

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**  
**PLANNING APPLICATIONS COMMITTEE MEETING**

**Minutes**

**THURSDAY, 30 MAY 2019**

PRESENT: Councillor P Roberts (Chair)

Councillors S Coleman, J Davies, P Elkin, B Emery, K Flunder,  
M Gledhill, T Holmes, K Hoptroff, A Hulme and L D Lea

IN ATTENDANCE: Mr. B. Haywood - Head of Development Services  
Mrs. J. Curley - Senior Planning Officer  
Ms. R. Simpkin - Principal Planning Officer  
Mr. S. Massey - Arboricultural Officer  
Ms. Z. Walker - Legal Advisor, Freeths LLP  
Mrs. R. Cunningham - Democratic Services Officer  
Mr. P. Trafford - Democratic Services Officer

APOLOGIES: Councillors B Cawley, T Riley and I Whitehouse

**1 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. This was the first meeting after the District Council elections and so a number of new members of the committee were present.
- c) The Chair requested that mobile phones be switched off or to silent.

**2 MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – That the Public Minutes of the Planning Applications Committee held on 4 April 2019 be **APPROVED** as a correct record and signed by the Chair.

**3 URGENT ITEMS, IF ANY.**

There were no urgent items.

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**DECLARATIONS OF INTEREST**

<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 7 – SMD/2019/0143 – Adjacent to 10 Ox Pasture, Cheddleton	Cllrs. Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea and Roberts	“Other” – 2 speakers were fellow District Councillor, 1 was a previous SMDC Employee
	Cllrs. Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea and Roberts	Lobbied – No response given
	Cllr. Flunder	“Other” – Attended a meeting at County level where this item was discussed – took no part
	Ben Haywood	“Other” – Knows Objector
Agenda Item 8 – SMD/2018/0400 – Land off Sytch Road, Brown Edge	Cllr. Flunder	“Other” – County Councillor for this site. Lobbied – No response given
	Cllr. Lea	“Other” – Vice-Chair of Brown Edge Parish Council
Agenda Item 10 – SMD/2018/0788 – Eaton House, Buxton Road, Leek	Cllrs. Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea and Roberts	“Other” – 1 speaker was a fellow District Councillor, 1 was a previous SMDC Employee
	Cllrs. Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea and Roberts	Lobbied – no response given
Agenda Item 11 – SMD/2019/0144 – Barn, Round Meadows Farm, Wetley Rocks	Cllrs. Coleman, Davies, Elkin, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea and Roberts	“Other” – 1 speaker was a fellow District Councillor, 1 was a previous SMDC Employee

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5 **TO CONSIDER CONFIRMATION OF TREE PRESERVATION ORDER NO. SM. 311 - 16 QUEEN STREET, LEEK**

**CONSIDERED** – An application by Staffordshire Moorlands District Council to confirm provisional Tree Preservation Order (TPO) No. SM 311 in respect of the Lime Tree shown as T1 on the plan attached to the report.

**RESOLVED** – That notwithstanding the objections received , TPO No. 311 be confirmed without modification.

(Proposed by Councillor Davies and seconded by Councillor Coleman.)

6 **SMD/2019/0143 - LAND ADJACENT TO 10 OX PASTURE, CHEDDLETON**

**OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ALL MATTERS RESERVED FOR L & C HOMES Ltd.**

(Report recommended Approval)

*(All members had declared “other” and lobbying interests. Ben Haywood had declared an “other” interest and left the room, taking no part in the discussion.)*

**RECEIVED** – Representation from the undermentioned speaker:-

**Against the application:**

Mr. Paul Jones - Objector

The undermentioned had registered to speak, but in the event did not:-

**Against the application:**

Mr. Kevin Barr - Objector  
Mr. Steven Proffitt - Objector  
Cllr. Sav Scalise - Ward Councillor  
Cllr. Mike Worthington - Ward Councillor

**For the application:**

Mr. David Breakwell - Applicant’s Agent  
Mr. Frank Murray - Applicant

**NOTED** - 1. Prior to his representation, Mr. Jones pointed out that the Design Access Statement (DAS) and the Ecology report were absent from the Council’s website. Officers checked and established that the Ecology Report was present, but that the DAS was absent. As a result, the application was withdrawn by officers.

2. Further to 1. above, the Objectors requested a meeting with Senior officer(s) to discuss this matter.

**RESOLVED** – That the application be **WITHDRAWN**.

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7 **SMD/2018/0400 - LAND OFF SYTCH ROAD, BROWN EDGE**

**OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT AND WILDLIFE POND AND HABITAT FOR MR. EVANS.**

(Report recommended Approval)

*(Councillors Flunder and Lea had declared "other" interests. Councillor Flunder had also declared a lobbying interest.)*

**RECEIVED** – Representations from the undermentioned speakers:-

**Against the application:**

- |                    |   |  |
|--------------------|---|--|
| Mr. Patrick Davies | - | Objector   |
| Mr. Anthony Davies | - | Objector (statement read out by the Legal Advisor) |

**For the application:**

- |                 |   |                   |
|-----------------|---|-------------------|
| Mr. Gez Willard | - | Applicant's Agent |
|-----------------|---|-------------------|

- NOTED - 1. An objection had been submitted by the Ecology Officer relating to a lack of information supplied. The objection had since been withdrawn following submission of the required information.
2. In the event that the S.106 agreement was not completed by 6 June and there was no time extension, that delegated authority be given to the Head of Development Services to refuse the application in consultation with the Chairman of the Planning Applications Committee.

A motion to **REFUSE** the application was proposed by Councillor Lea and seconded by Councillor Elkin. However, when the vote was cast, the motion was **LOST**.

**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 contained in the report and a Section 106 agreement to secure:

- a) 33% of the total number of dwellings as affordable units; and
- b) Financial contributions towards public open space.

2. 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 had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Gledhill and seconded by Councillor Davies.)

8 SMD/2018/0674 - EATON HOUSE, BUXTON ROAD, LEEK

DEMOLITION OF EXISTING OFFICE BUILDING AND ERECTION OF TWO STOREY 66 BED CARE HOME FOR THE ELDERLY FOR LNT CARE DEVELOPMENTS.

(Report recommended Approval)

*(Councillor Lea left the Chamber for the Application.)*

RECEIVED – Representation from the undermentioned speaker:-

**For the application:**

Ms. Jo Kemp - Applicant's Agent

NOTED - 1. A Draft Unilateral Undertaking had been received from the Applicant and was being reviewed by the Council's Solicitor.

**RESOLVED** – 1. That the application be **APPROVED** for the reasons and based on the policies in the report, subject to the conditions and informatives contained in the report and a Section 106 Agreement being completed to secure £6,895 for the future monitoring of the Travel Plan.

2. 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 had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Gledhill and seconded by Councillor Davies.)

9 SMD/2018/0788 - LAND ADJACENT TO PROSPECT HOUSE FARM, SUTHERLAND ROAD, LONGSDON

ERECTION OF SINGLE DWELLING AND DETACHED GARAGE FOR MR. & MRS. McDERMOTT.

(Report recommended Approval)

*(All members had declared "other" and lobbying interests.)*

RECEIVED – Representations from the undermentioned speakers:-

**Against the application:**

Mr. Kevin Day - Objector  
Mrs. Erica Hegewald - Objector  
Cllr. Norma Hawkins - Ward Councillor

**For the application:**

Mr. David Breakwell - Applicant's Agent

NOTED – 1. Outline Planning Permission was granted by Committee in September 2018.

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2. Late Representations Report contained:
  - Correction of applicants' name;
  - Correction to height of dwelling stated;
  - Further letter received from neighbour, with response from officer.
3. Additional informative requested regarding potential damage to existing drains during construction works.
4. Discussion took place regarding the street scene and distance from the dwelling opposite.

**RESOLVED** – 1. That, contrary to officer recommendation, the application be **REFUSED** for the reasons and policies stated below:-

### Reasons / Policies:

- Breach of minimum distance between dwellings;
- Detrimental to street scene;
- Contrary to Policy DC1.

(Proposed by Councillor Davies and seconded by Councillor Gledhill.)

10 **SMD/2019/0144 - BARN AT ROUND MEADOWS FARM, ROWNALL ROAD, WETLEY ROCKS**

**MATERIAL CHANGE OF USE AT PART OF A PORTAL FRAME BUILDING TO A CHILDREN'S SOFT PLAY AREA (D2 OF THE USE CLASSES ORDER) TO INCLUDE SOME INCIDENTAL EXTERNAL WORKS FOR MRS. SMITH.**

(Report recommended Refusal)

*(All members had declared "other" interests.)*

RECEIVED – Representations from the undermentioned speakers:-

### For the application:

Mr. David Breakwell	-	Applicant's Agent
Mrs. Georgina Smith	-	Applicant
Cllr. Mike Worthington	-	Ward Councillor

NOTED – 1. Applicant advised that Euro-funding was available to them, subject to commencement prior to the 'Brexit' deadline.

2. Discussion took place regarding the benefits of the scheme.

**RESOLVED** – 1. That, contrary to officer recommendation, the application be **APPROVED** for the reasons / policies stated below:-

### Reasons / policies

- Creation of employment
- Recreation
- Health benefits

2. Conditions delegated to officers.

(Proposed by Councillor Holmes and seconded by Councillor Elkin.)

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11 **SMD/2019/0101 - 2 BREACH ROAD, BROWN EDGE \*\*\*WITHDRAWN\*\*\***

This item was withdrawn by the Applicant prior to the meeting.

The meeting closed at 4.43 pm

\_\_\_\_\_Chairman \_\_\_\_\_Date