Minutes of the Planning Committee Meeting of Barlaston Parish Council

Held on Tuesday 10 March 2026 at Barlaston Methodist Church, Park Drive, Barlaston ST12 9DP at 6:45pm

Present:

Cllr P Fisher (Chairman)
Cllr E Philpott
Cllr D Borasinski
Cllr C Hurst

Also in attendance:

Parish Clerk: Ms Vivien O'Dunne
There was one member of the public present

54. **Apologies for Absence:** Apologies were received from Cllrs Pickering, Arnold, Tudor, Sear and Thomas. It was resolved to accept these.
55. **Declarations of Interest:** There were no declarations of interest.
56. **Written Applications for Dispensations under the Localism Act 2011:** There were no written applications for dispensation.
57. **Minutes:** The minutes of the planning committee meeting held on the 20 January 2026 were approved and signed by the Chairman.
58. **Planning Application Reference 26/41654/ANX:** Fernbank Cottages, 69 Longton Road, Barlaston, Described as replacement of previous garage with new annex above. Concerns were raised about the size and scale of the building, potential overlooking from dormer windows, and the layout enabling self-contained use.

    It was resolved to object to this application on grounds of overdevelopment, impact on neighbours, and risk of independent use. If approved, a condition should ensure the annex remains ancillary to the main dwelling.
59. **Planning Application Reference 25/41490/OUT**: Land North of Flax Croft, Old Road, Barlaston, Described as Outline application (access, appearance, layout and scale) for the construction of eight bungalows.

    Councillors resolved to submit an objection to the application. The site is outside the settlement boundary and not allocated for development in the Neighbourhood Plan. It is designated Green Belt, and the proposal would harm openness, contribute to sprawl, and impact the rural character of the area. The development would represent undesirable edge-of-settlement infill close to the Stoke-on-Trent boundary and risk urbanising the rural fringe. The site lies close to the Trent & Mersey Canal Conservation Area, and the proposal could harm its setting. No heritage or landscape assessment has been provided to properly assess these impacts.
60. **Date of next meeting:** Subject to the receipt of planning applications.