

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 13 DECEMBER 2018

PRESENT: Councillor S Ellis (Chair)

Councillors B Cawley, J Davies, M Gledhill, P Jackson, C R Jebb,
L D Lea, I J Lucas, D Ogden, T Riley, P Roberts and S Scalise

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

APOLOGIES: Councillor C W Pearce

97 **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) The Chair thanked Members and Officers for their efforts throughout the year and wished everyone a Happy Christmas.

98 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the Public Minutes of the Planning Applications Committee held on 22 November 2018 be **APPROVED** as a correct record and signed by the Chair.

99 **URGENT ITEMS, IF ANY.**

There were no urgent items.

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100 **DECLARATIONS OF INTEREST**

The following declarations were made at this point:-

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 6 – SMD/2015/0701 – Land east of Mill Lane, Wetley Rocks	Cllr. Scalise	Disclosable Pecuniary Interest - Applicant
	Cllrs. Cawley, Davies, Ellis, Gledhill, Jackson, Jebb, Lea, Lucas, Ogden, Riley, Roberts & Scalise	“Other” – Applicant is a fellow member of the Committee
	Ben Haywood	“Other” – Knows objector – took no part in dealing with the application
Agenda Item 8 – SMD/2017/0373 – Plots 12 – 15 Victoria Business Park, Knypersley	Cllrs. Cawley, Davies, Ellis, Gledhill, Jackson, Jebb, Lea, Lucas, Ogden, Riley, Roberts & Scalise	“Other” – Site is owned by SMDC
	Cllr. Davies	“Other” – Visited business at its previous address and been lobbied in the past

101 **SMD/2015/0701 - LAND AT EASTERN END OF MILL LANE, WETLEY ROCKS**

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT ACCESS) FOR RESIDENTIAL DEVELOPMENT COMPRISING 3 DWELLINGS FOR MR. S. AND MRS. M. SCALISE.

(Report recommended Approval)

(Councillor Scalise had declared a Disclosable Pecuniary Interest and left the room, taking no part in the discussion or vote. All Councillors present and Mr. Ben Haywood had declared “other” interests.)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Rob Ford - Applicant’s Agent

NOTED - 1. LRR contained Cheddleton Parish Council comments – no objection to the revised plans, Ecology Advisor comments – no objection in relation to development impact on Badgers but requested an additional condition to avoid animals becoming trapped.

2. Development was deemed to be ‘not inappropriate development in the Green Belt’ as it was ‘Limited Infill in the Village’.

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3. Additional informatives requested for:-
- Retention of the stone front wall;
 - Retention of the telephone box;
 - Retention of the electricity box; and
 - Retention of the Silver Birch Tree.

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 and the additional condition and informative 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 Executive Director (Place) be delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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

102 **SMD/2018/0557 - LAND ADJACENT TO MEADOW VIEW, WELL LANE, GILLOW HEATH**

APPLICATION FOR RESERVED MATTERS RELATING TO SMD/2016/0187 FOR DEMOLITION OF EXISTING GARAGE AND PROPOSED NEW DWELLING FOR MR AND MRS BEECH.

(Report recommended Approval)

(Councillor Scalise continued to be absent during this item.)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Jonathan Hargreaves - Applicant's Agent

- NOTED - 1. LRR contained an additional informative relating to condition 3 and an additional condition to remove Permitted Development Rights.
2. Members thanked the Applicant and Agent for listening to their previous concerns.
3. Photo-montage showed the dwelling to be further forward than the 1.5 metres shown on the plan. Agent confirmed that the dwelling would be constructed to the block plan specifications.

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

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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 Executive Director (Place) be delegated authority to do so in consultation with the Chairman 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.)

103 SMD/2017/0373 - PLOTS 12 - 15 VICTORIA BUSINESS PARK, PROSPECT WAY, KNYPERSLEY

PROPOSED CONSTRUCTION OF BUILDERS MERCHANTS, COVERED STORAGE AREA AND OPEN YARD STORAGE FOR CHELLS BUILDERS SUPPLIES.

(Report recommended Approval)

(All Councillors present had declared other" interests.)

NOTED - 1. LRR contained removal of condition 17 and addition of 5 conditions:-

- Ground Gas Risk Assessment;
- Intrusive Site Investigation;
- On-site Construction & Landscape Management Plan;
- Mitigation Programme to minimise the threat to Great Crested Newts;
- Mitigation Programme to minimise the threat to Reptiles.

RESOLVED – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions in the report and the deleted/additional conditions 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 Executive Director (Place) be delegated authority to do so in consultation with the Chairman 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.)

104. APPEALS REPORT

Ben Haywood presented a report showing:-

- Appeals submitted – 0
- Appeal decisions received – 6, detailed as follows:-

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Reference	Address	Decision Date	Recommendation	Decision	Appeal Decision
SMD/2017/0481	Woodhouse Green Farm, Rushton Spencer	Committee 19 Dec 2017	Refuse	Refused	Dismissed
SMD/2017/0406	Land at Albert Street, Biddulph	Delegated 16 Feb 2018	Refuse	Refused	Dismissed
SMD/2017/0813	Land off Park Drive, Cheadle	Delegated 16 Feb 2018	Refuse	Refused	Dismissed
SMD/2018/0116	2 Canal Cottages, Stanley	Delegated 16 Feb 2018	Refuse	Refused	Dismissed
SMD/2017/0710	40 Fairview, Biddulph	Delegated 25 Jan 2018	Refuse	Refused	Dismissed
SMD/2018/0333	8 Coalport Close, Cheadle	Delegated 25 Jan 2018	Refuse	Refused	Dismissed

Ben was pleased to confirm that the appeal results demonstrated good back-up to officer and committee decisions, particularly on the theme of Green Belt.

RESOLVED – That the report be **NOTED**.

106 **CHAIR / MEMBERS' QUESTIONS / ISSUES**

Councillor Davies reported that he was unable to see Exempt items on his tablet computer. A hard copy was provided.

107 **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.”

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

Members considered the exempt minutes of the meeting of the Planning Applications Committee held on 22 November 2018.

109 **ENFORCEMENT REPORT**

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Members were advised on a number of ongoing and resolved planning enforcement cases.

The meeting closed at 3.10 pm

_____Chairman _____Date