_018 I REV: B
   - Green Infrastructure Plan P25-0099_DE_017 I REV: B
   - Tenure Plan P25-0099_DE_015 I REV: C
   - Boundary Treatment Plan P25-0099_DE_014 I REV: D
   - Surface Materials Plan P25-0099_DE_013 I REV: C
   - Material Distribution Plan P25-0099_DE_012 I REV: C
   - Housetype Portfolio P25-0099_DE_020 A
   - Noise Mitigation Scheme by Hepworth Acoustics
   - Arboricultural Impact Assessment by The Environmental Partnership
   - Hazel Doormouse Technical Note Ref: 9479.02.006 by The Environmental Partnership

- Breeding Bird Survey Report Ref: 9479.02.005 by The Environmental Partnership
- Bat Survey Report Ref: 9479.02.003 by The Environmental Partnership
- Ecological Assessment by The Environmental Partnership
- Lighting Impact Assessment by the RPS Group
- Drainage Strategy Ref: 2 Rev G

R2: For the avoidance of doubt and in the interests of proper planning and to reflect the changes to the scheme which have been accepted by the Local Planning Authority as non-material.

Yours faithfully,



Craig Jordan
Service Director - Planning
Newcastle-under-Lyme Borough Council

Telephone 01782 717717
Email planningapplications@newcastle-staffs-gov.uk