

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 20 MAY 2021

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, B Emery, K Flunder, M Gledhill, T Holmes, K Hoptroff, I Plant, T Riley and P Wilkinson

IN ATTENDANCE: S Hampton Member and Community Services Officer
P Trafford Member & Community Services Officer
J Curley Principal Planning Officer
A Swithenbank Planning Officer
J Price-Jones Legal Advisor

APOLOGIES: Councillors J Davies, A Hulme and L D Lea

219 **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. 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) The meeting was held in the Council Chamber, Moorlands House as the first face-to-face meeting since March 2020. Members were seated a minimum of 2 meters apart. The Public Gallery was arranged so that social distancing requirements were met, with limited spaces available.
- c) Members of the Committee and Officers present were introduced by the Chair.
- d) The Chair requested that mobile phones be switched off or to silent.
- e) 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.

220 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the Minutes of the meeting of the Planning Applications Committee held on 1 April 2021 be **APPROVED** as a correct record and signed by the Chair.

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

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221 **URGENT ITEMS, IF ANY.**

There were no urgent items.

222 **DECLARATIONS OF INTEREST**

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

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 7 – SMD/2021/0133 – Land east of Sandfields, Kingsley Road, Cellarhead	Cllrs. Cawley, Coleman, Emery, Flunder, Gledhill, Holmes, Hoptroff, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Cllr.
Agenda Item 8 – SMD/2021/0153 – Land to the rear of 70 Toll Bar Cottage, High Street, Ipstones	Cllrs. Cawley, Coleman, Emery, Flunder, Gledhill, Holmes, Hoptroff, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Cllr.
Agenda Item 9 – SMD/2020/0577 – 7 Oakamoor Road, Cheadle	Cllr. Plant	“Other” – Knew the Applicant
	Cllr. Wilkinson	Lobbied – no response given

223 **SMD/2020/0091 - WAREHOUSE REAR OF HCM PRINTERS, 48 SNEYD STREET, LEEK**

CHANGE OF USE OF A REDUNDANT WAREHOUSE / JOINERS WORKSHOP TO A CHILDRENS INDOOR PLAY AREA FOR MR. P. GOLDSTRAW.

This application was withdrawn from the agenda by officers prior to the commencement of the meeting.

224 **SMD/2021/0133 - LAND EAST OF SANDFIELDS, KINGSLEY ROAD, CELLARHEAD**

CONSTRUCTION OF 3 No. TWO STOREY DETACHED HOUSES IN PLACE OF THE 2 No. DORMER BUNGALOWS PREVIOUSLY APPROVED UNDER SMD/2019/0452 FOR MR. REANEY, RUDBROOK LIMITED.

(Report recommended Approval)

All Councillors had declared “other” interests.

3 speakers had registered to speak in favour of the application, but withdrew prior to the start of the meeting.

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- NOTED** -
1. Additional condition requested in the event of approval for electric vehicle charging points to be installed.
 2. Officers confirmed that a change to the speed limit could NOT be added as a condition.
 3. Members were not in full agreement with the Highways Authority in their assessment regarding highway safety.

RESOLVED – That, contrary to officer recommendation, the application be **REFUSED** for the reasons / polices stated below and with an informative to draw the applicant's attention to the fact that there were concerns over the safety of the proposed access and increased traffic into and out of Kingsley Road which has a 60 mph legal speed limit:-

Reasons / policies

- Over-development of the site – crowded appearance;
- Design – gave the appearance of a mini-estate and was out of keeping with the local area and surrounding properties.

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

225 SMD/2021/0153 - LAND TO THE REAR OF 70 TOLL BAR COTTAGE, HIGH STREET, IPSTONES

ERECTION OF A SINGLE DETACHED DWELLING (APPLICATION FOR FULL PLANNING PERMISSION FOLOWING THE GRANT OF OUTLINE PERMISSION ON 5 JANUARY 2021 UNDER SMD/2020/0594 FOR MR. K SHENTON.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Linda Malyon - Ward Councillor
Ms. Alison Lee - Objector

For the application:

Mr. Glyn Dyer - Supporter
Mr. Chris Shenton - Applicant

- NOTED** -
1. Late Representations Report contained; a) an ecological report confirming that there was no evidence of bats in the garage, and b) 5 further letters of objection.
 2. 3 further letter of objection were received on the day of the meeting.
 3. Clarification regarding the dimensions of the building were 12.6m by 9.9m (scaled off the plans).

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4. Officer confirmed that nearby Manor Farm was not a listed building.
5. Applicant confirmed that an indirect connection with the main sewer serving Toll Bar Cottage had been agreed with Severn Trent Water Authority.

RESOLVED – That, contrary to officer recommendation, the application be **REFUSED** for the reasons / policies stated below and with an informative to draw the applicant's attention to the fact that there were concerns over the safety of the proposed access and increased traffic on Park Lane which is a narrow country lane:-

Reasons / policies

- Adverse impact on the amenity of the surrounding area;
- Over-development of the plot;
- Proposed materials not in keeping with the surrounding area;

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

226 SMD/2020/0577 - 7 OAKAMOR ROAD, CHEADLE

RETROSPECTIVE APPLICATION FOR GARDEN SUMMER HOUSE FOR MR. LEE TRUMBLE.

(Report recommended Approval)

Councillor Plant had declared an "other" interest. Councillor Wilkinson had declared a lobbying interest.

- NOTED** -
1. 1 late objection received from a neighbour on the day of the meeting.
 2. Member advised that there had been a summer house of the same size in the same location previously. This amounted to a refurbishment. The Officer clarified that the proposal before members was for a new structure, not a refurbishment and that the application had to be determined on that basis.

Councillor Emery proposed **REFUSAL**, but later withdrew the proposal prior to the motion being seconded.

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

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

The meeting closed at 3.35 pm

Chairman _____ Date