

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 19 OCTOBER 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: J Gregory Planning Officer
S Hampton Senior Democratic Services Officer
B Haywood Head of Development Services
J Price-Jones Legal Advisor
N Thompson Democratic Services Assistant

53 **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.

54 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the meeting held on 14 September 2023 be approved as a correct record and signed by the Chair

55 **URGENT ITEMS, IF ANY.**

There were none.

56 **DECLARATIONS OF INTEREST**

Agenda item	Member Declaring Interest	Nature of Interest
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SMD/2023/0326 Land adjacent to The Royal Oak PH, High Street, Dilhorne	Councillor Wilkinson	'Other' – Owns a public house with holiday lodges.
	Councillor Roberts	'Other' Ward Councillor Had been lobbied in respect of the application.
	Councillor Plant	'Other' Is a customer of the business and knows the applicant
	All members present	'Other' – Councillor Bentley (speaker) is a fellow District Councillor
SMD/2022/0592 Land at Oakamoor Road, Cheadle	All members present at the meeting.	'Other' – Cllr Stephen Ellis is a former District councillor and known to members of the Committee.
	Councillor Plant	'Other' Knows one of the speakers
SMD/2021/0113 Land at Bridge End, Macclesfield Road, Leek	Cllr L Swindlehurst	'Other- Ward councillor and attended a previous committee meeting to speak on behalf of the residents. However, this is a different application.
	Cllr Johnson	'Other' Ward councillor
	All members present	'Other' – Councillor Atkins (speaker) is a fellow District Councillor
SMD/2023/0113 Adderley Mill, Adderley, Cheadle	All members present	'Other' Applicant is the son of a fellow District Councillor
SMD/2023/0284 Launders Bank Farm, Eaves Lane, Armshead	All members present	'Other' Applicant is related to a District Councillor

57 **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.

58 **SMD/2022/0592 LAND AT, OAKAMOOR ROAD, CHEADLE, STAFFORDSHIRE - APPLICATION FOR OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED FOR THE ERECTION OF UP TO 48 NO. DWELLINGS**

Application for outline planning permission with some matters reserved for the erection of up to 48 no. dwellings.

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(Report recommended approval subject to the prior completion of a Section 106 legal agreement and conditions)

Received representation from the undermentioned speakers:

Against the application:

Mrs Jenny Weston – Local Resident

Mr Snow – Local resident

Councillor Stephen Ellis – On behalf of Cheadle Town Council

For the application:

Mr Rob Duncan – Agent

Members discussed highway and access matters, lack of infrastructure, 5 year housing supply, the location and biological importance of the site.

Although members welcomed the affordable housing element of the scheme, there was uncertainty that these homes would actually be delivered by the developer.

RESOLVED:

1. That the Late Representation report be NOTED;
2. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
 - a. The development would have a detrimental impact on the setting of a heritage asset - Hales Hall and the associated Hales Hall Pool, the landscape setting and public access to the site.
 - b. The proposal would negatively impact the rural setting and gateway to Cheadle.
3. That an informative be added in relation to the access to the site being unsafe.
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 Plant and seconded by Councillor Roberts)

59

SMD/2023/0326 LAND ADJACENT TO THE ROYAL OAK PH, HIGH STREET, DILHORNE, ST10 2PE - ERECTION OF 5NO. HOLIDAY LODGES AND ASSOCIATED FACILITIES BUILDING, RELOCATION OF BEER GARDEN, RECONFIGURATION AND FORMALISATION OF PUBLIC HOUSE CAR PARK.

Erection of 5no. holiday lodges and associated facilities building, relocation of beer garden, reconfiguration and formalisation of public house car park

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(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application:

Mr Rob Duncan - Agent

Mr Andy Cunningham – Applicant

Councillor Gary Bentley – Supporter

Members considered the impact of the development on the Green Belt and the positive contribution towards the Council's Tourism and Move More Strategies. Discussion also took place around the need for businesses to diversify.

RESOLVED:

1. That the Late Representations report be NOTED.
2. That contrary to officers' recommendation, the application be APPROVED for the following reasons:
 - a. The application is in accordance with Policies S10 & E4 of the adopted Staffordshire Moorlands Local Plan 2020 and guidance contained within the National Planning Policy Framework;
 - b. The scheme would benefit tourism in the area and have limited impact on the Green Belt.
3. That the following conditions be added:
 - a. Suitable levels
 - b. Holiday accommodation (occupation periods to be delegated to Officers)
 - c. Landscaping and boundary hedging
 - d. Site to be returned to its original state should the lodges be removed.
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 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 Johnson and seconded by Councillor Hoptroff)

60 **SMD/2021/0113 LAND AT BRIDGE END, MACCLESFIELD ROAD, LEEK -
ERECTION OF FIVE DETACHED, SINGLE STOREY FIVE BEDROOMED
DWELLING HOUSES.**

Erection of five detached, single storey five bedroomed dwelling houses.

(Report recommended approval subject to conditions and Section 106 Agreement)

Received representation from the undermentioned speakers:

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Against the application:

Mr Ross Ankers - Local resident
Mrs Natalie Menzies - Local resident
Councillor Charlotte Atkins – Ward Councillor

For the application:

Mr Rob Duncan – Agent

Members debated the narrow unadopted private access road to the site and were advised that Condition 16 prevented the development being brought into use until this road had been resurfaced/reconstructed in accordance with details to be submitted to and approved by the Council. This was a civil matter and the applicant would need to come to an agreement with the other land owners for this work to be carried out.

Discussion took place around increased traffic, potential passing places, pre-commencement conditions and the types of construction vehicles using the alternative access road to the north of the site.

RESOLVED:

1. That the Late Letters report be NOTED.
2. That the application be DEFERRED for the proposed conditions to be clarified.

(Proposed by Councillor Roberts and seconded by Councillor Swindlehurst)

61 **SMD/2023/0133 ADDERLEY MILL, ADDERLEY, CHEADLE, ST10 2NJ - NEW B1/B2 & B8 COMMERCIAL UNIT TO LAND SOUTH WEST OF THE EXISTING MAIN COMMERCIAL BUILDING**

New B1/B2 & B8 commercial unit to land south west of the existing main commercial building.

(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 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 Cawley)

62 **SMD/2023/0284 LAUNDERS BANK FARM, EAVES LANE, ARMSTEAD -**

VARIATION OF CONDITION 2 (PLANS) RELATING TO SMD/2020/0491

Variation of condition 2 (plans) relating to SMD/2020/0491.

(Report recommended approval)

There were no registered speakers for this application.

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 Wilkinson and seconded by Councillor Flunder)

63 **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."

64 **TO APPROVE AS A CORRECT RECORD THE EXEMPT MINUTES OF THE LAST MEETING**

RESOLVED: That the exempt minutes from the meeting held on 14 September 2023, be approved and signed by the Chair.

65 **UPDATE ON PLANNING ENFORCEMENT**

Members gave consideration to a planning enforcement update report.

The meeting closed at 5.00 pm

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_____Chairman _____Date