

# STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

## PLANNING APPLICATIONS COMMITTEE MEETING

### Minutes

**THURSDAY, 11 FEBRUARY 2021**

PRESENT: Councillor P Roberts (Chair)

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

IN ATTENDANCE: S Hampton                      Member and Community Services Officer  
P Trafford                                      Member & Community Services Officer  
J Colley                                         Senior Planning & Enforcement Officer  
B Haywood                                     Head of Development Services  
A Swithenbank                                Planning Officer  
L Burnett                                        Legal Advisor, Freeths LLP

#### 193 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.

#### 194 MINUTES OF THE PREVIOUS MEETING

**RESOLVED** – That the Minutes of the meeting of the Planning Applications Committee held on 14 January 2021 be **APPROVED** as a correct record and signed by the Chair.

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

#### 195 URGENT ITEMS, IF ANY.

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There were no urgent items.

196 **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 6 – SMD/2020/0645 – Greywoods, Cheddleton Road, Leek	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Cllr.
	Mr. Ben Haywood	“Other” – Knew Objector – took no part in the preparation of the report or the discussion
Agenda Item 7 – SMD/2020/0201 – Land adjacent to Marsh Villa, Macclesfield Road, Rushton Spencer	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Cllr.
Agenda Item 8 – SMD/2020/0575 – Stanhopea, Mill Lane, Wetley Rocks	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Speakers were a) fellow District Cllr. and b) ex SMDC Employee
Agenda Item 9 – SMD/2020/0441 – Plots 12 – 15 Victoria Business Park, Prospect Way, Knypersley	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Site was owned by SMDC
	Cllr. Flunder	“Other” – Site bordered County Council area

197 **SMD/2020/0645 - GREYWOODS, CHEDDLETON ROAD, LEEK**

**OUTLINE APPLICATION WITH DETAILS OF ACCESS FOR 2 NEW-BUILD DWELLINGS ON PART OF GREEN AT GREYWOODS, CHEDDLETON ROAD, LEEK FOR MR. JOHN COWBURN.**

(Report recommended approval)

*All Councillors had declared “other” interests. Mr Ben Haywood had declared an “other” interest and took no part in the discussion.*

RECEIVED – Representations from the undermentioned speakers:-

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### Against the application:

Mr. Robert McGuinness - Applicant's Agent (Statement read out)

### For the application:

Cllr. Steven Wales - Leek Town Cllr.  
Mr. Jim Willshaw - Objector  
Mr. Paul Bray - Objector  
Cllr. Darren Price - Ward Cllr. (Statement read out)  
Cllr. Mike Worthington - County Cllr. and on behalf of Ward Cllr.

**NOTED** - 1. Late Representations Report (LRR) contained:-

- a) 2 further letters of objection from residents;
- b) Officer's response to the above objections;
- c) Amendment to report paragraph 6.2 – should have read Leek Town Council, not Cheddleton Parish Council.

2. Members expressed concerns about highway safety with regard to proposed access / egress and requested that an informative be added to that effect.

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

### Reasons / policies:

1. Adverse impact on the character and appearance of the area;
2. Policies DC1 & DC3;
3. Lack of information regarding retention of trees on site;
4. Loss of amenity for the occupants of Croxteth.
5. Informative to be added regarding highways concerns on access / egress.

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

Councillors Riley and Lea joined the meeting part way through this item and therefore took no part in the vote.

## 198 SMD/2020/0201 - LAND ADJACENT TO MARSH VILLA, MACCLESFIELD ROAD, RUSHTON SPENCER

### APPLICATION FOR OUTLINE PLANNING PERMISSION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 9 DWELLINGS WITH ALL MATTERS RESERVED FOR AMOS GROUP LIMITED, ASHBOURNE.

(Report recommended Refusal)

*All Councillors had declared "other" interests.*

RECEIVED – Representations from the undermentioned speakers:-

### Against the application:

Dr. Graham Betton - Objector  
Cllr. Sam Hughes - Rushton Spencer Parish Cllr.

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Cllr. Norma Hawkins - Ward Cllr.

**For the application:**

Mr. Mark Dauncey - Applicant

**NOTED** - 1. LRR contained definitive confirmation that the application description was for outline permission for a residential development of up to 9 dwellings with all matters reserved.

**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 Cawley.)

199 **SMD/2020/0575 - STANHOPEA, MILL LANE, WETLEY ROCKS**

**FORMATION OF VEHICULAR ACCESS FOR MR. & MRS. R. D. HARTLEY**

(Report recommended Refusal)

*All Councillors had declared "other" interests.*

RECEIVED – Representations from the undermentioned speakers:-

**For the application:**

Mr. Rob Duncan - Applicant's Agent  
Cllr. Edwin Wain - Supporter

**NOTED** - 1. Previous similar application refused and subsequent appeal dismissed in 2012.

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

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

Councillor Cawley left the meeting at this point.

200 **SMD/2020/0441 - PLOTS 12 - 15 VICTORIA BUSINESS PARK, PROSPECT WAY, KNYPERSLEY**

**CHANGE OF USE TO PROVIDE ADDITIONAL OPEN STORAGE AND PARKING SPACE FOR THE ADJACENT HAULAGE DEPOT WITH WORKS TO REGRADE THE LAND TO FORM 3 PLATEAUX AND 2 VEHICLE ACCESS ROUTES FOR MR. KARL TYLER, MF TYLER TRANSPORT Ltd. (LARK STAFFS Ltd.)**

(Report recommended approval)

*All Councillors had declared lobbying interests.*

**NOTED** - 1. LRR contained supplementary comment from the Applicant.

**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.

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**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 Flunder.)

201 **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.

202 **ENFORCEMENT COMPLAINT RELATING TO AN ADDRESS IN WINKHILL**

Mr. Ben Haywood addressed the Committee regarding an enforcement matter in Winkhill.

The meeting closed at 5.00 pm

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