

# STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

## **PLANNING APPLICATIONS COMMITTEE MEETING**

### **Minutes**

**THURSDAY, 11 AUGUST 2022**

PRESENT: Councillor S Ellis (Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder, A Hart, K Hoptroff, A Hulme, P Jackson, I Plant, T Riley and P Wilkinson

IN ATTENDANCE: P Trafford                      Member & Community Services Officer  
L Vernon                                      Head of Democratic Services  
B Haywood                                  Head of Development Services  
A Swithenbank                          Planning Officer  
J Price-Jones                                Legal Advisor

APOLOGIES: Councillor T Holmes

#### 351 **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 Item 7 – SMD/2021/0418 – Land south east of A521/A50 Blythe Bridge By-Pass – was to be deferred to the September Committee at the request of Officers.
- f) The Chair led Members in thanking Pat Trafford for his service to the Committee, this being his final meeting as Democratic Services Officer before his retirement.

#### 352 **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – That the minutes of the meeting of the Planning Applications Committee held on 14 July 2022 be **APPROVED** as a correct record and signed by the Chair.

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

**Planning Applications Committee - 11 August 2022**

353 **URGENT ITEMS, IF ANY.**

There were no urgent items.

354 **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 7 – SMD/2022/0220 – The Red Lion Public House, Market Place, Leek	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Hart, Hoptroff, Hulme, Jackson, Plant, Riley & Wilkinson	“Other” – Speaker was a fellow District Councillor
	Cllr. Ellis	“Other” – Speaker was a fellow member of the SMDC Conservation Liaison Panel
Agenda Item 8 – SMD/2022/0230 – Wildwood, Farley Lane, Farley	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Hart, Hoptroff, Hulme, Jackson, Plant, Riley & Wilkinson	Lobbied – No response issued
Agenda Item 10 – SMD/2021/0794 – Land opposite Methodist Church, Ankors Lane, Thornccliffe	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Hart, Hoptroff, Hulme, Jackson, Plant, Riley & Wilkinson	“Other” – Speaker was a fellow District Councillor
Agenda Item 11 – SMD/2022/0164 – 46 High Street, Cheadle	Cllr. Wilkinson	Disclosable Pecuniary Interest – Owner of the property

355 **SMD/2021/0418 - LAND SOUTH EAST OF A521 / A50 BLYTHE BRIDGE BY-PASS, BLYTHE BRIDGE \*\*\*DEFERRED\*\*\***

**FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 200 DWELLINGS (USE CLASS C3), ACCESS AND INTERNAL ROADS FOR VEHICLES, FOOTPATHS AND CYCLE LINKAGES, PARKING, PUBLIC OPEN SPACE AND LANDSCAPING, ECOLOGICAL HABITATS, COMMUNITY ORCHARD, SUSTAINABLE DRAINAGE MEASURES AND ASSOCIATED INFRASTRUCTURE AND EARTHWORKS FOR ST. MODWEN HOMES.**

(Report recommended Approval)

The application was **DEFERRED** to the September meeting at the request of Officers.

**Planning Applications Committee - 11 August 2022**

Councillor Cawley vacated his seat in the Committee in order to speak on the following agenda item.

356 **SMD/2022/0220 - THE RED LION PUBLIC HOUSE, MARKET PLACE, LEEK**

**LISTED BUILDING CONSENT APPLICATION FOR THE FIXING OF A HERITAGE STYLE COMMEMORATIVE 'BLUE PLAQUE' TO THE FRONT ELEVATION FOR HYDES BREWERY Ltd.**

(Report recommended Refusal)

*All Councillors had declared "other" interests.*

Received – Representations from the undermentioned speakers:-

**Against the application:**

Mrs Catherine Walton - Leek & Moorlands Historic Buildings Trust

**For the application:**

Mr Roger Warrilow - Supporter

Cllr. Bill Cawley - Supporter

**NOTED** - 1. Members felt that there was not sufficient evidence that the future of the Red Lion was under threat and no plans went ahead in any event.

Councillor Hoptroff proposed **APPROVAL** of the application. However the proposal was not seconded.

**RESOLVED –**

1. That the application be **REFUSED** for the reasons and based on the policies contained in the report.
2. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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

Councillor Cawley re-joined the Committee for the following applications.

357 SMD/2022/0230 - WILDWOOD, FARLEY LANE, FARLEY

ECO HOUSE REPLACEMENT DWELLING (REVISED SCHEME) FOR MR & MRS C GREEN.

(Report recommended Refusal)

*All Councillors had declared Lobbying interests.*

Received – Representation from the undermentioned speaker:-

**For the application:**

Mr. James Green - Applicant

- NOTED** - 1. Members felt that the climate change-related efficiencies demonstrated by the proposal outweighed design concerns;
2. In the event of approval, delegated authority was required for Officers to agree a suite of suitable conditions.

**RESOLVED –**

1. That, contrary to Officer recommendation, the application be **APPROVED** for the reasons stated below.
2. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**Reasons / Policies:**

- Efficiencies outweighed design concerns.

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

358 SMD/2021/0231 - ADDERLEY MILL, TRIMPOS, CHEADLE

DEMOLITION OF DISUSED INDUSTRIAL BUILDINGS; ERECTION OF 4 DETACHED HOUSES AND RE-LOCATION OF SITE ACCESS FOR Mr. D HAMILTON & Dr. C CRAVEN.

(Report recommended Approval)

Received – Representation from the undermentioned speaker:-

**Against the application:**

Cllr. Edwin Wain had registered to speak against the application but withdrew prior to the meeting.

## Planning Applications Committee - 11 August 2022

### For the application:

Mr. Ken Wainman - Applicant's Agent

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

- Comments from the agent relating to the marketing of the site;
- Comments from the occupier of the adjoining premises to the north.

2. Additional informative requested for the installation of electric vehicle charging points and / or solar panels.

### **RESOLVED –**

3. 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 informative shown above.
4. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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

359 **SMD/2021/0794 - LAND OPPOSITE METHODIST CHURCH, ANKORS LANE, THORNCLIFFE**

### **NEW FIELD ACCESS AND TRACK FOR K & A GOULD.**

(Report recommended Refusal)

*All Councillors had declared "other" interests.*

Received – Representations from the undermentioned speakers:-

### For the application:

Mr. Philip Plant - Applicant's Agent  
Mr. Ken Gould - Applicant  
Cllr. Gill Heath - Supporter

**NOTED** - 1. LRR contained further comments from the Applicant's Agent:-

- Substitution of timber gate posts and gate;
- Intention to fence off the ravine to both sides;
- Track to be finished with layer of top soil & seed;
- Letter of support from Leek Group NFU Secretary;
- Further site approval document.

2. Members felt that the scheme was over-engineered for the required result and a revised smaller scale application was required.

**Planning Applications Committee - 11 August 2022**

**RESOLVED –**

That the application be **DEFERRED** to enable a revised scheme to be submitted.

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

360 **SMD/2022/0164 - 46 HIGH STREET, CHEADLE**

**FIRST FLOOR EXTENSION AT REAR OF GYM AND WELLBEING CENTRE FOR  
Mr. PETER WILKINSON.**

(Report recommended Approval)

*All Councillors had declared "other" interests.*

**NOTED** - 1. Investment in the town and the High Street in particular was welcomed.

**RESOLVED –**

1. 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.
2. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Hart and seconded by Councillor Jackson.)

The meeting closed at 3.55 pm

\_\_\_\_\_ Chairman \_\_\_\_\_ Date