

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 25 OCTOBER 2018

PRESENT: Councillor S Ellis (Chair)

Councillors B Cawley, J Davies, M Gledhill, C R Jebb, G Lockett,
I J Lucas, D Ogden, C Pearce, T Riley, P Roberts and S Scalise

IN ATTENDANCE: B Haywood - Operations Manager, Development Services
L Barnes - Planning Officer
Z Walker - Legal Advisor, Freeths LLP
S Hampton - Democratic Services Officer
P Trafford - Democratic Services Officer

APOLOGIES: Councillors P Jackson and L D Lea

70 **CHAIR'S ANNOUNCEMENTS**

- a) The Chair confirmed that the meeting was being broadcast live to the internet 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. It was likely that recording cameras would capture the image of persons seated in the public gallery and that image would become part of the broadcast. 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) Agenda Item 7 (SMD/2018/0004 – Land between Folly Lane and Cheadle Road, Cheddleton) was to be heard first in order to better accommodate the registered speakers.

71 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the Public Minutes of the Planning Applications Committee held on 27 September 2018 be **APPROVED** as a correct record and signed by the Chair.

72 **URGENT ITEMS, IF ANY.**

There were no urgent items.

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73 **DECLARATIONS OF INTEREST**

The following declarations were made at this point:-

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 6 – SMD/2018/0373 – Endon Riding School, Moss Lane, Stockton Brook	Cllr. Roberts	Lobbied – no response given
Agenda Item 7 – SMD/2018/0004 – Land between Folly Lane & Cheadle Road, Cheddleton	Cllrs. Cawley, Davies, Ellis, Gledhill, Jebb, Lockett, Lucas, Ogden, Pearce, Riley, Roberts & Scalise	“Other” – Speakers are fellow district councillors. Lobbied – no response given
	Cllr. Scalise	“Other” – District & Parish Councillor (took no part in prior discussions)
Agenda Item 8 – SMD/2017/0659 – Land off The Birches, Cheadle	Cllrs. Cawley, Davies, Ellis, Gledhill, Jebb, Lockett, Lucas, Ogden, Pearce, Riley, Roberts & Scalise	“Other” – 1 Speaker is a fellow District Councillor, 1 is an ex-SMDC employee
	Cllr. Ellis	Disclosable Pecuniary Interest – Family & friends live adjacent to the site. Cllr. Ellis is a Governor at the adjacent Academy
Agenda Item 9 – SMD/2018/0371 – The Woodlands, Leek Road, Leekbrook	Cllrs. Cawley, Davies, Ellis, Gledhill, Jebb, Lockett, Lucas, Ogden, Pearce, Riley, Roberts & Scalise	“Other” – Part of the site is in SMDC ownership
	Cllr. Pearce	Disclosable Pecuniary Interest – Regularly trades with the applicant

74 **SMD/2018/0004 - LAND BETWEEN FOLLY LANE AND CHEADLE ROAD, CHEDDLETON**

OUTLINE APPLICATION FOR MIXED RESIDENTIAL DEVELOPMENT FOR MANYBROOK 2008 LTD.

(Report recommended Refusal)

(All Councillors had declared “other” and Lobbying interests.)

RECEIVED – Representations from the undermentioned speakers:-

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Against the application:

Mr. Mark Wheel - Objector
Cllr. Mike Bowen - Ward Cllr.
Cllr. Mike Worthington - Ward Cllr.

For the application:

Mr. Gez Willard - Applicant's Agent

NOTED - 1. Late Representations Report (LRR) contained letters from Applicant's Agent and Butters John Bee in support of the application, Also further officer comment.

2. 'Tilted balance' clarified by officer.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Roberts and Seconded by Councillor Lockett.)

75 **SMD/2018/0373 - ENDON RIDING SCHOOL, MOSS LANE, STOCKTON BROOK**

APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO SMD/2017/0470 FOR EIGHT DWELLINGS FOR HUMPHREY BUILDERS LTD.

(Report recommended Refusal)

(Councillor Roberts had declared a lobbying interest.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mrs. Marion Armstrong - Objector

For the application:

Mr. David Tatton - Applicant's Agent

NOTED - 1. LRR referred to awaiting comments from SMDC Arboricultural Officer, which had since been received with no objections to the application.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies contained in the report

(Proposed by Councillor Roberts and Seconded by Councillor Lockett.)

76 **SMD/2017/0659 - LAND OFF THE BIRCHES, CHEADLE**

ERECTION OF 39 DWELLINGS FOR MOORLAND HOMES (CHEADLE) LTD.

(Report recommended Approval)

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(Councillor Ellis had declared a Disclosable Pecuniary Interest and left the room, taking no part in the discussion or vote. Councillor Roberts took the Chair as Vice-Chair. All Councillors had declared "other" interests.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Richard Alcock - Objector

For the application:

Mrs. Teresa Critchlow - Applicant's Agent

- NOTED - 1. LRR contained planning officer comment clarifying the correct affordable housing provision as 33%.
2. Arboricultural Officer confirmed that the revised plan was appropriate.
3. Applicant's Agent had clarified that the boundary for the Plot adjacent to Cheadle Academy was 2 metres closer than shown on the previous plan. This was seen not to give any significantly greater impact on amenity and was deemed acceptable.
4. Members expressed concerns that smaller gaps between the houses would restrict the free movement of wild animals – e.g. Hedgehogs – and the boundary fencing should be constructed to allow free movement for such animals.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives and a S.106 Planning Obligation as outlined in the report.

(Proposed by Councillor Lockett and Seconded by Councillor Jebb.)

77 **SMD/2018/0371 - THE WOODLANDS, LEEK ROAD, LEEKBROOK**

OUTLINE APPLICATION FOR A PROPOSED TWO AND A HALF STOREY DWELLING AND ASSOCIATED ACCESS WITH ALL OTHER MATTERS RESERVED FOR MR. & MRS. CORDON.

(Report recommended Approval)

(All Councillors had declared "other" interests. .Councillor Ellis returned, retaking the Chair.)

- NOTED - 1. LRR contained removal of conditions 5 & 6, renumbering of condition 9, amendment to condition 14 to become an informative and an additional condition relating to height (description of the development to be amended that the building height shall be no greater than two storeys).
2. Application was brought to PAC as SMDC owned part of the site.

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3. Chair requested an informative for the windows to be of a sympathetic design in relation to near neighbours.
4. Additional condition requested for permitted development rights to be removed.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives contained in the report and the removed, re-numbered, amended and additional conditions and informatives shown above.

(Proposed by Councillor Roberts and Seconded by Councillor Ellis.)

78 SMD/2018/0499 - LEEK CATTLE MARKET, JUNCTION ROAD, LEEK

PROPOSED PORTACABIN EXTENSION TO CANTEEN FOR LEEK AUCTIONS LTD.

(Report recommended Approval)

(Councillor Pearce had declared a Disclosable Pecuniary Interest and left the room, taking no part in the discussion or vote. All Councillors had declared "other" interests.)

- NOTED - 1. The matter was brought before the Committee as the site was owned by SMDC.
2. Additional condition requested for removal of the portacabin if it was no longer in use.

RESOLVED – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the additional condition referred to above.

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 Operations Manager – Development Services be 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 Roberts.)

79 EXCLUSION OF THE PRESS AND PUBLIC

"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."

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80 CHAIR/MEMBERS' QUESTIONS/ISSUES - ANY ITEM MUST BE NOTIFIED TO THE OPERATIONS MANAGER - DEVELOPMENT SERVICES AT LEAST 2 DAYS PRIOR TO THE MEETING

Members queried various items in connection with the Planning Service with the Operations Manager – Development Services and with the Legal Advisor.

The meeting closed at 3.43 pm

_____Chairman _____Date