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UTTOXETER TOWN COUNCIL

RECOMMENDATIONS OF THE POLICY AND PLANNING COMMITTEE ARISING FROM ITS MEETING HELD IN THE ALAN DEAN SUITE, UTTOXETER TOWN HALL ON TUESDAY, 28 APRIL 2026 AT 10.00 AM

Chair – Councillor B Houlihan

Councillors: T Ashby (Vice-Chair), D Boot, J Glandfield, P Krupski, C Lancaster, A Noyes, L Sylvester, A Johnstone (Observer)

Officer in attendance – T Jeffery, Town Clerk

It was noted that Council's Neighbourhood Plan Consultant UVE CIC was in attendance for Item No. 6 and Representatives for The Wheatsheaf Site were in attendance for Item No. 19.

1. CHAIR'S WELCOME

The Chair provided a brief on the fire procedure in the event of a fire, provisions of the Filming of Meetings as in accordance with "The Openness of Local Government Bodies Regulations 2014", a reminder that the Council had Signed up to the Civility and Respect Pledge and the use of mobile phones during the meeting.

2. APOLOGIES FOR ABSENCE

- (a) The Clerk reported receipt of approved apologies from Councillor A Mansfield (ex-officio).

RECOMMENDED that the same be accepted and approved.

- (b) The Clerk reported that all other Members were in attendance.

RECOMMENDED that the same be noted.

3. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e-h), the meeting be adjourned for up to 15 minutes to allow for public participation where members of the public may make representations, answer questions and give evidence at a meeting which they were entitled to attend in respect of the business on the Agenda. The period of time designated for public participation at a meeting as in accordance with standing order 3(e) shall not exceed (3) minutes unless directed by the Chair of the meeting.

It was noted that Representatives for The Wheatsheaf Site were in attendance for Item No. 19 – The Wheatsheaf Site.

4. DECLARATIONS OF INTEREST

Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting, and which was not included in the register of interests. Members were reminded that they were required to leave the room during the discussion and voting on matters in which they had a disclosable pecuniary interest, whether or not the interest was entered in the register of members' interests maintained by the Monitoring Officer.

Councillor Houlihan declared an interest in Item No. 7.

5. ESBC - PLANNING APPLICATIONS

Committee gave consideration to Planning Applications:

- (a) *As Resolved by Council's Policy and Planning Committee on 27 January 2026 that 'with respect to Planning Application No. P/2023/00533, Council wishes to request that the Planning Authority provide the Town Council with a detailed update, given the number of amendments to the original consent, on the incorporation of variety of land uses within the development (Community Hub, Retail provision, Health Facilities, Sports provisions, etc) as in accordance with the original planning consent permitted.'*

The Clerk reported receipt of an email on 13 April 2026 from ESBC's Planning Officer providing Council with a detailed update on permissions for planning applications for the Land West of Uttoxeter, as forwarded to Members.

- (b) *As deferred from Council on 14 April 2026* - P/2023/00533 - Reserved Matters application relating to outline planning permission P/2020/00253 for the erection of 144 No. dwellings including details of access, appearance, landscaping, layout and scale and details in relation to the proposed discharge of conditions 6 (partial), 9, 10, 12, 14, 16, 18, 20, 21 and 26 of the outline approval (Phase 2F Bramshall Meadows) (SECOND REVISED SCHEME) at Land West of Uttoxeter, A50 Bypass, ST14 7RB.
- (c) P/2026/00326 - Continued use of building as Use Class E(d) (leisure) including the creation of 6 padel courts, 2 pickleball courts with ancillary facilities at Unit 2, Robert Bakewell Way, ST14 5AU.
- (d) P/2026/00327 - Listed Building application for the repair and cleaning of the existing War Memorial, Market Place.

Following due debate, it was

RESOLVED that with respect to:

- (i) 5(a), the same be noted.
- (ii) Planning Application No. P/2023/00533, Council wishes to reiterate its comments that they feel that the 'connection road' that has been incorporated within the development is a breach to the original planning consent and the Council will wait for this to be enforced by ESBC in due course.
- (iii) Planning Application No. P/2026/00326, Council had no comment to make at this stage.
- (iv) Planning Application No. P/2026/00327, given this is the Town Council's application, the same be noted.

6. UTTOXETER NEIGHBOURHOOD PLAN – UPDATE

The Chair welcome UVE CIC to the meeting who provided Committee with the following update following the Neighbourhood Plan Steering Group Meeting held on 20 April 2026:

- The Steering Group discussed the updated growth figure from ESBC. ESBC had confirmed that this was still being calculated, and we are awaiting confirmation in the near future from ESBC's Principal Planner - Policy.
- In the meantime, the Steering Group are continuing to access any undeveloped brownfield sites on the ESBC Brownfield register. These will be considered for suitability for residential housing allocations in the emerging Neighbourhood Plan. It is the intention of the Steering Group to prepare an evidence paper on any proposed sites for the May P&P to consider, before Full Town Council in June 2026.
- The Steering Group has prepared a short project timetable for the forthcoming stages and plans to deliver the Regulation-14 consultation in late September 2026 as planned (as circulated to Members on 22 April 2026)
- It was noted that brownfield sites could be used for housing however this would be depended on a number of factors, size of the site, flood zones, etc. She reported that ESBC had already made a decision on the sites included within the Local Plan and she reminded Committee that other Policies within the Neighbourhood Plan would be triggered.
- It was anticipated that the housing brownfield sites could deliver around 100 units. However, if ESBC give a greater figure, the Council could leave this to strategic sites that come under the emerging Local Plan.
- With respect to the possibility of future housing developments upon the town boundary/neighbouring village, the Council would need to ensure that it continues to protect the Strategic Green Gap.

Committee instruction was sought.

RECOMMENDED that the same be accepted and approved.

It was proposed, seconded and carried that Councillor Ashby (Vice-Chair) Chair the meeting for Item No. 7. It was noted that Committee agreed for Councillor Houlihan to remain in the Chamber during the debate.

7. **SCC - CONSULTATION NO '77' STONE RD-SMITHFIELD RD JUNCTION, UTTOXETER**

The Clerk reported receipt of an email on 10 April 2026 from SCC Integrated Transport Team advising Committee that *'During the 2020 review of parking restrictions in Uttoxeter, several locations were identified for potential enhancements through the introduction of new or adjustments to existing Traffic Regulation Orders (TRO). These changes aim to enhance parking facilities, optimise traffic flow, and enhance safety within the town and surrounding area. These proposed measures were temporarily postponed pending the availability of a budget to support their implementation, and we are pleased to confirm that the necessary budget is now in place. One such proposal will look at the current restrictions on B5027 Stone Road, C351 Smithfield Road and Springfield Road: B5027 Stone Road'* as forwarded to Members on 14 April 2026. Council was asked to complete the online questionnaire by 4 May 2026. Committee instruction was sought. Following due debate, it was

RESOLVED that the Clerk be tasked, forthwith to:

(a) Complete the Questionnaire as follows:

- (i) Question 6 – Council does not support the proposals.
- (ii) Question 7 - Council does not support the proposals due to the following:
 - The current residents parking within Smithfield Road provides a natural traffic calming measure.
 - The removal of resident parking within Smithfield Road will increase the speed of traffic travelling to/from the town centre which would have a negative impact on the town and its residents.
 - The proposals for installing and maintaining the double yellow lines and reconfiguration of the zebra crossings would be at a significant cost to SCC, for little or no benefit to the town or its residents.
 - The zebra crossing, as currently located, remains adequate and services the town provisions sufficiently and effectively.
 - If the zebra crossing was located nearer to the junction, Council wishes to express its concerns that this would become more hazardous to pedestrians and road users.
 - The installation of double yellow lines in Smithfield Road would make the junction to/from Fairfield Road and other side streets more hazardous due to the increase in speed of traffic within Smithfield Road.
 - The installation of double yellow lines would trigger parking issues in adjacent neighbouring streets due to the increase in users of Fairfield Road free carpark.

(b) Liaise with Jacob Collier MP and County Councillor Allen to provide them with the Council's comments as above, for their information and action.

It was noted that Councillor Houlihan abstained from the above mentioned vote.

It was proposed, seconded and carried that Councillor Houlihan return as Chair for the meeting from this point.

8. **BIODIVERSITY AUDIT FOR YOUR COUNCIL - CLEAR OUTPUTS WITH HIGH VALUE INFORMATION**

The Clerk reported receipt of an email on 2 April 2026 from GC Biodiversity Solutions Re: Biodiversity Audit For Your Council - Clear Outputs with High Value Information, as forwarded to Members on 8 April 2026. Committee instruction was sought.

RECOMMENDED that the noted.

9. ENFORCEMENT OF THE PLANNING CONDITIONS FOR BRAMSHALL MEADOWS/ST MODWEN DEVELOPMENT FOR THE LINK ROAD

The Clerk reminded Committee of its Recommendations from 24 March 2026 and she reported:

- (a) Receipt of an email update from County Councillor Allen dated 20 April 2026, as forwarded to Members. Committee instruction was sought.

The Chair reported that until the estate was completed, SCC does not have the responsibility for the road and that they would make their decision on adopting the road in the future.

Councillor Boot reported that he had liaised with County Councillor Allen regarding the concerns raised and reported that due to a number of matters, SCC were not in a position to proceed with the adoption at this time.

Councillor Noyes reiterated his concerns that the road that was in place was a 'connection road' and not a 'link road' as in accordance with the original consent. The Clerk reported that ESBC's CEO had confirmed on 25 February 2026, as reported to Council that ESBC Planning Officers had concluded there was no breach in relation to the original planning permission granted. Following due debate, it was

RECOMMENDED that the same be noted.

- (b) The Chair reported that no response had been received from Jacob Collier MP at this time. Committee instruction was sought.

Councillor Noyes reiterated his concerns that the road that was in place was a 'connection road' and not a 'link road' as in accordance with the original consent granted some 14 years ago. He reported that Council had contacted Jacob Collier MP regarding the Secretary of State assisting in pursuing the issues with the connection road as provided. The Clerk reported that following the update from ESBC's CEO, this matter had not been progressed. It was noted that Members were confused on the route/location of the link road as previously granted by ESBC. Following due debate, it was

RECOMMENDED that the Clerk:

- (i) Write to ESBC to seek detailed information and a design plan for the original planning consent granted (and any later modifications including dates) with respect to the link road within the Bramshall Meadows development to/from Bramshall Road to/from New Road which the Council understand was a specific 'link road' relatively straight through the centre of the development.
- (ii) Upon receipt, include this matter for further consideration by Committee at a future meeting.

10. PLANNING AND COMPULSORY PURCHASE ACT 2004, TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 REGULATION 14 - ASHBOURNE AIRFIELD DESIGN CODE – SUPPLEMENTARY PLANNING DOCUMENT - ADOPTION STATEMENT

The Clerk reported receipt of an email on 15 April 2026 from Derbyshire Dales DC advising Committee that, with respect to their previous correspondence on the Ashbourne Airfield Design Code Supplementary Planning Document, Council was advised that it was adopted by the Council on the 26 March 2026.

'The SPD will apply to that part of the Derbyshire Dales District Council area for which it is the local planning authority, and is a Supplementary Planning Document for the Derbyshire Dales Local Plan 2017. Copies of the Supplementary Planning Document and the Consultation Statement which outlines the Council's response to the main issues raised on the draft consultation Supplementary Planning Document are available for inspection at the following locations:

- Derbyshire Dales District Council, Town Hall, Bank Road, Matlock DE4 3NN
- Ashbourne Leisure Centre, Clifton Road, Ashbourne DE6 1DR
- Ashbourne Library, Compton, Ashbourne DE6 1DA
- The documents can also be viewed and downloaded from the Council's website
Ashbourne Airfield Design Code – Derbyshire Dales District Council

Any person who considers that the Ashbourne Airfield Design Code Supplementary Planning Document has not been prepared in line with the relevant Statutory requirements may apply to the High Court for permission to apply for judicial reviews of the decision to adopt the Supplementary Planning Document within three months of the adoption date', as forwarded to Members. Committee instruction was sought.

RECOMMENDED that the same be noted.

11. **A50/A500 UPDATE**

The Clerk reported receipt of an email from Jacob Collier MP on 21 April 2026 providing Council with an update on the upgrades for the A50/A500 including McDonalds roundabout, as issued to local residents, as forwarded to Members. Committee instruction was sought.

RECOMMENDED that the Clerk liaise with Jacob Collier MP to advise that Council:

- Welcomes the plans for upgrading the four roundabouts located within the A50 including McDonalds roundabout within the town.
- Looks forward to receiving updates on the project including further information on designs, the public consultation and timescales for the improvements to be implemented.

12. **DOVE WAY - SPEED LIMIT**

As Recommended by Committee on 24 March 2026 that this matter be included for further consideration by Committee on 28 April 2026. Committee instruction was sought.

RECOMMENDED that the Clerk liaise with County Councillor Allen to ascertain if an update is available at this time.

13. **STAFFORDSHIRE PLAYING FIELDS ASSOCIATION MEMBERSHIP**

The Clerk reported receipt of an email from SPFA on 20 April 2026 enquiring 'If your council has a playing field your council might want to join the Staffordshire Playing Fields Association. Founded in 1927, they help sports clubs, parish councils, play associations, etc. to upgrade and improve their facilities, as well as help to preserve playing fields and green spaces for use by future generations. They also offer playing fields specific legal advice and low-cost loans to improve playing fields/play facilities. We are encouraging members with playing fields to join the SPFA and make use of their services. Attached is a PDF outlining who they are, what they do, and a membership form. Annual membership costs £20 for parish/town councils. If you want to join, please complete the attached Membership Form and Standing Order. If you are already a member, please use the new Standing Order form to renew your annual membership. Please return any forms to the SPFA treasurer, details are on the form. Please do share this email with any village hall, sports club, voluntary organisations in your parish that also have a playing field / space' as forwarded to Members. Committee instruction was sought. The Clerk reported that she had included this Membership for consideration in readiness for LGR.

RECOMMENDED that the Clerk progress with joining the Staffordshire Playing Fields Association Membership for the Council in the sum of £20 per annum, funded by the Subscriptions budget allocation.

14. **ESBC PAVEMENT LICENCE – FORM BY MILLER LTD**

The Clerk reported receipt of an email from ESBC's Licensing Officer on 22 April 2026 Re: Pavement Licence Application for Form by Miller Ltd, as forwarded to Members. Committee was advised that ESBC required its comments by 6 May 2026. Committee comments were sought.

RESOLVED that the Clerk liaise with ESBC's Licensing Officer to:

- (i) Advise that Council supports the application for 'Form By Miller Ltd' subject to Form By Miller Ltd ensure that suitable access for wheelchairs, mobility scooters and pushchairs be provided at all times to enable ease of passage.
- (ii) Request that ESBC's Licensing and Enforcement Teams regularly visit the town centre to monitor the Pavement Licences issued to ensure that compliance is being carried out as in accordance with the approval from ESBC.

It was noted that Councillor abstained from the above mentioned vote.

15. **MILLENNIUM MONUMENT**

The Clerk reported that agreement had been received from the family of the late Bartley Gorman regarding the Millennium Monument refurbishment project and the updating of his plaque, as Resolved by Council on 14 April 2026. The Clerk reported that the Stonemasons of Worcester had advised that would were hopeful to progress with the refurbishment project within the next 2-3 weeks.

RECOMMENDED that the same be noted and welcomed.

16. **ORDNANCE SURVEY MAPS**

The Clerk reported receipt of an email on 20 April 2026 from Ordnance Survey Maps Re: May Webinar: Digital Mapping for Local Councils, as forwarded to Members.

RECOMMENDED that the same be noted.

17. **RURAL SERVICES NETWORK**

The Clerk reported receipt of the following email from Rural Services Network, as forwarded to Members dated:

- (a) 18 March 2026 Re: Have your say! - The impact of cuts on local public services 2025/2026 Survey.
- (b) The Rural Bulletin dated 8 April 2026.
- (c) RMTG Roundup April 2026 dated 13 April 2026.
- (d) The Rural Bulletin dated 14 April 2026.
- (e) The Rural Bulletin dated 21 April 2026.

RECOMMENDED that with respect to 17(a)-(e), the same be noted.

18. **COMMITTEE IN PRIVATE – PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Pursuant to Section 1(2) of the above Act it was requested that the public and press were not present due to the confidential nature of the business to be transacted and were asked to withdraw.

RECOMMENDED that the same be accepted and approved.

19. **WHEATSHEAF SITE**

- (a) The Chair reminded Committee of its Recommendation from 24 March 2026 and he invited the Representatives on behalf of the Owners of the Wheatsheaf Site to join the meeting. He Suspended Standing Orders to enable them to provide an update on more definitive plans for the Wheatsheaf site and update on the crossing provision within Bridge Street, in private, as requested.

It was noted that the Representatives provided Committee with a brief presentation on more definitive plans for the Wheatsheaf site which, it was anticipated, following feedback from the Committee, would form the Pre-App documents to be issued to ESBC hopefully, later this week. The presentation was followed by a question and answer session from Members. The Chair expressed his thanks to the Representatives from The Wheatsheaf Site for attending the Committee meetings to provide updates. It was noted that the Representatives reported that they would continue to provide Council with updates accordingly on the application and crossing information which was welcomed by Members.

It was noted that the Representatives left the meeting at this point in the meeting. The Chair Reinstated Standing Orders.

RECOMMENDED that the same be noted.

- (b) Committees comment were sought. Following brief debate, it was

RECOMMENDED that:

- (i) The Clerk express Committees thanks to the Representatives from The Wheatsheaf site for their presentations to the Council and for their offer to continue to keep the Council updated on the progression of the Pre-App/Planning Application and regarding information relating to the pedestrian crossing in Bridge Street.
- (ii) Council consider the planning application for The Wheatsheaf Site upon receipt from ESBC in due course.

20. **WAR MEMORIAL REFURBISHMENT PROJECT**

- (a) The Clerk reported receipt of an email from ESBC's Principal Conservation Officer on 15 April 2026 advising Council that, following direct conversations with The Stonemasons on Worcester and Council's Architect, she had:
- Granted permission for the removal of the Borough owned wooden planters forthwith and will arrange for ESBC's Open Spaces Team to remove them from the Town War Memorial asap.
 - Requested scaffolding be incorporated asap to enable a thorough and close-up inspection of the stonework across all elevations by The Stonemasons of Worcester and Council's Architect.

Committee was advised that during this process, the Stonemasons of Worcester would carry out a comprehensive photographic audit, documenting the current condition of the structure in detail as requested by ESBC's Conservation Officer. This would include capturing any areas of concern such as cracking, weathering, displacement, or previous repairs. All findings would be compiled into a formal report, including observations and any recommended next steps. Once the inspection and report had been completed, ESBC's Conservation Officer would attend a site visit. This would provide an opportunity to review the findings in person, discuss any areas of concern, and agree on an appropriate course of action moving forward.

The Clerk reported receipt of an email on 28 April 2026 from ESBC's Open Spaces Team confirming that they would progress with the removal of the wooden planters in due course, as agreed with ESBC's Conservation Officer which would be relocated within the town centre.

RECOMMENDED that the same be accepted and approved.

- (b) The Clerk reported receipt of an email on 28 April 2026 from the Partners regarding the commemorative structure to replace the planters advising Council that they required a further site meeting to progress designs. The Clerk reported that she would continue to provide Committee with updates when available.

RECOMMENDED that the same be noted.

21. **FUTURE SPORTS PROVISIONS FOR THE TOWN**

The Chair reported that no further updates had been received from the FA regarding the above mentioned. Committee instruction was sought.

RECOMMENDED that the Clerk

- (i) Liaise with the FA's Head of Delivery to seek an update on the future sports provisions for the town.
- (ii) Provide Committee with an update at its next meeting.

22. SUPPORT IMPROVEMENTS TO HEALTH PROVISIONS FOR THE TOWN RESIDENTS – UTTOXETER NEIGHBOURHOOD HEALTH HUB

The Chair provided Committee with an update on the initial meeting held on 21 April 2026 with a number of GP practices within 30 minutes of Uttoxeter Town Centre to progress conversations on a possible Neighbourhood Health Hub within Uttoxeter which included the following:

- He reported that representatives from Balance Street Practice, Balance Street PPG, Well Street Practice, Tardis Surgery, a Representative from the Moorlands Rural Primary Care Network (PCN), Councillors Houlihan and Mansfield, the Clerk and UVS CIC were in attendance in the meeting which had been positive.
- He would provide an update to the GP Practices unable to attend the meeting (Abbots Bromley Surgery, Northgate Surgery, Dove River Practice (Tutbury and Sudbury), Waterhouses Practice, Mill Street Surgery (Rocester), Tean & Blythe Bridge Surgery and Alton Surgery) over the coming weeks.
- The Notes from the meeting which had been issued to all 10 GP Practices on 27 April 2026 for their information which recorded a number of Actions to be carried out including the following:
 - Interested GP Practices had been encouraged to provide a 'wish list' of services that they would like to see made available at a Neighbourhood Health Hub to enable progression of a Business Case for running such services with responses to be provided at the next full Neighbourhood Health Hub catch-up meeting which will take place within the next 3 months.
 - All interested GP Practices review and issue (if possible) the surveys to their patients, to enable additional evidence to be obtained, similar to the survey responses as circulated to them previously.
 - He would be looking at the existing Models including visiting the Neighbourhood Health Hub in Mansfield and the newly opened Diagnostic Centre in Stoke to seek further information on Governance, funding, what service provisions are provided, what GP Practices are in partnership, etc.
 - The Neighbourhood Healthcare Hub Group would provide an update at the next full Neighbourhood Health Hub meeting catch-up meeting (date to be determined).
 - Dr Atherton would liaise with the Midland Partnership Foundation Trust (MPFT) to seek information and guidance for MIND Health, Combined Healthcare, NHS England, etc. and provide an update at the next meeting.
- A 'Sub Neighbourhood Healthcare Hub Group' meeting consisting of Councillor Mansfield, the Moorlands Rural PCN Rep, GP from Balance Street Practice, GP from Cheadle Well Street Practice and the Manager at Cheadle Well Street Practice, who have been tasked to meet within the next 4 weeks to:
 - Progress data and evidence gathering including combined populations for the interested GP Practice areas, level of demand/need.
 - Liaise with the Integrated Care Board (ICB), Integrated Care Systems, Midland Partnership Foundation Trust for District Nurse Provisions and provide updates at the next meeting.
 - Review the Governments Neighbourhood Health Framework document (released March 2026) with a view to looking at potential funding streams and opportunities for Health Hub and Diagnostic Centre.

Committee instruction was sought.

RECOMMENDED that:

- (i) The Clerk be tasked forthwith with issuing Members with the Notes from the Initial Neighbourhood Health Hub Meeting held on 21 April 2026.
- (ii) The Chair provide Committee with an update at its next meeting, in private, if available.

The meeting closed at 11.40am.