

# STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

## PLANNING APPLICATIONS COMMITTEE MEETING

### Minutes

**THURSDAY, 17 SEPTEMBER 2020**

PRESENT: Councillor P Roberts (Chair)

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

IN ATTENDANCE: S Hampton                      Member and Community Services Officer  
L Vernon    Senior Officer (Governance and Member Support)  
J Russell    Legal Advisor, Freeths LLP

APOLOGIES: Councillors J Davies, T Holmes and K Hoptroff

#### 146 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, photos/video was shown to all members both before and during the meeting showing all views of the application sites.
- e) Application SMD/2020/0218 - Gorseysdale, Cheddleton Heath Road, Leek had been deferred to a later meeting and SMD/2019/0650 - Land adjacent to Travellers Rest, Leek Road, Leekbrook had been withdrawn.

#### 147 MINUTES OF THE PREVIOUS MEETING

**RESOLVED** – That the public minutes of the Planning Applications Committee held on 20 August 2020 be **APPROVED** as a correct record and signed by the Chair.

**Planning Applications Committee - 17 September 2020**

148 **URGENT ITEMS, IF ANY.**

There were no urgent items.

149 **DECLARATIONS OF INTEREST**

<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 6 – SMD/2019/0702 – Land off Woodhouse Lane, Biddulph	Cllrs. Roberts & Flunder	Lobbied – No response given
Agenda Item 8 – SMD/2019/0766 – John Munroe Independent Hospital.	Cllrs. Cawley, Coleman, Emery, Flunder, Gledhill, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – 1 speaker was a fellow District Cllr. and 1 was an ex-SMDC employee
Agenda Item 10 – SMD/2020/0402 – Broad Oak Farm, Leek Road, Kingsley Moor	Cllr. Wilkinson	“Other” – His business was referred to in the report. Therefore, would leave the meeting at that point and not take part in the determination of this application.
	Cllrs. Cawley, Coleman, Emery, Flunder, Gledhill, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – 1 speaker was a fellow Councillor
	Cllrs. Roberts & Flunder	Lobbied – No response given
Agenda Item 11 - SMD/2019/0749 – Land Adjacent to Blakely Farm, Blakely Lane, Whiston	Cllrs. Cawley, Coleman, Emery, Flunder, Gledhill, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – 1 speaker was a fellow Councillor

150 **SMD/2019/0720 - LAND OFF WOODHOUSE LANE, BIDDULPH**

**APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PLANNING  
PERMISSION SMD/2017/0775**

(Report recommended Approval)

*Councillors Roberts and Flunder had declared lobbying interests. Councillor Cawley was not present during the determination of this application.*

RECEIVED – Representation from the undermentioned speaker:-

**Against the application:**

Mr. Steve Dawson - Objector

## **Planning Applications Committee - 17 September 2020**

- NOTED** – 1. Late Representations Report (LRR) contained comments received from Staffordshire Wildlife Trust.
2. LRR stated that following the adoption of Staffordshire Moorlands Local Plan, the Core Strategy policies outlined within the report were no longer relevant to the determination of this application. It was considered that the proposal would comply with the new Local Plan Policy NE1.
3. Further conditions were to be secured via condition:
- A method statement for clearance and construction to avoid harm to small mammals, birds and amphibians.
  - Details of gaps to be provided through walls and close boarded fencing to allow the movement of hedgehogs through the development.
  - Details of bird and bat boxes on/ within the new buildings.
  - Members requested additional conditions relating to a good quality replacement roadside hedge and the construction of a footpath.

**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.

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

151 **SMD/2020/0218 - GORSEYDALE, CHEDDLETON HEATH ROAD, LEEK**  
**(APPLICATION DEFERRED)**

This application had been deferred and was not considered by the Committee.

152 **SMD/2019/0766 - JOHN MUNROE INDEPENDENT HOSPITAL**

**REMOVAL OF TWO CONSERVATORIES AND THEIR REPLACEMENT BY THE**  
**ERECTION OF TWO DAY ROOM EXTENSIONS AND A FURTHER EXTENSION**  
**LINKING THESE.**

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

(At the time of the publication of the report, the summary of recommendation was to approve (box 1) (p37) but the recommendation should have been for refusal. As a result of the amended plan, the recommendation of the proposed development was changed to approval.)

RECEIVED – Representations from the undermentioned speakers:-

**Against the application:**

- |                     |                   |
|---------------------|-------------------|
| Cllr. Norma Hawkins | - Ward Councillor |
| Mr. Robin Lichfield | - Objector        |
| Mrs. Suzanne Birch  | - Objector        |

## Planning Applications Committee - 17 September 2020

### For the application:

Mrs. Teresa Critchlow - Agent

### **NOTED -** 1. LRR contained:-

Erratum to advise that the summary of recommendation was to approve (box 1) (p37) but the recommendation should be for refusal.

2. Following the adoption of Staffordshire Moorlands Local Plan, the Core Strategy policies outlined within the report were no longer relevant to the determination of this application.

3. Amended plan referenced 2019-2450-02E had been received to address matters of Green Belt policy. The revised plan further reduced the overall size and massing of the proposed extension. It was not considered that the proposed development would result in greater harm to the openness of the Green Belt and the application was therefore considered to accord with Green Belt policy.

4. As a result of the amended plan, the Officer recommendation of the proposed development was changed to one of approval and it was requested for delegated authority to the Head of Development Services to formulate suitable conditions.

5. The Head of Development Services advised that the amendments to the plans were not significant enough to warrant re-consultation. However, following comments made by speakers and members, it was proposed that the application be deferred.

**RESOLVED:-** That the application be **DEFERRED** to allow for further consultation on the amended plans to take place.

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

### 153 **SMD/2019/0650 - LAND ADJACENT TO TRAVELLERS REST, LEEK ROAD, LEEKBROOK (WITHDRAWN)**

This application had been withdrawn.

### 154 **SMD/2020/0402 - BROAD OAK FARM, LEEK ROAD. KINGSLEY MOOR** **5 HOLIDAY CABINS TO REPLACE EXISTING PAINTBALL COMPLEX**

(Report recommended Refusal)

*Councillor Wilkinson had declared an 'other' interested, and was not present for this item. All Councillors present had declared "other" interests and Councillors Roberts and Flunder had been lobbied)*

RECEIVED – Representation from the undermentioned speakers:-

### For the application:

Mr. Andy Harrison – Applicant  
Mr. Jonathan Imber – Agent

## **Planning Applications Committee - 17 September 2020**

Cllr. Mike Worthington – Ward Councillor

**NOTED:** 1. LRR contained a letter of objection in relation to green belt, the development being a considerable expansion, access, highway and noise concerns.

2. Following the adoption of Staffordshire Moorlands Local Plan, the Core Strategy policies outlined within the report were no longer relevant to the determination of this application. Local Plan Policies relevant to the determination of this application were detailed in the LRR.

3. Amended Recommendation:

The reasons for refusal was amended to omit reference to the Core Strategy Policies and to change references to the “emerging local plan” to the “adopted Staffordshire Moorlands Local Plan 2020.

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

### **Reasons / Policies:**

- The location was accessible and sustainable due to the close proximity of the bus route and footpaths to the Churnet Valley.
- Economic benefit of tourism and in turn the wider local economy
- The site would be enhanced and benefit from the removal of the structures associated with the paintball business at the site
- Positive environmental benefits

**FURTHER RESOLVED** – Delegated authority for officers to attach suitable conditions and informatives such as:-

- Landscaping
- Low level lighting
- Sustainable energy sources
- Removal of structures associated with the paintball business at the site
- Lodges to remain as holiday lets and not permanent dwellings
- Passing places along the access to the site (subject to ownership of land at the roadside)

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

155 **SMD/2019/0749 - LAND ADJACENT TO BLAKELY FARM, BLAKELY LANE, WHISTON**

### **ERECTION OF AGRICULTURAL WORKERS DWELLING**

(Report recommended Refusal)

*All Councillors present had declared “other” interests.*

Councillor Wilkinson joined the meeting at the start of this item.

RECEIVED – Representation from the undermentioned speakers:-

## Planning Applications Committee - 17 September 2020

### For the application:

Mr. Craig Barks - Agent  
Cllr. James Aberley - Ward Councillor

- NOTED** - 1. LRR contained:  
Erratum to advise of an error on page 4, 6.1 Public response to consultation. The attached representation was reported as an 'objection' whereas the submission stated 'not object'.
2. Following the adoption of Staffordshire Moorlands Local Plan. The Core Strategy policies outlined within the report were no longer relevant to the determination of this application. Local Plan Policies relevant to the determination of this application were included in the LRR
3. Officers comments that although there was agreement that there was a need for a dwelling on site, the applicant had not satisfactorily demonstrated that the accommodation could not be provided more sensitively either within existing buildings; as a replacement for under used dilapidated buildings; or on space more centrally located within the complex. The scheme therefore remained contrary to the new adopted Local Plan.
4. Amended Recommendation  
The reasons for refusal were amended to omit reference to the Core Strategy Policies and to change references to the "emerging local plan" to the "adopted Staffordshire Moorlands Local Plan 2020".
5. Members were of the opinion that the proposed siting of the dwelling was appropriate and that it would provide amenity to the occupiers.
6. Additional conditions were requested:  
a. Agricultural workers occupancy condition  
b. Properties to incorporate sustainable features

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

### Reasons / Policies:

- Application satisfied policy H1 New Housing Development - the location provided amenity to the occupier and enhanced security
- In terms of topography this was the most appropriate site for the dwelling

**FURTHER RESOLVED** – Delegated authority to officers to include suitable conditions and informatives to the approval.

(Proposed by Councillor Wilkinson and seconded by Councillor Emery)

The meeting closed at 4.30 pm

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