

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 11 NOVEMBER 2021

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, J Davies, S Ellis, B Emery,
K Flunder, M Gledhill, T Holmes, K Hoptroff, P Jackson, I Plant,
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
J Price-Jones Legal Advisor

264 **CHAIR'S ANNOUNCEMENTS**

The Chair announced the following:

- a) 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. 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) 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.
- f) Agenda Item 9 – SMD/2021/0461 – Forest School Nursery, Six Oaks Farm RSPB, Apesford Lane, Bradnop. This application had been withdrawn to enable further consultation to take place with regard to its impact on the nearby Site of Special Scientific Interest (SSSI).

265 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 9 September 2021 be **APPROVED** as a correct record and signed by the Chair.

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266 **URGENT ITEMS, IF ANY.**

There were no urgent items.

267 **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/2017/0497 – Ivy Cottage, Tythe Barn, Alton	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a previous SMDC employee
Agenda Item 7 – SMD/2021/0586 – Land at Cheadle Equestrian Centre, Eaves Lane, Cheadle	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – 1 speaker was a previous SMDC employee, 2 were fellow SMDC Cllrs.
Agenda Item 8 – SMDC/2021/0619 – Phoenix Stables, Bottom Lane, Bottomhouse	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow SMDC Cllr.
Agenda Item 10 – SMDC/2021/0099 – Eleven Lane Ends, Gun Hill Road, Heaton	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – 1 speaker was a fellow SMDC Cllr.
Agenda Item 11 – SMDC/2021/0498 – Land South East of A521, A50 Blythe Bridge By-Pass	Cllrs. Flunder & Holmes	“Other” – Ward Councillors. The matter was discussed at Parish level but no opinions were expressed

268 **SMD/2017/01497 - IVY COTTAGE, TYTHE BARN, ALTON**

DEMOLITION OF IVY COTTAGE AND ERECTION OF 1 REPLACEMENT DWELLING AND 11 DWELLINGS WITH CONSTRUCTION OF NEW ROAD ACCESS FOR VITAL CONSTRUCTION Ltd.

(Report recommended Approval)

All members had declared “other” interests.

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RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mrs. Teresa Critchlow - Applicant's Agent

- NOTED -**
1. Late Representation Report (LRR) confirmed that the applicant had provided revised plans relating to removal of boarding and replacement with brick and stone as appropriate.
 2. Committee approval was granted on 5 July 2018 subject to completion of a S.106 agreement relating to provision of 3 affordable units. This had yet to be completed so the application was to be reconsidered due to the adoption of the 2020 Local Plan with its attendant new Planning Policies.
 3. Request for the inclusion of fruit trees in the Landscaping Scheme in deference to the loss of the orchard.
 4. Informative requested for the installation of electric vehicle charging points (4-phase power supply needed).
 5. Materials condition – to reuse stone from the demolished cottage for dwellings at the front of the site.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives in the report and the additional requirements shown 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 Ellis and seconded by Councillor Emery.)

269 **SMD/2021/0586 - LAND AT CHEADLE EQUESTRIAN CENTRE, EAVES LANE, CHEADLE**

ERECTION OF A RURAL WORKERS DWELLING FOR JENNIFER THOMPSON, VECTHOM SPORTS HORSES.

(Report recommended Approval)

All members had declared "other" interests.

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RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mrs. Teresa Critchlow	-	Applicant's Agent
Ms. Jenny Thompson	-	Applicant
Cllr. Richard Alcock	-	Ward Cllr.
Mr. Mike Worthington	-	Supporter

NOTED - 1. This was a re-submission following previous Committee and Delegated refusal and a dismissed appeal. There were significant reductions in dimensions and impact.

2. Members thanked the Applicant for taking on board their concerns and making appropriate changes, resulting in a modest proposed dwelling.

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

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 Flunder.)

270 **SMD/2021/0619 - PHOENIX STABLES, BOTTOM LANE, BOTTOMHOUSE**

ERECTION OF A SINGLE STABLE AND A FIELD SHELTER FOR MS. T. TIDMARSH (THE DEVELOPMENT HAD ALREADY BEEN CARRIED OUT).

(Report recommended Approval)

All members had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Linda Malyon	-	Ward Cllr.
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For the application:

Mr. Ken Wainman	-	Applicant's Agent
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NOTED - 1. LRR contained comments from a near neighbour in objection and the officer response.

2. Numerous historical complaints received resulting in enforcement action relating to other aspects at the site.

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3. Officer confirmed that Planning Permission granted in 2012 was for a barn with stables for 10 horses. There was no prohibition on commercial activity and therefore no breach of any conditions.

4. Additional condition – landscaping to be completed during the current planting season.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives in the report and the additional condition 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 Emery and seconded by Councillor Ellis.)

271 **SMD/2021/0461 - FOREST SCHOOL NURSERY, SIX OAKS FARM RSPB, APESFORD LANE, BRADNOP**

INCREASE CAPACITY OF CHILDREN BY 15 FOR 1 DAY PER WEEK, REPLACEMENT OF BELL TENT WITH WOODEN STRUCTURE, RETROSPECTIVE REPLACEMENT OF CANVAS CANOPY WITH WOODEN STRUCTURE FOR MISS KIRSTY NELSON.

The application was withdrawn from the agenda prior to the meeting by officers to enable further consultations to take place regarding the impact of the development on the nearby 'Site of Special Scientific Interest' (SSSI).

272 **SMD/2021/0099 - ELEVEN LANE ENDS, GUN HILL ROAD, HEATON**

ERECTION OF A STILTED TIMBER FRAMED DWELLING FOR MR. MARTIN EDGE / MRS. PATRICIA EDGE.

(Report recommended refusal)

Representations received from the undermentioned speakers:-

Against the application:

Cllr. Ray Payne	-	Chair – Heaton Parish Council
Mr. David Brain	-	Objector
Cllr. Gill Heath	-	Ward Cllr.

NOTED – 1. Members requested an informative be issued for the removal of the digger and ancillary equipment from the site.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies contained in the report, also for the above informative be issued.

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

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273 SMD/2021/0498 - LAND SOUTH EAST OF A521, A50 BLYTHE BRIDGE BY-PASS, BLYTHE BRIDGE

FULL PLANNING APPLICATION FOR A HAUL ROAD TO PROVIDE TEMPORARY CONSTRUCTION ACCESS TO DEVELOPMENT AT BLYTHE VALE FOR ST. MODWEN HOMES.

(Report recommended Approval)

Councillors Flunder and Holmes had declared "other" interests.

NOTED - 1. Member request for signage at the entrance of Woodlands Lane advising no access for construction traffic.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informative in the report and the additional condition stated 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 Ellis and seconded by Councillor Emery.)

274 EXCLUSION OF THE PRESS AND PUBLIC

275 ENFORCEMENT UPDATE

Members received an update on a particular case which was subject to enforcement action.

The meeting closed at 4.17 pm

Chairman _____ Date