

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 16 JANUARY 2020

PRESENT: Councillor P Roberts (Chair)

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

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
A Swithenbank Planning Officer
S Massey Trees & Woodlands Officer
L Burnett Legal Advisor, Freeths LLP
J Russell Legal Advisor, Freeths LLP

APOLOGIES: Councillors T Holmes and L D Lea

78 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) The Chair requested that mobile phones be switched off or to silent.
- d) The Chair wished everyone present a Happy New Year.

79 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the public minutes of the meeting of the Planning Applications Committee held on 18 December 2019 be **APPROVED** as a correct record and signed by the Chair.

80 URGENT ITEMS, IF ANY.

There were no urgent items.

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81 DECLARATIONS OF INTEREST

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

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 9 – SMD/2019/0414 – Gorseysdale, Cheddleton Heath Road, Leek	Cllr. Cawley	Disclosable Pecuniary Interest – Knows the applicants
	Cllrs. Coleman, Gledhill & Hoptroff	“Other” – Ward Cllrs.
Agenda Item 10 – SMD/2019/0721 – Heather Hills, Birchall Lane, Leek	Mr. Ben Haywood	“Other” – Knows objectors
Agenda Item 11 – SMD/2019/0525 – Brantwood, Birchall, Leek	Mr. Ben Haywood	“Other” – Knows objectors

82 TPO/2019/0037 - APPLICATION TO FELL PROTECTED TREES AT IVY HOUSE, CHEADLE ROAD, TEANFORD, UPPER TEAN

(Report recommended Refusal)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Gary Gibbons - Applicant

CONSIDERED – An application for consent to fell 2 very large, mature Beech trees (T1 & T3) situated in the informal garden area of Ivy House. The trees were protected within Group G1 under TPO No. SM.32 and were shown on the plan attached to the report. A separate application (TPO/2019/0036) had been approved under officers’ delegated powers to fell tree T2 in the same group as it was considered necessary and appropriate.

RESOLVED – That consent to fell trees T1 & T3 as referred to above be **REFUSED** for the reasons stated in the report.

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

83 SMD/2019/0635 - LAND BETWEEN FOLLY LANE & CHEADLE ROAD, CHEDDLETON

OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTIAL DEVELOPMENT FOR MANYBROOK 2008 Ltd.

(Report recommended Refusal)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Mark Wheel	-	Folly Lane resident
Cllr. Mike Bowen	-	Ward Cllr.

Cllr. Mike Worthington had registered to speak AGAINST the application, but withdrew due to a Disclosable Pecuniary Interest.

NOTED - 1. This was an identical application to that refused by the Committee in 2018. An additional reason for refusal applied to this application as the Ecology Assessment was now out of date.

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 Cawley.)

84 SMD/2019/0241 - PEAK WILDLIFE PARK, ELLASTONE ROAD, WINKHILL

PROPOSED REPLACEMENT SNACK BAR, RAMP STRUCTURE AND INSERTION OF DORMER STRUCTURE FOR EXISTING FAMILY BUILDING FOR PEAK WILDLIFE PARK.

(Report recommended Approval)

NOTED - 1. Previous retrospective application for the Snack Bar building was refused by Committee in December 2017 due to its impact on the Listed stone staff accommodation building. Enforcement action was then taken as a result.

2. The revised application, whilst slightly larger than the current unauthorised snack bar, was deemed acceptable from a conservation perspective.

3. The Chair thanked the applicants on behalf of the previous committee members for their response to the previous committee decision.

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

2. That Listed Building Consent be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions in the report.

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3. 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 Gledhill and seconded by Councillor Cawley.)

85 **SMD/2019/0414 - GORSEYDALE, CHEDDLETON HEATH ROAD, LEEK**

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPLICATION SMD/2017/0494 FOR MR. & MRS. CARDING.

(Report recommended Approval)

(Councillor Cawley had declared a Disclosable Pecuniary Interest and left the room, taking no part in the discussion or vote. Councillors Coleman, Gledhill and Hoptroff had declared "other" interests.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Ms. Jayne Bloor	-	Objector
Mr. John Baker	-	Objector
Mr. Mike Cozens	-	Objector

For the application:

Mr. Robert McGuinness	-	Applicant's Agent
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NOTED - 1. Outline permission was granted for the site in 2017.

2. Late Representations Report (LRR) received contained:-

- Additional information from the applicant;
- Response from Arboricultural Officer with no objections subject to a condition;
- Additional neighbour representation;
- Amendment to condition 4 relating to landscaping.

3. Clarified that no weight was to be given to how the 2 dwellings were displayed on the Indicative Plan compared to the reserved matters application as this was merely to show how they MIGHT be accommodated on the site.

4. Members expressed concern regarding the effect of the application on neighbour amenity and the size of the plots.

RESOLVED – That, contrary to officer recommendation, the application be **REFUSED** for the reasons / policies set out below:-

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Reasons / Policies:

- Scale
- Affect on amenity of adjacent property
- Design
- Siting

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

86 SMD/2019/0721 - HEATHER HILLS, BIRCHALL LANE, LEEK

CHANGE OF USE OF FORMER DOMESTIC GARDEN AREA INTO SINGLE BUILDING PLOT WITH NEW DWELLING FOR P D & S SMART Ltd.

(Report recommended Approval)

(*Mr. Ben Haywood had declared an "other" interest.*)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

- | | | |
|------------------------|---|-----------------------------|
| Mr. Nigel Binns | - | On behalf of Daphne Howarth |
| Cllr. Mike Worthington | - | Town & County Cllr. |
| Mr. Phil Culleton | - | Objector |

For the application:

- | | | |
|-----------------------|---|-------------------|
| Mr. Robert McGuinness | - | Applicant's Agent |
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NOTED – 1. LRR received containing:-

- Amended and additional plans from Applicant's Agent;
- Comments from SMDC Trees & Landscaping Officer and Environmental Health Officer – no objection subject to conditions;
- 2 additional neighbour responses.

2. 2 previous applications on this site had been refused by Committee. Appeals against both refusals had been dismissed by the Planning Inspectorate.

RESOLVED – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions also contained in the report and an additional condition requiring the bungalow to be constructed in brick, not rendered.

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 Whitehouse.)

87 SMD/2019/0525 - BRANTWOOD, BIRCHALL, LEEK

RETROSPECTIVE APPLICATION FOR ENGINEERING WORKS TO GARDEN AND ERECTION OF GARDEN BUILDING FOR MR. A DRINKWATER.

(Report recommended Approval)

(*Mr. Ben Haywood had declared an "other" interest.*)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Anthony Drinkwater - Applicant

NOTED - 1. LRR received containing:-

- 1 further neighbour representation in support of the application;
 - 3 additional conditions relating to amplified sound and/or music (2) and removal of Permitted Development Rights.
2. Initially an enforcement case. Building was then lowered by approximately 2 metres to its existing level.
 3. Members requested additional condition for the building to be finished in a darker colour – Applicant confirmed would be Moorland Green;
 4. Minimum Hedge height to be incorporated into condition 3 (Landscape Planting Scheme) as specified by officers.

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 also contained in the report and the additional conditions 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 Emery and seconded by Councillor Flunder.)

The meeting closed at 4.15 pm

_____ Chairman _____ Date