



PLANNING APPLICATIONS COMMITTEE
Thursday, 16 November 2023, 2.00 pm
The Council Chamber, Moorlands House,
Stockwell Street, Leek

Contact Officer: Sally Hampton - Senior Democratic Services Officer Tel: 01538 395429 - sally.hampton@staffsmoorlands.gov.uk

SITE VISITS: A coach for Committee Members will leave Moorlands House prompt at 10am on the day of the meeting. Appropriate footwear is recommended

Speaking at Committee: All speakers, including Ward Councillors, should register with Democratic Services from Monday 10.00 a.m. until Wednesday 4.00 p.m. the week of the meeting.

Email: democratic.services@staffsmoorlands.gov.uk

Tel: 01538 395429

Registered speakers should attend the meeting no later than 15 minutes before the start of the meeting (guidance will be provided during registration). The order of business on the agenda may change at the discretion of the Chair.

Please be aware that meetings will be broadcast via the Council's website and may be recorded by representatives of the media or by members of the public.

1. Chair's announcements
 - a) Webcasting;
 - b) Introductions of Members and Officers;
 - c) Other announcements.
2. Apologies for absence, if any.
3. Minutes of the previous meetings (**Pages 5 - 18**)

Available in an alternative format by prior request and on the Council's website: www.staffsmoorlands.gov.uk

A G E N D A (Continued)

4. Urgent items, if any.
5. Declarations of Interest
 - i. Disclosable Pecuniary Interests;
 - ii. Other Interests;
 - iii. Lobbying Interests.
6. Late Representations Report (circulated prior to the meeting i.e. any representations received since this agenda was published).
7. SMD/2023/0439 The Orchard, Springfield Drive, Leek, ST13 6ET - Erection of dormer bungalow **(Pages 19 - 38)**
8. SMD/2023/0440 The Orchard, Springfield Drive, Leek, ST13 6ET - Alterations and extensions to The Orchard and reconfiguration of site access to enable the dwelling to be accessed from Deebank Heights. **(Pages 39 - 56)**
9. SMD/2020/0502 Land South of Thorley Drive Cheadle - Outline planning permission with all matters reserved for residential development and associated works **(Pages 57 - 98)**
10. SMD/2023/0240 Land off Tenford Lane, Upper Tean - Variation of Condition 1 of Reserved Matters approval SMD/2021/0491 for a residential development of up to 40 houses. **(Pages 99 - 120)**
11. SMD/2022/0426 The Green Man, Bottom House, Leek ST13 7QJ - Four new holiday lodges supplementing existing holiday accommodation **(Pages 121 - 136)**
12. SMD/2022/0631 The Green Man, Bottom House, Leek ST13 7QJ - Manager's Static Caravan to supervise existing holiday accommodation and proposed lodges **(Pages 137 - 150)**
13. SMD/2023/0343 Land at Ball Green Farm, Woodhouse Lane, Brown Edge - Variation of conditions 3 and 11 of SMD/2021/0179 - to regularise the use of grey fibre cement roofing sheets on the extension to the animal housing, as opposed to a roofing material of a dark green colour; and to increase the permitted use of the access with Gorse Bank from 6 days per calendar year to a maximum of 30 days per calendar year. **(Pages 151 - 162)**
14. SMD/2023/0367 Gorseysdale, Cheddleton Heath Road, Leek - Variation of Condition application to vary Condition 2 of Reserved Matters approval SMD/2020/0218 for the erection of two dwellings. **(Pages 163 - 174)**

A G E N D A (Continued)

15. SMD/2023/0263 Land off Draycott Cross Road, Brook Houses, Cheadle - Proposed Development of a Battery Storage System, associated infrastructure and access. **(Pages 175 - 196)**
16. SMD/2023/0484 Unit 8a Leek Road Leek Brook ST13 7AP - Change of use from light industrial (Use Class E(g)(iii)) to indoor bouldering, climbing and training gym (Use Class E(d)) **(Pages 197 - 204)**
17. Exclusion of the Press and Public

The Chair to move:-

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

18. To approve as a correct record the Exempt Minutes of the last meeting **(Pages 205 - 206)**
(Paragraph 2, 5 - Information which is likely to reveal the identity of an individual.
Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.)

Published 8 November 2023

Membership of Planning Applications Committee

Councillor P Wilkinson (Chair)	Councillor K Hoptroff (Vice-Chair)
Councillor B Cawley	Councillor B Emery
Councillor K Flunder	Councillor T Holmes
Councillor A Hulme	Councillor M Johnson
Councillor J Kempster	Councillor V O'Shea
Councillor I Plant	Councillor O Pointon
Councillor P Roberts	Councillor L Swindlehurst