

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 27 JUNE 2019

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, J Davies, P Elkin, B Emery,
K Flunder, M Gledhill, K Hoptroff, A Hulme, T Riley and
I Whitehouse

IN ATTENDANCE: S Hampton Member and Community Services Officer
P Trafford Member & Community Services Officer
J Curley Principal Planning Officer
B Haywood Head of Development Services
R Simpkin Senior Planning Officer
Z Walker Legal Advisor, Freeths LLP

APOLOGIES: Councillors T Holmes and L D Lea

12 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. This was the first meeting after the District Council elections and so a number of new members of the committee were present.
- c) The Chair requested that mobile phones be switched off or to silent.

13 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the Public Minutes of the meeting of the Planning Applications Committee held on 30 May 2019 be **APPROVED** as a correct record and signed by the Chair.

14 URGENT ITEMS, IF ANY.

There were no urgent items.

15 DECLARATIONS OF INTEREST

The following declarations were made:-

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Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 6 – SMD/2018/0528 – Lock-up Garages, Broad Street, Leek	Mr. Ben Haywood	Disclosable Pecuniary Interest – Rents garage on the site, not been involved in preparation of the report
	Cllrs. Coleman, Gledhill & Hoptroff	“Other” – Ward Cllrs.
Agenda Item 7 – SMD/2018/0775 – Former Camp No. 3, Anzio Camp, Blackshaw Moor	Cllrs. Cawley, Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Hoptroff, Hulme, Riley, Roberts & Whitehouse	Lobbied – No response given
Agenda Item 9 – SMD/2019/0084 – Highfield House, Highfield, Leek	Cllrs. Cawley, Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Hoptroff, Hulme, Riley, Roberts & Whitehouse	“Other” – Speaker is a former SMDC employee

16 **SMD/2018/0528 - LOCK-UP GARAGES, BROAD STREET, LEEK**

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR THE DEMOLITION OF REDUNDANT LOCK UP GARAGES, CONSTRUCTION OF DWELLINGS WITH LANDSCAPING AND PARKING FOR MR. & MRS. R K BARKER.

(Report recommended Approval)

(Ben Haywood had declared a Disclosable Pecuniary Interest and left the room, taking no part in the discussion or vote. Councillors Coleman, Gledhill & Hoptroff had declared “other” interests.)

RECEIVED – Representations from the undermentioned speakers:-

For the application:-

Mr. Andrew Dukesell - Applicant’s Agent
Mr. Robert Barker - Applicant

Mr. Mike Worthington had registered to speak FOR the application, but declined to do so.

NOTED - 1. Late Representations Report (LRR) contained:-

- Conservation Officer comments – would comment further at ‘Reserved Matters’ stage;
- ‘Commencement of development trigger’ to be added to conditions 16 & 17 in respect of the Landscape Ecological Management Plan;
- Additional informative requested for any subsequent reserved matters application to be accompanied by a tree survey / arboricultural impact assessment report.

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2. Any noise issues relating to nearby garage-related businesses would cease at around 5.30 – 6.00pm.
3. Committee members had invited such an application at previous meetings where hybrid applications had been considered.
4. Entrance / Exit required widening from the existing.

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 and the amended conditions and additional informative referred to above.

2. 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 Head of Development Services had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Davies and seconded by Councillor Elkin.)

17 **SMD/2018/0775 - FORMER CAMP NO. 3, ANZIO CAMP, BLACKSHAW MOOR**

CO HOUSING DEVELOPMENT COMPRISING THE ERECTION OF 5 NEW LOW IMPACT DWELLINGS, CONVERSION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A FURTHER 2 LOW IMPACT DWELLINGS, CONVERSION OF 2 EXISTING BUILDINGS TO PROVIDE COHOUSING FACILITIES, ERECTION OF NEW SITE SERVICES BUILDING, SHARED CAR PARKING AREA, PRODUCTIVE ORGANIC GARDENS AND SUSTAINABLE DRAINAGE SYSTEM SET IN AN ECOLOGICALLY ENRICHED LANDSCAPE FOR MR. MICHAEL DOWNS.

(Report recommended Refusal)

(All Councillors had declared lobbying interests.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:-

Mr. Justin Price-Jones - Objector

For the application:-

Mr. Carl Copestake - Planning Advisor
Mr. Patrick Redmond - Architect
Mr. Mick Downs - Applicant

NOTED – 1. LRR contained

- Confirmation that the applicant was Leek Co Housing Ltd;
- E-mail from Cllr. Gill Heath in support of the application, but requesting a condition allowing the Shooting Club to run in perpetuity;

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- Existing buildings had been included on the Council's Local Heritage List and were therefore Non-designated heritage assets for the purposes of considering this application.
- Heads of Terms information had been provided in the event that a S.106 agreement was required.
- Legal Advisor confirmed that there were several material considerations to be weighed in the planning balance. These were set out in the proposed reasons for refusal.
- The benefits of the scheme were applauded but concern was voiced regarding the location and character of the area.

Councillor Cawley proposed **APPROVAL**, which was seconded by Councillor Hoptroff. However, when the vote was taken, the motion was **LOST**.

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

(Proposed by Councillor Roberts and seconded by Councillor Flunder.)

18 SMD/2019/0084 - HIGHFIELD HOUSE, HIGHFIELD, LEEK

RESERVED MATTERS APPLICATION SEEKING APPROVAL FOR DETAILS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE PERMISSION SMD/2017/0707 FOR THE ERECTION OF FOUR DETACHED DWELLINGS FOR RUDYARD DEVELOPMENTS LTD.

(Report recommended Approval.)

(All Councillors had declared "other" interests.)

RECEIVED – Representation from the undermentioned speaker:-

For the application:-

Mr. Rob Duncan - Applicant's Agent

NOTED – 1. LRR contained:-

- Confirmation that Cllr. Gill Heath was NOT the owner of the site, which belonged to a Company of which she had no beneficial interest, though the Company Directors were related to her.
- Conservation Officer comments requesting 2 additional conditions (*1 – to identify and retain historic features on the site and conservation repairs to the kitchen garden wall. 2 – execution of the building details such as eaves and verges, chimneys, cills and lintels.*);
- Trees & woodlands officer comments.

2. Permitted Development Rights had been removed at the outline stage.

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

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2. 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 Head of Development Services had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Davies and seconded by Councillor Flunder.)

19 **SMD/2019/0052 - 18 ESSEX DRIVE, BIDDULPH**

TWO-STOREY REAR / SIDE EXTENSION AND SINGLE-STOREY CARPORT EXTENSION FOR MR. & MRS. D MITCHELL.

(Report recommended Approval)

NOTED – 1. LRR contained:-

- A correction to the stated projection of the rear extension reducing from 5.05m to 4.2m;
- 1 further letter of objection and 1 letter from a previous objector who accepted the revised plan.

2. The application had been Called-in to Committee by Cllr. Hart.

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

2. 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 Head of Development Services had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Davies and seconded by Councillor Coleman.)

The meeting closed at 3.45 pm

_____ Chairman _____ Date