

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 12 NOVEMBER 2020

PRESENT: Councillor P Roberts (Chair)

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

IN ATTENDANCE: Mr. B Haywood - Head of Development Services
Mrs. J Colley - Senior Planning & Enforcement Officer
Mrs. J Russell - Legal Advisor, Freeths LLP
Mrs. S Hampton - Democratic Services Officer
Mr. P Trafford - Democratic Services Officer

APOLOGIES: Councillors L D Lea

169 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 'Hands up' 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 were shown to all members both before and during the meeting showing all views of the application sites.
- e) The Chair reminded members that the registration period for speakers at the Planning Applications Committee had changed regarding virtual meetings. Registration was open from 10am on the Thursday following publication of the agenda through to 4pm on the Monday of the week of the meeting. No further 'late' requests to speak would be accepted.

170 MINUTES OF THE PREVIOUS MEETING

Planning Applications Committee - 12 November 2020

RESOLVED- That the public minutes of the meeting of the Planning Applications Committee held on 22 October 2020 be **APPROVED** as a correct record and signed by the Chair.

171 **URGENT ITEMS, IF ANY.**

There were no urgent items.

172 **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/2020/0226 – Land adjacent to Sunny View, Foxt Road, Foxt	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Riley, Roberts, Whitehouse & Wilkinson	“Other” – Speaker was a fellow District Cllr.
	Cllr. Roberts	“Other” – Acquainted with the Applicant. Lobbied – No response
	Cllr. Wilkinson	“Other” – Traded with the Applicant
Agenda Item 7 – SMD/2020/0349 – Land adjacent to Big Southlowe Farm, Leek Road, Cellarhead	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Riley, Roberts, Whitehouse & Wilkinson	“Other” – Speaker was an ex-SMDC Employee
	Cllr. Roberts	Lobbied – No response
Agenda Item 8 – SMD/2020/0049 – The Biddulph Arms, Congleton Road, Biddulph	Cllr. Davies	“Other” – Ward Cllr. Lobbied – No response
Agenda Item 9 – SMD/2020/0565 – 152 Park Lane, Knypersley	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Riley, Roberts, Whitehouse & Wilkinson	“Other” – Speaker was an ex-SMDC Employee
	Cllr. Flunder	“Other” – County Cllr. Lobbied – No response
Agenda Item 10 – SMD/2020/0222 – 1 Hillswood Drive,	Cllr. Flunder	“Other” – County Cllr.

Planning Applications Committee - 12 November 2020

Agenda Item	Member Declaring Interest	Nature of Interest
Endon		
Agenda Item 11 – SMD/2020/0463 – Springhill Bungalow, Breach Lane, Upper Tean	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Riley, Roberts, Whitehouse & Wilkinson	“Other” – Applicant is fellow District Cllr.
	Cllr. Flunder	“Other” – Parish Cllr.
	Cllr. Hulme	“Other” – Historic family connections with the property

173 **SMD/2020/0226 - LAND ADJACENT TO SUNNY VIEW, FOXT ROAD, FOXT**

(Report recommended Refusal)

All Councillors had declared “other” interests. Councillor Roberts had declared a lobbying interest.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

- Mr. Malcolm Sales - Applicant’s Agent
- Cllr.Linda Malyon - Ward Cllr. (Statement read out)

NOTED - 1. Late Representations Report (LRR) contained a representation from the Applicant.

2. Officer confirmed that the application was not presented as an agricultural worker’s dwelling, with no justification received regarding its viability as such a dwelling. A new application would be needed for consideration in that way.

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.)

174 **SMD/2020/0349 - LAND ADJACENT TO BIG SOUTHWELLS FARM, LEEK ROAD, CELLARHEAD**

(Report recommended Refusal)

All Councillors had declared “other” interests. Councillor Roberts had declared a lobbying interest.

Planning Applications Committee - 12 November 2020

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Caroline Lovatt - Cheddleton Parish Councillor

For the application:

Mrs. Teresa Critchlow - Applicant's Agent

NOTED - 1. LRR contained representations from the Council's Affordable Housing Officer (unable to support the application) and the Highways Authority (no objection).

2. Applicant's Agent referred to a previous application within the Cheddleton area with regard to Affordable Housing which the Committee dealt with in January 2017.

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 Emery.)

175 **SMD/2020/0049 - THE BIDDULPH ARMS, CONGLETON ROAD, BIDDULPH**

(Report recommended Approval)

Councillor Davies had declared "other" and lobbying interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Craig Hulme - Objector

For the application:

Mrs. Joan Walley - Ex-resident

NOTED - 1. LRR contained:-

- Reduction from 10 units to 9, resulting in no Affordable Housing requirement and no S.106 agreement. Additional condition restricted former Unit 4 to be for storage use by the Landlord;
- Amended recommendation from Officers "The S.106 Agreement is no longer required but an additional condition is recommended stating that the maximum number of residential units on the site shall be 9 and the area shown as storage for the Landlord shall not be used as residential accommodation at any time;
- Staffordshire Wildlife Trust removed their holding objection;
- Comments from SMDC Waste Collection Service, Conservation Officer, Environmental Health officer, Trees &

Planning Applications Committee - 12 November 2020

Landscapes Officer, Biddulph Town Council & Highways Authority.

2. Members requested additional conditions for:-

- Pedestrian access to be clearly marked and to be suitable for pram use i.e. no steps;
- Car Park to be clearly marked for the pedestrian route through, with all spaces numbered for clarity;
- No external flashing or trims to be fitted with the new windows;
- Pedestrian access to be available for the public at all times.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies stated in the report, subject to the conditions 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 Davies and seconded by Councillor Gledhill.)

176 SMD/2020/0565 - 152 PARK LANE, KNYPERSLEY

(Report recommended Approval)

All Councillors present had declared "other" interests. Councillor Flunder had declared a Lobbying interest.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Robert Andrews - Objector

For the application:

Mr. Rob Duncan - Applicant's Agent

NOTED - 1. LRR contained 3 additional objections and Officer comments regarding the expiry of the site notice being on the day of the Committee meeting.

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

Planning Applications Committee - 12 November 2020

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 Davies and seconded by Councillor Hoptroff.)

177 **SMD/2020/0222 - 1 HILLSWOOD DRIVE, ENDON**

(Report recommended Refusal)

Councillor Flunder had declared an "other" interest.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mrs. Kym Wilson - Applicant's Agent

NOTED - 1. Correction to the 'Relevant Planning History' reference. The report stated SMD/2019/0222 but was corrected to SMD/2019/0726.

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

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

178 **SMD/2020/0463 - SPRINGHILL BUNGALOW, BREACH LANE, UPPER TEAN**

(Report recommended Approval)

All Councillors present had declared "other" interests.

NOTED - 1. Officer clarified that the proposal constituted 'Disproportionate additional extension, but that a slightly smaller extension could be added under Permitted Development Rights. However, this would be a poorer design and the proposal was therefore preferable.

2. Members requested additional condition for the North West and North East elevations to be rendered. The South West elevation to be brickwork to reflect the existing dwelling.

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

Planning Applications Committee - 12 November 2020

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 Gledhill and seconded by Councillor Emery.)

The meeting closed at 4.24 pm

_____Chairman _____Date