

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

**Minutes**

**THURSDAY, 12 MARCH 2020**

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, B Emery, K Flunder, M Gledhill,  
T Holmes, K Hoptroff, A Hulme, L D Lea, T Riley and I Whitehouse.

IN ATTENDANCE	S Hampton	Member and Community Services Officer
	J Curley	Principal Planning Officer
	B Haywood	Head of Development Services
	P Wisner	Legal Advisor, Freeths LLP

APOLOGIES: Councillors J Davies and P Wilkinson

103 **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.

104 **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the public minutes of the meeting of the Planning Applications Committee held on 13 February 2020 be **APPROVED** as a correct record and signed by the Chair.

105 **URGENT ITEMS, IF ANY.**

There were no urgent items.

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106 **DECLARATIONS OF INTEREST**

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

<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 12 – SMD/2020/0038 - Land South East Of A521, A50 Blythe Bridge Bypass, Blythe Bridge	Cllr Flunder	Other – previously spoken at Committee on this application.
Agenda Items 9,10 & 11– SMD/2019/0349, SMD/2019/0320 and SMD/2019/0331 – Ball Green Farm, Brown Edge	Cllrs. Cawley, Coleman, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Whitehouse	Other – Councillor Heath, speaking on this item, was a fellow District Councillor.
	Councillor Flunder	Other – was the County Councillor for the area this this application is within.
Agenda Item 7 - SMD/2019/0695 – Alton Towers	Councillors Roberts & Emery	Other – Members of the Conservation Liaison Panel.

107 **SMD/2019/0486 - LAND ADJACENT TO 17 SALTERSFORD LANE, ALTON**

**RESERVED MATTERS FOR DETAILS OF RESIDENTIAL DEVELOPMENT OF 22 DWELLINGS FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.**

(Report recommended approval)

RECEIVED – Representation from the undermentioned speaker:-

**Against the application:**

Mr. Donald Hurst - Objector spoke on behalf of Mr. John Clowes

**NOTED** – 1. This application was deferred by Members at the Planning Applications Committee on the 13th February to enable further discussion between Officers and the applicant regarding the positioning and/or design of Plot 1;

2. LRR received containing:-

- 1 further letter of objection;

3. It was noted that there was a very small breach of the Council’s space about dwelling standards, as noted in the report. This breach had been lessened further in the amended plans. It could only be described now as a very minor breach which would not result in any undue loss of

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amenity to Orchard View as a result of loss of privacy or as a result of Plot 1 being overbearing

4. Further additional condition requested by members of the Committee for the landing window of Plot 1 to be obscured glass.
5. Cllr. Flunder advised that he had not been present when the application was considered at the February committee meeting and so abstained from voting.

- RESOLVED** – 1. That reserved matters be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions contained in the report, the informatives and the additional condition 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 Gledhill and seconded by Councillor Riley.)

### 108 **SMD/2019/0695 - ALTON TOWERS**

#### **CHANGE OF USE OF LAND FOR SEASONAL CAR PARKING TOGETHER WITH ASSOCIATED SURFACING, DRAINAGE, LEVELLING AND LANDSCAPING WORKS AND SURFACED INTERNAL ACCESS ROUTE.**

*(Councillors Roberts and Emery had declared 'other' interests.)*

(Report recommended Approval)

RECEIVED – Representations from the undermentioned speakers:-

#### **For the application:**

Mrs Janet Gurr	-	Applicant
Miss Hannah Whitney	-	Applicant's agent

NOTED – 1. This application was determined by the Committee due to it being a major application.

2. LRR received containing:-

- The decision date – this could not be issued until the expiry of the publicity period, 8<sup>th</sup> April 2020;
- No objections received from the Local Highway Authority, County Archaeologist, Environmental Health and the Trees and Woodland Officer, subject to conditions;
- New planting/landscaping requirements;
- Landscape and visual impact details;

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- Impact on the Public Rights of Way Staffs County Council;
  - Officer comments and a further 10 recommended conditions, which included:
    - Pre commencement of development including site clearance and stripping erection of temporary tree protection
    - Pre commencement of development including site clearance and stripping specification submission for written approval of the LPA a method statement for special measures for access improvement near trees (no dig cellular confinement system)
    - Landscaping implementation and maintenance; wider landscape and habitat management plan.
    - Inclusion of Drg. No. 373/100/19A (1881 Survey Overlaid with 2019 and lost trees) in the list of approved plans, as this was the only plan showing proposed new tree planting positions across the whole site.
    - Pre commencement of development including site clearance and stripping submission of a Construction and Environmental Management Plan to cover comments from the Environmental Health Officer and the Local Highway Authority and to secure protection of the deer park wall during construction, as advised by the County Archaeologist
    - Pre commencement of development including site clearance and stripping submission for written approval of the LPA a Risk Assessment to assess the nature and extent of any contamination on the site.
    - Any soil importation to be tested for contamination
    - Maximum noise levels at nearest noise sensitive receptors not to be exceeded with pre completion testing
    - Prior to first use for parking of vehicles, submission and written approval of a Management Plan, to include measures set out in para 10 of the submitted Noise Assessment. Development to thereafter be managed and operated in full accordance with the agreed Plan.
    - Scheme to protect the route of footpath 42
    - Informative to remind the applicant that the granting of planning permission does not construe the right to divert, extinguish or obstruct any part of the public paths.
3. The emergency services would have full access to the parking area.
4. A query was raised regarding disabled access but the applicant advised that the proposed car park was not suitable for disabled access but that Alton Towers already had a number of other designated spaces for disabled parking.

**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 and informative referred to above.

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

109 **SMD/2019/0573 - THE PRIORY HOTEL, ABBOTTS ROAD, LEEK**

**2NO. PROPOSED NEW DWELLINGS WITH ASSOCIATED ACCESS AND AMENITY SPACE**

(Report recommended Approval)

RECEIVED – Representations from the undermentioned speakers:-

**Against the application:**

Mr Barry Birch - Objector

**For the application**

Mr Jonathan Hargreaves - Architect

NOTED – 1. This application followed outline planning application SMD/2016/0706 which was determined at Planning Applications Committee. SMD/2016/0706 sought consent for the construction of 2 no. detached dwellings. The application was refused and subsequently allowed on Appeal. This application was determined at Planning Applications Committee in the interests of consistency,

2. LLR received containing:-

- No objections on Highways grounds, subject to the following conditions:
  - The development hereby permitted shall not be brought into use until the access to the plots within the limits of the public highway has been completed.  
Reason:- To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1. T1; in the interests of highway safety.
  - The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.  
Reason:- To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1. T1; in the interests of highway safety.
  - The development hereby permitted shall not be brought into use until the parking area has been constructed, surfaced in a bound material and drained to central gullies such that no water discharges onto the highway in accordance with approved drawing P182-201A, which shall thereafter be maintained and retained for the life of the development.  
Reason:- To prevent surface water discharging onto the highway.
  - The development hereby permitted shall not be brought into use until details of the 1.5mx1.5 pedestrian visibility splays have been submitted to and approved in writing by the Local Planning Authority. The pedestrian visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and

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be provided in accordance with the approved plan prior to the development being brought into use.

Reason:- To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1. T1; in the interests of highway safety.

3. Notes to Planning Officer which include: adequate visibility splay and parking spaces/area, tree and planting recommendations, dwelling dimensions and details of amended plans.
4. Due to reduced parking spaces on the pub car park, the potential increase to on-street parking was noted. However, the Planning Inspector saw no reasons to refuse this application on these grounds. It was the applicant's gift to allow parking at this location. Highways had no objections to the application, subject to, the conditions previously stated.
5. It was confirmed that condition 5 within the report achieved suitable mitigation for levels of noise.

RESOLVED – 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.

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

### 110 SMD/2019/0349 - BALL GREEN FARM, BROWN EDGE

#### PROPOSED CUBICLE SHED FOR THE HOUSING OF THE DAIRY HERD - PHASE 1. RESUBMISSION OF SMD/2018/0028

To avoid repetition, applications **SMD/2019/0320** and **SMD/2019/0331** were considered at the same time, but the Committee voted on each separately at the end of the debate.

(Report recommended Refusal)

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

RECEIVED – Representations from the undermentioned speakers:-

#### Against the application:

Mrs. Linda Brookes	- Objector
Mrs. Tracy Kirton	- Objector

#### For the application

Mr. Bill Parry	- Applicant's Agent
Mr. Ken Owen	- Supporter
Mrs. Gill Heath	- Supporter

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NOTED – 1. This application was to be decided at Planning Applications Committee as requested by Cllr Heath, the application was locally contentious and it was a major development.

2. LRR received containing:-

- Objection from Stoke-on-Trent City Council based on Highway grounds;
- No further comments from SCC Flood Management Team;
- 5 further neighbour letters of objection;
- 3 additional letters of support;
- Additional information from the Applicant;
- Officer comments regarding refusal of the application, based on the impact on the local highway network would be unlikely to prove sustainable at any subsequent appeal.

3. The Committee understood the need for the building to support the viability of the farm for the future. However, it was felt this application wasn't that different to the previous application, and it was hoped that an alternative location for the development could be found.

RESOLVED – 1. That the application be **REFUSED** for the reasons and based on the policies 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 has 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 Lea and seconded by Councillor Hoptroff.)

### 111 SMD/2019/0320 - BALL GREEN FARM, BROWN EDGE

#### A CUBICLE SHED FOR THE HOUSING OF THE DAIRY HERD - PHASE 2. RESUBMISSION OF SMD/2018/0027

(Report recommended Refusal)

NOTED – 1. LRR received as per previous update for SMD/2019/0349.

RESOLVED – 1. That the application be **REFUSED** for the reasons and based on the policies contained in the report.

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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 has 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 Lea and seconded by Councillor Hoptroff.)

112 **SMD/2019/0331 - BALL GREEN FARM, BROWN EDGE**

**A CUBICLE SHED FOR THE HOUSING OF THE DAIRY HERD - PHASE 3  
RESUBMISSION OF SMD/2018/0029**

(Report recommended Refusal)

NOTED – 1. LRR received as per previous update for SMD/2019/0349.

RESOLVED – 1. That the application be **REFUSED** for the reasons and based on the policies 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 has 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 Lea and seconded by Councillor Hoptroff.)

113 **SMD/2020/0038 - LAND SOUTH EAST OF A521, A50 BLYTHE BRIDGE BY  
PASS, BLYTHE BRIDGE**

**VARIATION OF CONDITION 6 RELATING TO APPLICATION SMD/2018/0696, TO  
VARY THE PERIOD OF TIME FOR WHICH THE HAUL ROAD CAN BE USED BY  
CONSTRUCTION TRAFFIC ACCESSING PHASE 1 AT BLYTHE VALE BY ONE  
YEAR.**

(Report recommended Approval)

*(Cllr. Flunder had declared an 'other' interest and left the room, taking no part in the discussion or vote.)*

**Speaking for the Application:**

Mr. Peter Hayward - Planner

NOTED 1 - The Application had been referred to committee because it was locally contentious and Committee had considered previous applications on this site.

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2. LRR received containing:
  - No objections on Highway grounds to the proposed development, subject to conditions;
  - Notes to Planning Officer in relation to; appropriate rights and permissions to construct the haul road and use Woodlands Lane as access, re-instatement of damaged caused to Woodlands Lane and an email detailing information about Footpath No.6 and rights of way.
  
3. An additional condition requested by the Committee for the installation of a wheel wash to the site.

RESOLVED – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives contained in the report and the additional condition 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 Roberts and seconded by Councillor Hoptroff.)

### 114 PERFORMANCE ON PLANNING APPEALS

Ben Haywood – Head of Development Services, introduced a report which informed members of appeals lodged and decided since the last update to the Planning Applications Committee.

<b>Ref.</b>	<b>Location</b>	<b>Decision level</b>	<b>Recom.</b>	<b>Decision</b>	<b>Appeal Decision</b>
SMD/2018/0566 & SMD/2018/0567	Cuckoo-Well-Hollow, Bradley Lane, Threapwood, Alton,	Delegated	Refuse	Refused	Dismissed 14/10/19
SMD/2018/0711	Highfield, Leek	Committee	Refuse	Refused	Dismissed 22/10/19
SMD/2018/0788	Land Adjacent to Prospect House Farm, Sutherland Road, Longsdon	Committee	Approve	Refused	Allowed 1/11/2019

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SMD/2019/0100	Frinsmoor Croft, Ashbourne Road, Rue Hill, Caudon Low,	Delegated	Refuse	Refused	Dismissed 8//11/19
SMD/2019/0291	The Fox, Beat Lane, Rushton Spencer	Delegated	Refuse	Refused	Allowed 11/11/19
SMD/2017/0829	Vacant Land ST11 9RF.	Delegated	Refuse	Refused	Dismissed 18/11/19

The Committee would understandably be disappointed that the Inspector did not concur with its view regarding habitable rooms in relation to application SMD/2018/0788. It demonstrated that applications must be considered in the light of a literal reading of the precise wording of the policy and assisted with correct interpretation of the SPD.

In regard to SMD/2019/0291, whilst this was a disappointing decision, matters of design were always subjective and open to interpretation and the Inspector reached a different conclusion in terms of the balance of considerations to officers in this particular case.

RESOLVED: That the report be NOTED.

115 **EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED** - 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.

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

**RESOLVED:** That the exempt minutes of the meeting of the Planning Applications Committee held on 13 February 2020 be **APPROVED** as a correct record and signed by the Chair.

The meeting closed at 4.30 pm

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