

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**  
**PLANNING APPLICATIONS COMMITTEE MEETING**

**Minutes**

**THURSDAY, 14 FEBRUARY 2019**

PRESENT: Councillor S Ellis (Chair)

Councillors J Davies, M Gledhill, P Jackson, I J Lucas, D Ogden,  
C Pearce, T Riley and S Scalise

IN ATTENDANCE: S Hampton                      Member and Community Services Officer  
B Haywood                                      Operations Manager - Development Services  
A Swithenbank                                Planning Officer  
P Trafford                                        Member & Community Services Officer  
Z Walker                                         Legal Advisor, Freeths LLP

APOLOGIES: Councillors P Roberts, B Cawley, C R Jebb and L D Lea

129 **CHAIR'S ANNOUNCEMENTS**

- a) The Chair confirmed that the meeting was being broadcast live to the internet and was capable of repeated viewing. The images and sound recording could be used for training purposes within the Council. The Chair had the discretion to terminate or suspend filming if it was his opinion that continuing to do so would prejudice the proceedings of the meeting. It was likely that recording cameras would capture the image of persons seated in the public gallery and that image would become part of the broadcast. Any views expressed by any speaker in the meeting were the speaker's own and did not necessarily reflect the views of Staffordshire Moorlands District Council.
- b) Members of the Committee and Officers present were introduced by the Chair.
- c) To better accommodate registered speakers, agenda item 8 (SMD/2018/0780 – Hillswood Lodge, 9 The Close, Leek Road, Endon) would be heard as the first application.

130 **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – That the Public Minutes of the meeting of the Planning Applications Committee held on 24 January 2019 be **APPROVED** as a correct record and signed by the Chair.

131 **URGENT ITEMS, IF ANY.**

There were no urgent items.

132 **DECLARATIONS OF INTEREST**

The following declarations were made at this point, unless otherwise stated:-

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<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 6 – SMD/2018/0537 – Land Rear of Jim Hallam Land Rovers, Macclesfield Road, Rushton Spencer	Cllrs. Davies, Ellis, Gledhill, Jackson, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – Speaker is a fellow District Councillor
Agenda Item 9 – SMD/2018/0575 – Land off Main Road, Hollington	Cllrs. Davies, Ellis, Gledhill, Jackson, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – Speaker is a fellow District Councillor
	Cllr. Pearce	“Other” – Chair of Checkley Parish Council - took no part in discussion of this matter. Speaker was a previous CPC member
Agenda Item 10 – SMD/2018/0733 – Former Stable Building at Spring Cottage, Greatgate Road, Winnothdale	Cllrs. Davies, Ellis, Gledhill, Jackson, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – Speaker is a fellow District Councillor
	Cllr. Pearce	“Other” – Applicant’s Agent was a previous SMDC employee  “Other” – Chair of Checkley Parish Council – took no part in discussion of this matter. Also knows the family through farming Also had previous business dealings with 1 of the speakers
Agenda Item 11 – SMD/2018/0742 – Town Yard Industrial Estate, Station Street, Leek	Cllrs. Davies, Ellis, Gledhill, Jackson, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – site is in SMDC ownership

133 **SMD/2018/0780 - HILLSWOOD LODGE, 9 THE CLOSE, LEEK ROAD, ENDON**

**TWO-STOREY SIDE EXTENSION FORMING ACCOMMODATION (REVISED SCHEME) FOR MR. R. SMITH,**  
(Report recommended Refusal)

**RECEIVED** – Representations from the undermentioned speakers:-

**Against the application:**

Mr. Nicholas Smith - Objector  
Mr. Sam Latham - Objector  
Mr. Brian Hitchin - Objector

**For the application:**

Mr. Mike Downes - Applicant’s Agent  
Mr. Robert Smith - Applicant

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- NOTED -
1. Late Representations Report (LRR) contained:
    - Amended plans received 11 February showing hedge replacement;
    - Further consultation response from Trees & Woodlands officer;
    - 1 further letter of objection regarding the lack of detail about the retaining wall.
  2. Application called in to committee by Councillors Lea & Jebb.
  3. Re-submitted scheme following committee refusal in August 2018.
  4. Statements made in the Press would not affect the Committee's decision.

**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Jackson and Seconded by Councillor Ellis.)

134 **SMD/2018/0537 - LAND REAR OF JIM HALLAM LAND ROVERS, MACCLESFIELD ROAD, RUSHTON SPENCER**

**OUTLINE PERMISSION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE ERECTION OF UP TO 9 No. DWELLINGS FOR MR. J. HALLAM.**

(Report recommended Refusal)

**RECEIVED** – Representations from the undermentioned speakers:-

**Against the application:**

Mr. Olivier Goodfellow	-	Objector
Dr. Graham Betton	-	Objector
Cllr. Norma Hawkins	-	Ward Councillor

- NOTED -
1. LRR contained:
    - Environment Agency withdrew its objection following receipt of the submitted drainage strategy;
    - Canals & River Trust had no objections;
    - Environmental Health Officer recommended refusal due to insufficient drainage information having been supplied.
  2. The NPPF 'Tilted balance' applied in this case.
  3. Several septic tanks were located on the site, which would need careful consideration in the event of approval.
  4. Members expressed road safety concerns regarding the awkward turn into and out of Tanhouse Lane, the narrowness of Tanhouse Lane and the single file pavement on the Macclesfield Road.

**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

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(Proposed by Councillor Pearce and Seconded by Councillor Gledhill.)

135 **SMD/2018/0706 - LAND OFF MACCLESFIELD ROAD, LEEK**

**APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL OF SMD/2013/1201 FOR GRACE STREET DEVELOPMENTS LTD.**

(Report recommended Refusal)

**RECEIVED** – Representation from the undermentioned speaker:-

**Against the application:**

Mr. Norman MacLeod - Local resident

NOTED - 1. LRR contained:

- Work had commenced on site and the Council's Enforcement Team were investigating;
- The layout of the scheme was in conflict with the previously-granted Outline permission;
- An additional informative was recommended to highlight the conflict referred to above.

**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Gledhill and Seconded by Councillor Davies.)

136 **SMD/2018/0575 - LAND OFF MAIN ROAD, HOLLINGTON**

**PROPOSED CAMPSITE INCLUDING THE CONSTRUCTION OF 6 BASES FOR PORTABLE SHEPHERD HUTS ALONG WITH THE SITING OF 12 TENTS AND ASSOCIATED ENGINEERING WORKS, ACCESS, PARKING AND CYCLE STORE FOR MR. WILLARD.**

(Report recommended Refusal)

*(All Councillors present had declared "other" interests.)*

**RECEIVED** – Representations from the undermentioned speakers:-

**Against the application:**

Mrs. Melanie Swanwick - Objector  
Mr. Robert Burton - Objector  
Cllr. Peter Wilkinson - On Behalf Of Ward Councillor

NOTED - 1. Late Representations Report (LRR) contained additional comments from the applicant.

2. Environmental Health Officer objections regarding noise, disturbance & drainage.

3. Inadequate information provided regarding biodiversity.

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**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Pearce and Seconded by Councillor Gledhill.)

137 **SMD/2018/0733 - FORMER STABLE BUILDING AT SPRING COTTAGE, GREATGATE ROAD, WINNOTHDALE**

**CHANGE OF USE OF FORMER STABLE BUILDING TO FORM 1 No. DWELLING FOR MR. TOM WHISTON.**

(Report recommended Refusal)

*(All Councillors present had declared "other" interests.)*

**RECEIVED** – Representations from the undermentioned speakers:-

**For the application:**

Mr. Rob Duncan - Applicant's Agent  
Cllr. Peter Wilkinson - Supporter

A letter which had been submitted by Cllr. Richard Alcock and featured in the LRR was read out by the case officer as requested.

NOTED - 1. LRR contained:

- Checkley Parish Council – no objections;
- Case Officer comments regarding 2 appeal decisions submitted by the agent;
- Further reason for refusal – harmful to the rural character & setting of the location as a result of the urbanising influences of residential use of the site – contrary to Policies SS6c, R1, DC1, DC3 & NPPF.

2. A retrospective application for Planning Permission was refused in 1999 – this was the building in question, which was now immune from prosecution, having existed for 20 years.

3. A previous building – named Spring Cottage - had existed on the site but had disappeared by 1970.

4. Insufficient interior space for 2 bedrooms as applied for, probably sufficient for 1 bedroom but only as a single storey dwelling.

5. Agent requested deferral as the he was given no notice of the interior space reason for refusal.

**RESOLVED** – That the application be **DEFERRED** for further consideration of all reasons for refusal, in particular the space standards issue..

(Proposed by Councillor Davies and Seconded by Councillor Ellis.)

138 **SMD/2018/0742 - TOWN YARD INDUSTRIAL ESTATE, STATION STREET, LEEK**

**PROPOSED DEMOLITION OF EXISTING BOUNDARY WALL INCLUDING FENCE, REPLACING EXISTING ENTRANCE GATE WITH NEW MESH TYPE**

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**GATE, CONSTRUCTION OF NEW BOUNDARY WALL AND FIXING NEW SINGLE WIRED MESH FENCE ON TOP OF BOUNDARY WALL AND REPLACING EXISTING FENCE WITH NEW SINGLE WIRED MESH FENCE FOR STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL.**

(Report recommended Approval)

*(All Councillors present had declared "other" interests.)*

**RESOLVED** – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informative contained in the report.

2. That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Executive Director (Place) be delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Gledhill and Seconded by Councillor Scalise.)

139 **APPEALS REPORT**

Ben Haywood presented the report showing:-

- Appeals submitted – none
- Appeal decisions received – 3 detailed as follows:-

<b>Reference</b>	<b>Address</b>	<b>Decision Date</b>	<b>Recommendation</b>	<b>Decision</b>	<b>Appeal Decision</b>
SMD/2018/0168	Land at Rivendell Lane, Leek	Committee – 25/04/2018	Refuse	Refused	Dismissed 28/01/2019
SMD/2018/0381	Coltslow Farm, Stockton Brook	Delegated – 13/08/2018	Refuse	Refused	Dismissed 20/12/2018
SMD/2017/0816	The Raddle Inn, Hollington	Committee – 26/01/2018	Refuse	Refused	Part Allowed / Part Dismissed 01/02/2019

The Chair noted that the Rivendell Lane decision would be good case law to refer to in future decision making.

**RESOLVED** – That the report be **NOTED**.

140 **EXCLUSION OF THE PRESS AND PUBLIC**

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“That pursuant to Section 100A (2) and (4) of the Local Government Act, 1972, the public be excluded from the meeting in view of the nature of the business to be transacted or nature of the proceedings whereby it is likely that exempt information as defined in Section 100A (3) of the Act would be disclosed to the public in breach of the obligation of confidence or exempt information as defined in Section 100I (1) of Part 1 of Schedule 12A of the Act would be disclosed to the public by virtue of the paragraphs indicated.”

141 **TO APPROVE AS A CORRECT RECORD THE EXEMPT MINUTES OF THE LAST MEETING**

Members considered the Exempt Minutes of the meeting of the Planning Applications Committee held on 24 January 2019.

The meeting closed at 4.35 pm

\_\_\_\_\_Chairman \_\_\_\_\_Date