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BROWN EDGE PARISH COUNCIL
EXTRAORDINARY MEETING
Monday 29th June 2026

Brown Edge Village Hall at 6:00PM

MINUTES

D Wheat Parish Clerk

Present:	Chairman Cllr. Anthony Bedson	Vice Chair Cllr. Phil Woodward
Cllr. Margaret Hunt	Cllr. Marilyn Marathe	Cllr. Kate Oberholster
Cllr. Phil Berrisford	Cllr Joe Porter	Cllr. Jane Shufflebotham
		22 members of the public

SMD/2026/0201	Land off Breach Road, Brown Edge	Outline planning application, with all matters reserved except for access, for the erection of up to 55 dwellings
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Laura Stops (Associate Director) and Jenny McCrea (Graduate Planner) from Heaton's of Derby (planning agents on behalf of the land owner) gave a presentation to the Council and members of the public about the proposed outline development for up to 55 homes on Land off Breach Road and the opportunities this could bring to the village.

- 50% of the 55 need to be affordable: (i.e. 27 family homes, 17 Social housing, 7 first time buyers, 4 intermediate homes). People with local connections can be given priority.
- Nationally there is a housing crisis. Staffordshire Moorlands have delivered less than 60% of the number of housing allocated to the Staffordshire Moorlands in the Local Plan.
- The designs are draft of what the homes could look like. All the fine detail of the design would be within Reserved Matters. No developers are yet engaged with the project
- In Dec 2024 the Government changed the law on Green Belt to create a grey Belt to free up some potential land for development.
- A Flood Risk and drainage strategy has been produced and the land is in Flood Zone 1 (low risk)
- A Highways assessment is also required for access onto Breach Road.
- Ecology: The Environment Act is statutory law that site would need to meet regulations for biodiversity net gain of 10%
- An S106 agreement will be made which is legally binding with all the detail.

A discussion was opened up to members of the public to air their concerns

Resident 1: Raised concerns about Flooding – an attenuation pond is to be made to slowly release any flooding into the sewerage system. This would only be required in a flood scenario, the pond would be a system of sustainable drainage. The resident stated that the land is clay and will not drain. This is why the area is called Clay Lake.

Resident 2: Explained that there is a combined sewer at Endon where all the water runs to from Brown Edge. In extreme rainfall the manholes lift off on the A53.

Resident 3: Described the culvert route on Breach Farm. Two culverts one on the left and one on the right of the field carry surface water.

Laura explained that there will be a thorough consultation with the Staffordshire Moorlands lead flood authority in the area.

Resident 4: A question was asked about if local people will be consulted.

It was explained that SMDC planning department are now in special measures. The applicant has a choice whether to take the application straight to the Planning Inspectorate at Bristol. The applicant has decided to go through the route of consulting locally.

Resident 5: asked about how much weight is given to adjoining properties on Spring View privacy? It was explained that overbearing is a material consideration. The current layout is only a draft. Different developers will design differently. A discussion was had about the devaluation of neighbouring properties. It was clarified that this is not a material consideration.

Resident 6: Expressed that more nature and wildlife would be destroyed, than gained from biodiversity net gain. Laura of heatons stated that a preliminary ecological survey has suggested that grey crested newts are present and that a contribution for creating a habitat for these would be written into the conditions.

The resident also stated that houses built in Brown Edge are not selling so why build more? Laura responded that SMDC need to meet its housing target.

Resident 7: asked about improvements to local infrastructure like doctors and schools. Laura responded that there would be a contribution from the developers to local services and this would be agreed through solicitors as part of the S106 agreement.

Resident 8: asked about the classification of grey belt land. There are rules to check in the new National Planning Policy Framework (NPPF)

Planning Classifications were clarified:

- b. Unrestricted sprawl – preventing towns merging. This only applies to towns and would not be relevant to planning policy for a village.
- c. Safeguarding Countryside
- d. Preservation of Historic Towns – again not relevant to a village
- e. assisting urban regeneration of derelict or urban land.

Cllr. Porter (District and Parish Councillor) expressed four main points of concern:

- a. losing the identity of Endon and Brown Edge if the development infills the land between.
- b. as a member of Community Speedwatch as Breach Road is a fast road and the egress onto the road will cause congestion and potential accidents.
- c. Loss of countryside and farmland in a rural area.
- d. Problems are already present with flooding and Severn Trent have had to solve several issues already this year.

Cllr. Christina Jebb (District Councillor) asked about outline planning permission. As Local Government Reorganisation progresses, County and District Councils are to be dissolved and replaced with a single strategic authority. What will happen to any agreements made if the Councils are dissolved? Laura responded that any agreements made in reserved matters, the conditions are

legally binding so the change in government organisation will not affect the reserved matters agreements made.

Resident 9: asked about who would be responsible for Planning enforcement if the authorities dissolve? The new authority will be responsible.

Resident 10: expressed concerns about traffic and that there have been several fatalities on the road and there are a significant number of Heavy Goods Vehicles using the route.

Resident 11: Asked when the Parish Council are going to comment on the application? The Clerk explained that the Council will make their representation after the July meeting following consideration of public comments at this meeting.

Resident 12: asked about where children are going to play. They would not be able to play near to an attenuation pond. 55 homes would bring 110 cars and also bin lorries and delivery vans.

Resident 13: agreed that more housing is required but asked why the Mills in Leek are not being developed first. Laura from Heatons explained that they are working on behalf of the landowner and can not comment on why brownfield sites in Leek are not being developed.

Cllr. Jane Shufflebotham (Parish Councillor): asked if Brown Edge had fulfilled its housing allocation in the Local Plan why more should be build in the village? Laura from Heatons explained that there is no number of houses allocated specifically to Brown Edge in the Local Plan.

Cllr. Phil Berrisford (Parish Councillor): explained that in the emerging Brown Edge Neighbourhood Plan is nearing completion and that a housing allocation is specified in that document.

The Chairman closed the public session and thanked the two representatives from Heatons for attending to listen and answer questions.

The Extraordinary Parish Council meeting then commenced:

MINUTES

1. Welcome: Chairman Cllr Bedson opened the meeting

2. Apologies:

Cllr. Adrian Felton (dispensation granted)

Cllr Dave Gerrard,

Cllr Keith Flunder

Cllr. Bob Egginton.

3. Declaration of Interests: None declared

4. Public Participation: Members of the public had all left following the public meeting.

5. Items on Notice:

To approve the Annual Governance and Accountability and Review: 2025- 2026

The Clerk explained that the internal audit was not yet complete.

The Chairman adjourned this item to the July agenda.

Exclusion of the Public:

The Chairman moved: “That in accordance with section 19 (2) of the Public Bodies (Admission to Meetings) Act 1960 by reason of the confidential nature of the business next to be transacted, the public and press be excluded from the Meeting”

No members of the public were present.

6. CONFIDENTIAL ITEMS

a) To review the contract for the offer of job role of Parish Clerk

More work is to be done on the contract specification before it is offered to the applicant.

7. Items were noted by the Clerk for the next Agenda:

Next Meeting: Ordinary Meeting - Monday 6th July 2026 at 7pm at Brown Edge Village Hall.