

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 16 JUNE 2022

PRESENT: Councillor S Ellis (Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder, T Holmes, K Hoptroff, A Hulme and T Riley

IN ATTENDANCE: S Hampton Democratic Services Officer
P Trafford Member & Community Services Officer
J Curley Principal Planning Officer
B Haywood Head of Development Services
J Price-Jones Legal Advisor

APOLOGIES: Councillors P Jackson, A Hart, I Plant and P Wilkinson

334 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.
- c) Members of the Committee and Officers present were introduced by the Chair.
- d) Members had made site visits during the morning of the meeting.
- e) Agenda Items 6 (SMD/2022/0047) and 7 (SMD/2021/0695) both Land adjacent to Cellarhead Substation, Rownall Road, Wetley Rocks - were all to be heard in reverse order in order to better accommodate registered speakers on the items.

335 MINUTES OF THE PREVIOUS MEETING

The minutes published as part of the agenda were those from the April 2022 meeting of the Committee, rather than the May meeting. This error would be corrected by 2 sets of minutes being published within the agenda for the July 2022 meeting.

336 URGENT ITEMS, IF ANY.

There were no urgent items.

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337 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/2022/0047 - Land adjacent to Cellarhead Substation, Rownall Road, Wetley Rocks	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Holmes, Hoptroff, Hulme and Riley	Lobbied – no response given
	Cllr. Flunder	“Other” – County Cllr. for the area nearby the site
Agenda Item 7 – SMD/2021/0695 Land adjacent to Cellarhead Substation, Rownall Road, Wetley Rocks	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Holmes, Hoptroff, Hulme and Riley	Lobbied – no response given, and “Other” – Speaker was a District Cllr.
	Cllrs. Cawley, Flunder and Hoptroff	“Other” – Known to speaker, members of the Moorlands Climate Action
	Cllr. Flunder	“Other” – County Cllr. for the area nearby the site
	Cllrs. Coleman and Emery	“Other” – Known to speaker
Agenda Item 8 – SMD/2021/0784 – Land east of Sugar Street, Rushton Spencer	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Holmes, Hoptroff, Hulme and Riley	“Other” – Speakers were: a fellow District Cllr, Parish Cllrs and a previous SMDC Employee
Agenda Item 9 – SMD/2021/0337 – Tean Surgery, Old Road, Upper Tean	Cllr. Flunder	“Other” – Parish Cllr.
	Cllr. Hulme	“Other” – Ward Cllr.

338 SMD/2021/0695 - LAND ADJACENT TO CELLARHEAD SUBSTATION, ROWNALL ROAD, WETLEY ROCKS

ERECTION OF A FLEXIBLE ENERGY FACILITY FOR C AND S ENERGY Ltd.
(Report recommended Refusal)

All Councillors had declared “other” and lobbying interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Ian Podmore - Objector

For the application:

Mr. Jake Stentiford - Applicant’s Agent
Mr. Mark Johnson - Moorlands Climate Action
Cllr. Mike Worthington - Ward & County Cllr.
Mr. Carl Pointon - Applicant

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- NOTED -**
1. Late Representations Report contained:-
 - Representation from Agent and Officer response;
 - Updated Noise Assessment received 15 June 2022, which had been forwarded to the Environmental Health Officer. Their objection still stood.
 2. Members felt that a 'Bund' rather than a 4m high fence would be preferable, also for the containers etc to be dug in.
 3. Members felt that the benefits of the scheme outweighed the Green Belt harm and therefore refused on the 2nd and 3rd reasons only.

Councillor Cawley proposed **APPROVAL**, which was seconded by Councillor Hoptroff. However at the vote, the motion was **LOST**.

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 Ellis.)

339 **SMD/2022/0047 - LAND ADJACENT TO CELLARHEAD SUBSTATION, ROWNALL ROAD, WETLEY ROCKS**

ERECTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM AND ASSOCIATED INFRASTRUCTURE AND EQUIPMENT FOR SIRIUS RENEWABLE ENERGY Ltd.

(Report recommended Refusal)

All Councillors had declared lobbying interests. Cllr Flunder had declared an "other" interest.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Ian Podmore - Objector

For the application:

Mr. Dan Elvin - Sirius Planning
Mr. Nick Davies - Sirius Renewable Energy
Mr. Mark Johnson - Moorlands Climate Action

- NOTED -**
1. LRR contained:-
 - Representation from Highways Agency – no objections subject to conditions including a Construction Traffic Management Plan;
 - Representation from the Agent.
 2. Members preferred a 'Bund' to the proposed 4m high fence, also for the containers etc to be dug in.

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3. Members felt that the benefits of the scheme outweighed the Green Belt harm and therefore refused on the 2nd and 3rd reasons only.

Councillor Hoptroff had proposed **APPROVAL** which was seconded by Councillor Cawley. However at the vote, the motion was **LOST**.

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

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

340 **SMD/2021/0784 - LAND EAST OF SUGAR STREET, RUSHTON SPENCER**

FULL PLANNING APPLICATION FOR ERECTION OF 4 DWELLINGS FOR Mr. RIDER, RIDER ENTERPRISES Ltd.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Roger Steele	-	Rushton Parish Council
Cllr. Sam Hughes	-	Rushton Parish Council
Cllr. Norma Hawkins	-	Ward Councillor

For the application:

Mr. Rob Duncan	-	Applicant's Agent
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NOTED - 1. LRR contained response from United Utilities to amended plans and Officer response.

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.

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 Flunder and seconded by Councillor Hoptroff.)

341 SMD/2021/0337 - TEAN SURGERY, OLD ROAD, UPPER TEAN

ADDITION OF FIRST FLOOR LEVEL TO REAR SECTION OF BUILDING TO PROVIDE ADDITIONAL OFFICE AND STAFF FACILITY TO NEW FIRST FLOOR AREA AND MINOR INTERNAL ALTERATIONS TO EXISTING GROUND FLOOR AT EXISTING MEDICAL PRACTICE FOR Dr. V C TIGUTI AND PARTNERS.

(Report recommended Approval)

Councillors Flunder and Hulme had declared "other" interests.

NOTED - 1. Application was called in to Committee to consider the impact on the Conservation Area.

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.

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 Flunder and seconded by Councillor Ellis.)

342 APPLICATION TO FELL A PROTECTED TREE - 9 BASFORD BRIDGE LANE, CHEDDLETON

TPO/2022/0004 – APPLICATION TO FELL A PROTECTED TREE – 9 BASFORD BRIDGE LANE, CHEDDLETON.

(Report recommended Refusal)

CONSIDERED – An application to fell a mature Beech Tree protected as T1 under TPO No.174 within the garden of 9 Basford Bridge Lane, Cheddleton. Bark damage and decay in the stem of the tree appeared superficial and did not appear to have a significant detrimental effect on the safety of the tree.

RESOLVED – That consent to fell the mature Beech tree at 9 Basford Bridge Lane, Cheddleton, protected as T1 under TPO No.174 be **REFUSED** for the reasons in the report.

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

The meeting closed at 4.40 pm

Chairman _____ Date _____