

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 16 FEBRUARY 2023

PRESENT: Councillor S Ellis (Chair)

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

IN ATTENDANCE:

J Curley	Principal Planning Officer
J Gregory	Planning Consultant
S Hampton	Democratic Services Officer
B Haywood	Head of Development Services
J Price-Jones	Legal Advisor
R Rourke	Democratic Services Officer
A Swithenbank	Planning Officer

408 **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) Members of the Committee and Officers present were introduced by the Chair.
- c) Members had made site visits during the morning of the meeting which had taken longer than expected and apologies were given for the start time of the meeting being delayed by half an hour.

409 **TO APPROVE THE MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the meeting held on 26 January 2023, be approved as a correct record and signed by the Chair.

410 **URGENT ITEMS, IF ANY.**

There were none.

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411 **DECLARATIONS OF INTEREST**

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 9 – SMD/2021/0491 Land off Tenford Lane, Upper Tean & Agenda item 11 - SMD/2022/0617 Far Lakes Farm, Shaw Wall Lane, Whiston	Cllrs: Coleman, Davies, Ellis, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, P. Jackson, Plant, Riley and Wilkinson	'Other' - Mr Rob Duncan (speaker) is a former officer of the Council and known to members of the Committee. 'Other' – Cllr Malyon (speaker) is a fellow councillor
Agenda Item 9 - SMD/2021/0491 Land off Tenford Lane, Upper Tean	Cllrs Hulme, Flunder & Wilkinson	'Other' Ward/Parish councillors for the area.
Agenda Item 7 - . SMD/2022/0343 Totmonslow, Tean	Cllrs: Coleman, Davies, Ellis, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, P. Jackson, Plant, Riley and Wilkinson	Other' – Cllr Deaville (speaker) is a fellow councillor.
	Cllrs Wilkinson, Hulme and Holmes	'Other' Ward /Parish councillors for the area
	Cllr Flunder	'Other' Forsbrook District & Parish Councillor. Parish Council may receive some funding in relation to this scheme..
	Mr Arne Swithenbank – Planning Officer, declared an other interest on behalf of officers and all councillors present.	One of the landowning parties to the application land, Mr S J Robinson is a former employee of the council and as such is known to officers and members.
Agenda item 8 – SMD/2021/0536 Land at Barnfields Industrial Estate, Sunnyhill Road, Leek	Cllr Hoptroff	'Other – Ward Councillor for the area and Chair of All Saints School Governors Committee which may benefit from S106 monies.
	Cllr Flunder	'Other' Had discussions with the Canals Trust in his capacity as Portfolio Holder for Regeneration
Agenda item 10 – Alton Towers, Farley Lane, Farley	Cllr Flunder	'Other' Attended several meetings with representatives of Alton Towers in his capacity as Portfolio Holder for Regeneration/Tourism. (No opinion given).

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Agenda Item	Member Declaring Interest	Nature of Interest
	Cllrs Holmes & Riley	'Other' Attended a meeting hosted by Alton Towers.
Not specified	Cllrs: Coleman, Davies, Ellis, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, P. Jackson, Plant, Riley and Wilkinson	Lobbied – no response given

412 **TO NOTE THE LATE REPRESENTATIONS REPORT (CIRCULATED PRIOR TO THE MEETING I.E. ANY REPRESENTATIONS RECEIVED SINCE THIS AGENDA WAS PUBLISHED).**

RESOLVED: That the Late Representations report be **NOTED**.

413 **SMD/2022/0343 - TOTMONSLOW, TEAN**

Development of a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution network.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:-

Against the Application:

Mrs Claire Weston – Local resident
Mr David Allen – Local resident
Mrs Emma Yates – Local Resident

For the application

Mr Robert Shaw – Consultant – Third Revolution Projects
Ms Swara Shah – Planning Manager – RE Projects Development
Mr Simeon Batov – RE Projects Development

The Planning Officer referred to the Late Representations report and highlighted the requirement to condition the fencing material, footpaths and height and coverage of CCTV. The developer had also indicated to the Officer that the standoff distance could be increased by 25metres at the south-east boundary nearest to the dwellings. During the meeting the applicant suggested this distance could be increased further.

The Committee debated the level of electricity that would be generated by the proposed solar farm, effect on local landscape character, agricultural land quality, consultation with the local community, cumulative impact and the proximity of the residential dwellings to the site.

RESOLVED:

1. Comments contained within the Late Representation report were noted.
2. That, contrary to the Officer recommendation, the application be **REFUSED** for the following reasons:

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- The proposed scheme would not maintain the local distinctiveness of the character of the area (Policy SS1)
 - Fails to protect and enhance the natural and historic environment (Policies SS1 and SS10)
 - Visual and noise impact to occupiers of Horseshoe Barn and other neighbouring properties
 - Would not support a quality and sustainable environment
 - Industrialising effect
 - Cumulative impact
 - Lack of detail around the maintenance of boundary hedges
 - More appropriate brownfield sites in the area for this type of development
 - Intrusive and oppressive visual intrusion on dwellings at Highfields Farm
 - Uncertainties as to noise impacts
3. 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 Wilkinson and seconded by Councillor Flunder)

414 **SMD/2021/0536 - LAND AT BARNFIELDS INDUSTRIAL ESTATE, SUNNYHILLS ROAD, LEEK**

Reserved matters application for approval of appearance, landscaping, layout, and scale to provide: 152 residential dwellings (Class C3) providing a mix of two, three and four bedroom houses, and two bedroom apartments; 6 x live / work units (Sui Generis); 1 x public house / restaurant / café (Sui Generis / Class E(b)); a marina / basin and associated boating facilities with 13 berths; associated works including internal road network, associated highway works, drainage infrastructure, landscaping, open space, play area, pedestrian, and cyclist links; land reserved for future railway station with associated heritage / railway activities building/s and car parking; and land reserved for future link road including associated landscaping. The application is submitted pursuant to outline planning permission SMD/2014/0750.

(Report recommended approval with conditions)

Late Representation report contained a further condition in relation to details of the path to be provided through the reserved link road land with steps up to link to the existing path on the railway line submitted to and approved in writing by the LPA. Also conditions relating to landscaping plans and the development plan being carried out fully in accordance with the recommendations at section 4.11 of the submitted Arboricultural Impact Assessment by Urban Green dated January 2023.

Received representation from the undermentioned speakers:-

Against the application:

Mrs Julie Arnold – Chairman Caldon & Uttoxeter Canals Trust

For the application:

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Mr Neil Pickering – Developer

RESOLVED:

1. The details within the Late Representations report were noted.
2. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to:-
 - a) the conditions and informatives in the report
 - b) the additional conditions detailed in the Late Representation report
 - c) Amendment to Condition 10 to reflect the comments of the Caldon & Uttoxeter Canals Trust in relation to inclusivity for the proposed access paths into the country park to the south
 - d) a Grampian condition to be added to secure off-site tree/shrub planting in the country park to help screen rear boundary fencing along the southern boundary
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 Davies)

415 **SMD/2021/0491 - LAND OFF TENFORD LANE, UPPER TEAN**

Reserved Matters application seeking approval of the details of scale, layout, appearance and landscaping comprising a residential development of up to 40 houses

(Report recommended approval subject to conditions)

The Head of Development Services responded to concerns around the drainage of the site and suggested an additional informative around a scheme of fencing should members have safety concerns.

Received representation from the undermentioned speakers:-

Against the application:

Mr John Madsen – Objector

For the application:

Mr Rob Duncan – Agent (A statement was read out by the Chair on behalf of the speaker as he unable to attend the meeting)

RESOLVED:

1. The comments within the Late Representation report were noted.

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- 2 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.
- 3 For conditions to be added in relation to a fencing scheme around the swales and ponds and at the northern and left hand boundary of the site.
- 4 Installation of solar panels where possible and S106 monies to be allocated within the locality as additional informatives.
- 5 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 Hoptroff and seconded by Councillor Jackson)

416 **SMD/2022/0556 - ALTON TOWERS, FARLEY LANE, FARLEY, STAFFORDSHIRE, ST10 4DB**

Removal of existing structures and construction of new building to house indoor attraction, associated ground works, infrastructure and landscaping.

(Report recommended approval subject to conditions)

In response to a request for conditions in relation to noise and lighting, the Officer advised that these matters were already conditioned and details were contained within the report.

Reference was made to the lowering of the tree canopy to allow the exposure of the Flag Tower and the restoration of other heritage assets such as the Orangery to be included in the next stage of the development of the gardens.

Received representation from the undermentioned speakers:-

For the application:

Mr Francis Jackson – General Manager Alton Towers Resort. Ms Hannah Whitney – Planning Director (Lichfields) was present to assist with responses/clarification to questions during the debate)

RESOLVED:

1. The information contained within the Late Representations report was noted.
2. 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.
3. That an informative be added in relation to the lowering of the tree canopy to allow the exposure of the Flag Tower and the restoration of other heritage

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assets such as the Orangery to be included in the next stage of the development of the gardens. Details to be finalised via planning condition.

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 Davies and seconded by Councillor Emery)
(Councillors Hart and Flunder abstained from the vote)

417 SMD/2022/0617 - FAR LAKES FARM, SHAW WALL LANE, WHISTON

Proposed temporary agricultural workers dwelling.

(Report recommended approval subject to conditions)

The Committee discussed animal stock holdings, tenure of rented land and the appropriate length of time for a temporary dwelling.

Received representation from the undermentioned speakers:-

Against the application:

Ms Alison Ash – Local resident
Councillor Linda Malyon – Ward Councillor

For the application

Mr Rob Duncan – Agent (A statement was read out by the Chair on behalf of the speaker as he unable to attend the meeting)

RESOLVED:

- 1) The information contained within the Late Representations report was noted.
- 2) That the application be **APPROVED** subject to the following conditions:
 - 6 month temporary consent
 - Removal of permitted development rights
 - Agricultural occupancy restriction
 - Approved plans
- 3) 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 Ellis and seconded by Councillor Davies)

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418 **SMD/2021/0679 - HOLMWOOD, RAMSHORN ROAD, OAKAMoor**

Replacement single building to provide storage of agricultural machinery, vehicles, fodder and feedstuffs.

(Report recommended approval subject to conditions)

There were no registered speakers for this application.

RESOLVED:

- 1 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.
- 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.

419 **EXCLUSION OF THE PRESS AND PUBLIC**

The Chair Moved:-

“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 the nature of the proceedings whereby it is likely that confidential 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 100 I (1) of Part 1 of Schedule 12A of the Act would be disclosed to the public by virtue of the Paragraphs indicated.”

420 **PLANNING APPEALS PERFORMANCE UPDATE**

The Committee considered a report in relation to planning appeals performance.

The meeting closed at 6.45 pm

_____Chairman_____Date