

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 1 APRIL 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, T Riley and P Wilkinson

IN ATTENDANCE: S Hampton Member and Community Services Officer
P Trafford Member & Community Services Officer
B Haywood Head of Development Services
A Swithenbank Planning Officer
S Massey Arboricultural Officer

APOLOGIES: Councillor L D Lea

210 **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 apologised for the slightly late start to the meeting, caused by technical issues in gaining connection with a member of the Committee.

211 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the Minutes of the meeting of the Planning Applications Committee held on 11 March 2021 be **APPROVED** as a correct record and signed by the Chair.

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

Planning Applications Committee - 1 April 2021

212 **URGENT ITEMS, IF ANY.**

There were no urgent items.

213 **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 – TPO/2021/0008 – 121/123 Tunstall Road, Knypersley | Cllr. Flunder | “Other” – County Council division includes this site |
| Agenda Item 7 – SMD/2021/0031 – Land at Troughstones Road | Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Riley, Roberts and Wilkinson | “Other” – 2 of the speakers were fellow District Councillors |
| | Cllr. Davies | “Other” – Ward Councillor and Lobbied – No response issued |
| Agenda Item 8 – SMD/2021/0035 – 1 – 3 Market Place & 2 – 4 Stockwell Street, Leek | Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Riley, Roberts and Wilkinson | “Other” – SMDC owns the site (Declared at the start of discussion on the item) |

214 **TPO/2021/0008 - APPLICATION TO FELL A PROTECTED TREE - 121 / 123
TUNSTALL ROAD, KNYPERSLEY**

(Report recommended Refusal)

Councillor Flunder had declared an “other” interest.

CONSIDERED – An application seeking consent to fell a large, mature Pine tree situated near the centre of the combined grounds of 121 and 123 Tunstall Road. The application tree was individually protected as T5 under TPO No. BU.1.

NOTED - 1. This was a repeat application following refusal by the Committee on 25 June 2020, after which no appeal was lodged.

2. There had been some branch loss over the Christmas / New Year period and a number of broken limbs were still retained in the crown of the tree and were considered likely to fall.

Planning Applications Committee - 1 April 2021

RESOLVED – That consent to fell a Pine tree at 121 / 123 Tunstall Road, Knypersley, protected as T5 under Tree Preservation Order No. BU.1. be **REFUSED** for the reasons stated in the report.

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

215 **SMD/2021/0031 - LAND AT TROUGHSTONES ROAD**

ERECTION OF STABLES AND CHANGE OF USE TO KEEPING HORSES FOR MRS. PAULINE DISHMAN.

(Report recommended Approval)

All Councillors had declared "other" interests. Councillor Davies had declared a lobbying interest.

Councillor Gledhill left the meeting for a period during the discussion, then re-joined but took no part in the discussion or vote.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

| | | |
|-------------------|---|--|
| Mrs. Sue Fletcher | - | Objector |
| Mrs. M Bailey | - | Objector (Letter read out by Mrs. G Heath) |
| Cllr. Andrew Hart | - | Ward Councillor |

- NOTED** -
1. Late Representations Report contained a revised plan from the agent confirming extent of hard surfacing, position of fencing to stable forecourt area, colouring of exterior walls and roof. Also case officer response and augmentation of condition 9 preventing jumps etc within the red edged land.
 2. Members felt that there was little changed from the previous application.

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

Reasons / policies

- Incomplete ecological appraisal;
- Impact on character and appearance and enjoyment of the area's amenities by neighbouring residents and visitors;
- Conflict between footpath users and horses / equestrian activity on site.

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

216 SMD/2021/0035 - 1-3 MARKET PLACE & 2-4 STOCKWELL STREET, LEEK

CHANGE OF USE OF PART OF GROUND FLOOR ONLY TO FLEXIBLE USE OF RETAIL (CLASS E(a)), CAFÉ / RESTAURANT (CLASS E(b)) AND PUBLIC HOUSE / WINE BAR / DRINKING ESTABLISHMENT (SUI GENERIS) TOGETHER WITH 9 APARTMENTS (PART GROUND FLOOR AND UPPER FLOORS) AND EXTERNAL ALTERATIONS FOR H2 INVESTMENTS Ltd.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Patrick Redmond - Applicant's Agent

NOTED – 1. The matter was brought before the Committee as the Council owns the buildings.

2. Additional condition required regarding hours of operation for the commercial element.

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 condition 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 Gledhill.)

217 **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.

Planning Applications Committee - 1 April 2021

218 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 11 March 2021 be **APPROVED** as a correct record and signed by the Chair.

The meeting closed at 3.40 pm

_____ Chairman _____ Date