

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 10 AUGUST 2023

PRESENT: Councillor P Wilkinson (Chair)

Councillors B Cawley, B Emery, K Flunder, T Holmes, K Hoptroff, A Hulme, M Johnson, J Kempster, V O'Shea, I Plant, O Pointon, P Roberts and L Swindlehurst

IN ATTENDANCE:	B Haywood	Head of Development Services
	A Swithenbank	Planning Officer
	J Price-Jones	Legal Advisor
	R Rourke	Senior Democratic Services Officer
	N Thompson	Democratic Services Assistant

27 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.

28 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 13 July 2023 be approved as a correct record, subject to the amendment of minute 19 to make reference to site as a whole and not just the proposed new dwelling.

29 URGENT ITEMS, IF ANY.

There were none.

Planning Applications Committee - 10 August 2023

30

DECLARATIONS OF INTEREST

Agenda item	Member Declaring Interest	Nature of Interest
SMD/2023/0197 Totmonslow, Tean	All members present at the meeting	'Other' – Cllr Stephen Pearce (speaker) is a Checkley Parish Councillor
	Councillor Roberts	'Other' – one of the residents is known to him
	Councillor Johnson	'Other' – member of Moorlands Climate Action and has visited the previous public consultation for the previous application but has expressed no further opinion since
	Councillor Hulme & Wilkinson	'Other' – Ward and Parish Councillor for the area
	Councillor Flunder	'Other' – Parish Councillor for the area
	All members present at the meeting	Lobbied via email in respect of the application
SMD/2021/0155 - Land to rear of Rosedale	All members present at the meeting	'Other' – Teresa Critchlow (agent) is a former employee
	All Conservative Members present	'Other' – applicant is known to them
	Councillor Pointon	'Other' – Ward and Parish Councillor for the area. Councillor Pointon had also received a phone call from someone purporting to be the applicant and had made no comment, but withdrew during the consideration of and voting on the application
SMD/2021/0051 Wood Lane View, Hollington Road	Councillor Plant	'Other' – applicant is known to them
	Councillor Hulme, O'Shea & Wilkinson	'Other' – Ward and Parish Councillor for the area
	Councillor Flunder	'Other' – Parish Councillor for the area
SMD/2022/0664 12	Councillor Pointon	'Other' - Ward and

Planning Applications Committee - 10 August 2023

Maple House, Maple Grove		Parish Councillor for the area
	All members present at the meeting	'Other' – Cllr Worthington (speaker) is a fellow district councillor
DET/2023/0017 Land at North Plantation	Councillor Hulme & Wilkinson	'Other' - Ward and Parish Councillor for the area
	Councillor Flunder	'Other' - Parish Councillor for the area & previously Chair of the Local Neighbourhood Plan which has now come to an end
	All Councillors present at the meeting	'Other' – Colin Pearce (applicant) is a Parish Councillor
	All Councillors present at the meeting	Lobbied via email in respect of the application
SMD/2023/0286 24 Park Lane, Knypersley	Councillor Flunder	'Other' – County Councillor for the area

31 **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.

32 **SMD/2023/0197 TOTMONSLOW, TEAN**

Temporary development of a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution networks

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

Against the application:

Cllr Steve Buckley – Checkley Parish Council
Kingsley Weston – Local resident

For the application:

Andrew Dowell – Agent
Sarah Harvey – Developer
Swara Shah – For applicant, (read a letter on behalf of Mr Oakes, Local Resident)

Discussion took place around safe disposal of the panels, increased separation distance from Highfields Farm, maintenance of hedgerows between the boundary

Planning Applications Committee - 10 August 2023

and secondary fencing, matters relating to biodiversity including a request for more mature planting, fencing and impact on the landscape.

RESOLVED:

1. That the Late Representations report be noted;
2. That the application be APPROVED subject to the conditions as set out in the report, for the reasons and based on the policies contained within the report;
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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Emery and seconded by Councillor Cawley)

33 **SMD/2021/0155 LAND TO REAR OF ROSEDALE 403 CHEADLE ROAD CHEDDLETON**

(Having declared an interest, Councillor Pointon withdrew from the meeting during the consideration and voting on the following application)

Erection of 4 dwellings (demolition of existing attached garage to create access)

(Report recommended approval)

Received representation from the undermentioned speaker:

Against the application:

Richard Lawson – Local resident

Vicky Miller – Local resident

For the application:

Teresa Critchlow – Agent

Discussion took place around the size of the site, the design of the proposed dwellings, the potential for an increase in traffic in the area, concerns around access and parking arrangements, the impact on trees and bin storage.

Members were referred to the condition from Highways regarding the closure of the second access point, and that the parking standards were met, albeit in tandem parking.

RESOLVED:

1. That the Late Representations report be noted;
2. That contrary to officers' recommendation the application be REFUSED for the following reasons:

Planning Applications Committee - 10 August 2023

- a. Contrary to Policy DC1;
 - b. Overdevelopment of the site in terms of the scale / height of the properties and density
 - c. Detrimental impact on the existing dwelling in terms of the visual impact around privacy and loss of light
 - d. Adverse impact on the landscape
 - e. Inadequate access arrangements
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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Cawley and seconded by Councillor Flunder)

34 **SMD/2023/0051 WOOD LANE VIEW, HOLLINGTON ROAD, WINNOTHDALE**

Proposed new dwelling (designed specifically to meet the needs of the applicant and assist independent disabled living)

(Report recommended approval)

Received representation from the undermentioned speakers:

For the application:

Richard Sampson – applicant

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within 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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Plant and seconded by Councillor Swindlehurst)

35 **SMD/2022/0664 12 MAPLE HOUSE MAPLE GROVE, CHEDDLETON**

Extension on the first floor over the garage, ground floor rear extension replacing the conservatory and guarding to be added to garden room roof to create a decking area

(Report recommended a refusal)

Received representation from the undermentioned speakers:

For the application:

Andrew Dukesell – Agent

Planning Applications Committee - 10 August 2023

Matt Bloor – Applicant
Councillor Mike Worthington – Ward Councillor

Consideration was given to the site being within the Green Belt, the materials to be used for construction, separation distances between dwellings and whether or not the proposal is overbearing or disproportionate.

It was commented that the Council should consider extending some village boundaries.

RESOLVED:

1. That contrary to officers' recommendation, the application be APPROVED for the following reasons:
 - a. The application is in accordance with Policies DC1, SS10 of the adopted Staffordshire Moorlands Local Plan 2020 and guidance contained within the National Planning Policy Framework;
 - b. The application is not overbearing or disproportionate and will use materials to match those used in the construction of the existing dwelling house
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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Flunder and seconded by Councillor Pointon)

36 **DET/2023/0017 LAND AT NORTH PLANTATION, TENFORD ROAD TEAN.**

Change of use of Agricultural Building to Dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion

(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application:

Jack Henderson – Agent
Colin Pearce – Applicant
Claire Pearce – Applicant

Members considered the history of the site, the size of the building and the proposed building materials, together with whether the application met the Class Q criteria. The use of solar panels, water collection pumps and additional bio diversity was suggested.

The Head of Development Services and Legal Advisor set out what matters the committee could take into consideration when determining a Class Q application.

RESOLVED:

Planning Applications Committee - 10 August 2023

1. That the Late Representations report be noted;
2. That contrary to officers' recommendation, the application be APPROVED for the following reason:
 - a. The proposal complies with Class Q.1 (i) of Part 3 of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 as the degree of work required to convert the building is not excessive
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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

Informative: That consideration be given to the use of solar panels, water collection pumps and enhanced bio-diversity within the scheme.

(Proposed by Councillor Flunder and seconded by Councillor Emery)

37 **SMD/2023/0286 24 PARK LANE, KNYPERSLEY**

Demolition of garage and erection of single storey rear extension

(Report recommended approval)

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within 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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Roberts and seconded by Councillor Pointon)

The meeting closed at 5.48 pm

_____Chairman _____Date