

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 20 AUGUST 2020

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder, T Holmes, K Hoptroff, A Hulme, L D Lea, T Riley, I Whitehouse and P Wilkinson

IN ATTENDANCE: S Hampton Member and Community Services Officer
P Trafford Member & Community Services Officer
L Vernon Senior Officer (Governance and Member Support)
J Curley Principal Planning Officer
B Haywood Head of Development Services
S Massey Trees & Woodlands Officer

APOLOGIES: Councillor M Gledhill

135 **CHAIR'S ANNOUNCEMENTS**

- a) The Chair confirmed that the meeting was being broadcast live to the internet via the usual webcasting facility 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. In the light of this meeting being held 'virtually' via the Microsoft Teams platform, all members were asked to adhere to the guidelines previously issued to them for such meetings, to use the 'Chat' function to register their wish to speak and to speak only when invited to do so by the Chair. All attendees were asked to keep their microphones muted when not in use. 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) Given the social distancing restrictions in place due to the Coronavirus Pandemic, no actual site visits were undertaken relating to this meeting. However a video was shown to all members both before and during the meeting showing all views of the application sites.
- e) In order to best accommodate the public speakers, the applications on the agenda were to be heard in the following order – 6, 7, 9, 11, 8, 10, 12.

136 **MINUTES OF THE PREVIOUS MEETING**

Planning Applications Committee - 20 August 2020

RESOLVED – That the public minutes of the Planning Applications Committee held on 23 July 2020 be **APPROVED** as a correct record and signed by the Chair.

137 **URGENT ITEMS, IF ANY.**

There were no urgent items.

138 **DECLARATIONS OF INTEREST**

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

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 6 – SMD/2020/0319 – Land off Thorley Drive, Cheadle	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – 2 speakers were fellow District Cllrs.
	Cllrs. Roberts & Wilkinson	Lobbied – No response given
Agenda Item 7 – SMD/2020/0182 – Draycott Moor College, Draycott	Cllr. Flunder	“Other” – Ward Cllr. for this site. Also had spoken in support of ‘SEND’ at other meetings. Declared during the discussion of the item
Agenda Item 9 – SMD/2019/0318 – Land west of Sutherland Road, Longsdon	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – 1 speaker was a fellow District Cllr. and 1 was an ex-SMDC employee
	Cllrs. Emery & Roberts	“Other” – Members of the Conservation Liaison Panel
Agenda Item 11 – TPO/2020/0016 – Hough Cottage, Clay Lake, Endon	Cllr. Flunder	“Other” – County Cllr. for this site

139 **SMD/2020/0319 - LAND OFF THORLEY DRIVE, CHEADLE**

VARIATION TO CONDITION 1 OF SMD/2019/0169 FOR REVISIONS TO PLOTS 1 AND 2 FOR KEEPMOAT HOMES.

(Report recommended Approval)

All Councillors present had declared “other” interests. Councillors Roberts and Wilkinson had declared lobbying interests.

RECEIVED – Representations from the undermentioned speakers:-

Planning Applications Committee - 20 August 2020

Against the application:

- Mr. Anthony Joynes - Objector
- Cllr. Richard Alcock - Ward Cllr. (Read by P Trafford)
- Mr. Ian Plant - Objector
- Mr. Greg Powell - Objector.

For the application:

- Mr. Lewis Charity - Applicant

NOTED – 1. Late Representations Report (LRR) contained 2 further letters of objection and comments from SMDC Trees & Woodlands Officer specifying Tree details.

- 2. Clarified that floor levels had not been approved by SMDC. Condition 6 (Levels) of SMD/2016/0083 was outstanding.

There was a short interruption to the meeting due to a sudden failure of the Microsoft Teams session. This was part way through the representation by Mr. Greg Powell. The session was restored after a short time with all members present and the remainder of Mr. Powell's representation was read out by the Democratic Services Officer.

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

Reasons / Policies:

- Loss of amenity to existing residents and future occupiers
- Impact on the character and appearance of the street scene

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

140 **SMD/2020/0182 - DRAYCOTT MOOR COLLEGE, DRAYCOTT OLD ROAD, DRAYCOTT**

SINGLE STOREY CLASSROOM AND RECEPTION AREA EXTENSIONS AND EXTENSION OF CAR PARKING TO PROVIDE 9 No. CAR PARK SPACES FOR HORIZON CARE AND EDUCATION LIMITED.

(Report recommended Approval)

Councillor Flunder had declared an "other" interest.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

- Ms. Paula Keys - Horizon Care & Education
- Ms. Keri Dobson - Applicant's Agent

NOTED - 1. LRR contained:-

Planning Applications Committee - 20 August 2020

- Additional conditions relating to – a) surfacing materials for the car park extension, and b) cycle storage provision;
 - Highways authority – no objections subject to conditions;
 - 1 letter from a member of the public.
2. Members requested an additional condition relating to low-level lighting on the car park extension.

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

FURTHER RESOLVED - 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 Hoptroff and seconded by Councillor Cawley.)

141 **SMD/2019/0318 - LAND WEST OF SUTHERLAND ROAD, LONGSDON**

USE OF LAND FOR RECREATIONAL CAMPING INCLUDING THE ERECTION OF 8 CAMPING PODS AND AN AMENITY BUILDING FOR MR. IAN SALT.

(Report recommended Refusal)

All Councillors present had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Christoph Krahenbuhl	- Objector
Professor Marilyn James	- Objector
Mr. Kevin Sauntry	- Objector
Cllr. Mike Bowen	- Ward Cllr.

For the application:

Mrs. Teresa Critchlow	- Applicant's Agent
-----------------------	---------------------

NOTED - 1. LRR contained:-

- Erratum to confirm that Cllr. Mike Bowen DID NOT Call-in the item to committee but that Cllr. Gill Heath DID Call the item in. Cllr. Bowen confirmed that the error had caused anger amongst opposers of the application as he had previously indicated his objection to it;
- Representation from Cllr. Gill Heath in support of the application;

Planning Applications Committee - 20 August 2020

- Public comments in objection to the application and also the late notification of the application coming to committee.

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

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

142 **TPO/2020/0016 - APPLICATION TO FELL A PROTECTED TREE - HOUGH COTTAGE, CLAY LAKE, ENDON**

(Report recommended Refusal)

Councillor Flunder had declared an "other" interest.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Neil Barnett - Applicant

CONSIDERED – An application to fell a large, mature Sycamore tree situated adjacent to the drive at the side of Hough Cottage. The application tree was individually protected as T6 under TPO No. LR.6.

NOTED - 1. Applicant stated that the tree was close to and substantially overhanging the house, with large branches having recently broken and fallen. The level of lean had increased and was being measured, thought to be due to strong winds and excessively wet ground earlier this year. A loud cracking sound had been heard during recent strong winds.

2. Applicant also stated that he was prepared to plant replacement Oak trees along the top of the bank, further from the house.

3. In the event of approval of the application, members were content for the specification of replacement trees to be delegated to the Trees & Woodlands Officer.

RESOLVED – That consent be **APPROVED** to fell a Sycamore tree at Hough Cottage, Clay Lake, Endon referred to as T6 under Tree Preservation Order No. LR.6.

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

143 **SMD/2020/0271 - WEST WINDS, CHEDDLETON ROAD, BIRCHALL, LEEK**

APPROVAL OF RESERV ED MATTERS FOLLOWING OUTLINE PERMISSION SMD/2018/0110 FOR TWO DWELLINGS FOR MR. F MURRAY – L & C HOMES (STAFFS) LIMITED.

(Report recommended Approval)

The application was referred to the Committee as an SMDC employee lived adjacent.

Planning Applications Committee - 20 August 2020

Councillor Cawley left the meeting at this point.

NOTED – 1. LRR contained representation from a neighbour to the site, responses from the Applicant’s Agent and from the Planning Officer.

2. Members requested additional conditions for the removal of the central roof light and the removal of Permitted Development Rights.

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

FURTHER RESOLVED - 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 Flunder.)

144 **SMD/2020/0094 - 3 THE COTTAGES, HAZLES CROSS ROAD, KINGSLEY**

SINGLE-STOREY SIDE EXTENSION FOR MR & MRS PLANT.

(Report recommended Refusal)

NOTED - 1. Planning Officer confirmed that the sole reason for refusal was the disproportionate increase in size of the original building.

2. Late representation from Applicant’ Agent read out by Planning Officer.

3. Members felt that in some cases, the exceptionally small size of older cottages meant that the ‘disproportionate rule’ was unfair. New dwellings were initially bigger.

4. In the event of approval, members requested the removal of Permitted Development Rights and delegation to officers for the imposition of conditions.

RESOLVED – That, contrary to officer recommendation, the application be **APPROVED** for the reasons and policies stated below:-

Reasons / Policies:

- Exceptionally small size of the original building

FURTHER RESOLVED – To delegate to officers the imposition of conditions and informatives.

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

Planning Applications Committee - 20 August 2020

145 **TPO/2020/0020 - APPLICATION TO FELL A PROTECTED TREE - 92
ASHBOURNE ROAD, CHEADLE**

(Report recommended Refusal)

CONSIDERED – An application to fell a large, mature Sycamore tree situated just beyond the fenced rear garden to 92 Ashbourne Road but stated as also being in the applicant’s ownership. The application tree was individually protected as T10 under Tree Preservation Order No. SM. 272.

NOTED - 1. The Trees & Woodlands Officer confirmed that, in the event of refusal, the Applicant had an option to make a separate application to prune the tree. This would be dealt with under delegated powers.

RESOLVED – That consent to fell a Sycamore tree at 92 Ashbourne Road, Cheadle, protected as T10 under Tree Preservation Order No. SM.272 be **REFUSED** for the reasons discussed in the report.

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

The meeting closed at 5.42 pm

_____Chairman _____Date