

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 19 SEPTEMBER 2019

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder,
M Gledhill, T Holmes, K Hoptroff, A Hulme, L D Lea, T Riley and
I Whitehouse

IN ATTENDANCE: S Hampton Member and Community Services Officer
P Trafford Member & Community Services Officer
J Stannard Planning Officer
B Haywood Head of Development Services
Z Walker Legal Advisor, Freeths LLP

APOLOGIES: Councillor P Elkin

39 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 requested that mobile phones be switched off or to silent.

40 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the Public Minutes of the meeting of the Planning Applications Committee held on 15 August 2019 be **APPROVED** as a correct record and signed by the Chair.

41 URGENT ITEMS, IF ANY.

There were no urgent items.

42 DECLARATIONS OF INTEREST

The following declarations were made at this point, unless stated otherwise:-

Agenda Item	Member Declaring Interest	Nature of Interest
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Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 6 – SMD/2018/0789 – Blythe Park, Cresswell	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Whitehouse	“Other” – 2 speakers were fellow District Cllrs.
	Cllr. Flunder	“Other” – Spoken at other meetings about this, would abstain.
	Cllr. Hulme	“Other” – District Cllr.
Agenda Item 7 – SMD/2019/0397 – Land adjacent to Prospect House Farm, Sutherland Road, Longsdon	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Whitehouse	“Other” – Speaker was a previous SMDC Employee
	Cllr. Roberts	Lobbied – Copied into emails to officers. No response
Agenda Item 8 – SMD/2019/0142 – 197 High Lane, Brown Edge	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Whitehouse	“Other” – Speaker was a previous SMDC Employee
	Cllr. Flunder	“Other” – County Cllr.
	Cllr. Lea	“Other” – Chair of Brown Edge Parish Council, took no part in discussions
Agenda Item 9 – SMD/2018/0679 – Land at Bridge End, Macclesfield Road, Leek	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Whitehouse	“Other” – 2 speakers were fellow District Cllrs., 1 was a previous SMDC Employee
Agenda Item 10 – SMD/2019/0404 – 2 Breach Road, Brown Edge	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Whitehouse	“Other” – Speaker was a fellow District Cllr.
	Cllr. Flunder	“Other” – County Cllr.
Agenda Item 10 – SMD/2019/0404 – 2 Breach Road, Brown Edge	Cllr. Lea	“Other” – Chair of Brown Edge Parish Council, took no part in discussions

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Agenda Item	Member Declaring Interest	Nature of Interest
	Cllr. Whitehouse	“Other” – Knew Developer (declared when item was announced)
Agenda Item 11 – SMD/2019/0451 – Land at rear of former St Johns School, Mill Lane, Wetley Rocks	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Whitehouse	“Other” – Speaker was a fellow District Cllr.

43 **SMD/2018/0789 - BLYTHE PARK, CRESSWELL**

VARIATION OF CONDITIONS 10, 11, 12, 18 AND 39 IN RELATION TO PLANNING PERMISSION REF. SMD/2014/0576 (OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (SAVE ACCESS) FOR CREATION OF UP TO 168 RESIDENTIAL DWELLINGS (USE CLASS C3), UP TO 33,480 SQM OF USE CLASS B1, B2 AND B8 FLOORSPACE, ANCILLARY USES TO INCLUDE COMMUNITY CENTRE AND A SHOP (USE CLASS A1), TOGETHER WITH HIGHWAY WORKS, LANDSCAPING, PUBLIC REALM, CAR PARKING AND OTHER ASSOCIATED WORKS) FOR SCENTAREA Ltd.

(Report recommended Approval)

(All Councillors had declared “other” interests.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

- | | |
|----------------------|-------------------------|
| Mrs. Linda Malyon | - Objector |
| Mr. Glyn Johnson | - Objector |
| Cllr. Pat McLaughlin | - Draycott Parish Cllr. |
| Clr. Peter Wilkinson | - War Cllr. |

For the application:

- | | |
|-------------------|-------------|
| Mr. Howard Clulow | - Applicant |
|-------------------|-------------|

- NOTED -
- Late Representations Report (LRR) contained:-
 - Highways Officer comments – no objection;
 - SMDC Officer comments;
 - Clarification of condition 18 – addition of the words “shall commence”.
 - Clarification of confusion regarding reference within the report to ‘Plot 1’ and ‘Phase 1’ – resulted from Highways Officer’s comments being quoted in full.
 - Confirmed that grant money available for Highways works had been paid directly to SCC, along with the Applicant’s contribution and was, as such, safe.

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RESOLVED – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informative also contained in the report and the amended condition referred to above. Also subject to the completion of an S.106 deed of variation by 30 September 2019 (the determination date in the event of an otherwise suitable and agreed time extension with the Council). The time extension agreement accounts for scheme negotiations primarily in relation to highway matters.

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 Davies and seconded by Councillor Lea.)

44 **SMD/2019/0397 - LAND ADJACENT TO PROSPECT HOUSE FARM, SUTHERLAND ROAD, LONGSDON**

ERECTION OF SINGLE DWELLING AND DETACHED GARAGE (RE-SUBMISSION OF SMD/2018/0788) FOR MR. AND MRS. MCDERMOTT.

(Report recommended Approval)

(All Councillors had declared "other" interests. Councillor Roberts had declared a lobbying interest.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Ms. Erica Hegewald - Objector
Mr. Kevin Day - Objector

Ward Councillor Norma Hawkins had registered to speak against the application, but was unable to attend.

For the application:

Mr. Gary McDermott - Applicant
Mr. David Breakwell - Applicant's Agent

NOTED - 1. LRR contained:-

- Erratum correction – Applicants' names were Mr. & Mrs. McDermott, nor Mr. & Mrs. Carter as shown in the report;
- Additional neighbour representation;
- Officer comments confirming that the existing Ecology report was valid for up to 24 months and that a Grampian condition requiring a drainage scheme to be fully implemented prior to occupation was required.

2. As previously clarified, access to the existing underground drains on the site was a civil matter and not a planning consideration.

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

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 Davies and seconded by Councillor Gledhill.)

45 SMD/2019/0142 - 197 HIGH LANE, BROWN EDGE

OUTLINE APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE ERECTION OF 8 DWELLINGS FOR AMACOR CAPITAL Ltd.

(Report recommended Approval)

(All Councillors had declared "other" interests.)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Rob Duncan - Planning Consultant

NOTED - 1. LRR contained:-

- Erratum in paragraph 7.2, adding the words "will be permitted" after the words "larger villages";
- Additional neighbour representation;
- Additional condition required relating to minimum space standards as the car park was in separate ownership and could be fenced off at any time whether or not the development was approved.

2. Highways had no objection despite the access being close to a pedestrian crossing, which was NOT to be moved.

3. Site formed an unofficial car park for several local businesses. The loss of the use of the car park was likely to create difficulties for the businesses and patrons. This was NOT a material planning consideration.

Councillor Lea proposed **REFUSAL**, which was seconded by Councillor Flunder. However, when the vote was taken, 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 also contained in the report and the additional condition referred to above.

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

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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.)

Councillor Cawley left the meeting at this point.

46 SMD/2018/0679 - LAND AT BRIDGE END, MACCLESFIELD ROAD, LEEK

ERECTION OF 5 DETACHED, SINGLE STOREY 5 BEDROOMED DWELLING HOUSES FOR URBAN NU Ltd.

(Report recommended Refusal)

(All Councillors had declared "other" interests.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Miss Lorraine Ingram	-	Objector
Mr. Ross Ankers	-	Objector
Cllr. Lytton Page	-	Ward Cllr.
Cllr. Lyn Swindlehurst	-	Ward Cllr.

For the application:

Mr. Rob Duncan	-	Planning Consultant
Mr. Michael Banjo	-	Applicant

- NOTED -
1. LRR contained neighbour representation requesting that 2 videos supplied showing flooding should be shown to members. Officers confirmed that they had forwarded the videos to the Lead Local Flood Authority.
 2. Chair confirmed that matters relating to the access road were a civil (private) matter and, as such, not a material planning consideration.

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

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

47 SMD/2019/0404 - 2 BREACH ROAD, BROWN EDGE

OUTLINE PERMISSION WITH SOME MATTERS RESERVED (EXCEPT ACCESS, LAYOUT AND SCALE) FOR A SINGLE BEDROOM BUNGALOW WITH 1-2 PARKING SPACES AND SCREEN FENCE ALONG EXISTING STONE BOUNDARY WALL ALONG LEEK ROAD FOR MR. A CHATTERTON.

(Report recommended Refusal)

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(All Councillors had declared "other" interests.)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Peter Wilkinson - Supporter

NOTED - 1. Application did not meet national space standard requirement.

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

(Proposed by Councillor Lea and seconded by Councillor Emery.)

48

SMD/2019/0451 - LAND AT REAR OF FORMER ST. JOHNS SCHOOL, MILL LANE, WETLEY ROCKS

PROPOSED CONSTRUCTION OF REPLACEMENT ACCESS ROAD FOR JCM GROUP HOLDINGS.

(Report recommended Approval)

(All Councillors had declared "other" interests.)

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mr. David Breakwell - Planning Consultant
Cllr. Mike Worthington - Ward Cllr.

NOTED - 1. LRR contained:-

- Comments from Trees Officer – no objections;
- Highways Officer comments – no objections;
- Additional condition required provision of structural calculations and construction details for the retaining wall supporting the highway.

2. The key issue was seen as the implications for openness. The road would be screened by hedging and would be partially on the existing road.

3. Additional conditions to ensure a) re-alignment of the existing Gatepost and b) safeguarding of the Well which was on the site.

RESOLVED – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informative also contained in the report and the 2 additional conditions referred to above.

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

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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 Flunder and seconded by Councillor Holmes.)

49 APPEALS REPORT

Ben Haywood reported on a broadly positive set of appeal decisions received (see below), noting that no appeals had been lodged since the last report.

Ref.	Location	Decision level	Recom.	Decision	Appeal Decision
SMD/2018/0121	325 Armshead Road, Werrington	Delegated 11/1/2019	Approve with conditions	Approved with conditions	Allowed 2/7/2019
DET/2019/0002	Town Head Farm, Foxt	Delegated 1/3/2019	Refuse	Refused	Dismissed 12/7/2019
SMD/2018/0622	Freshwater House, Rudyard	Delegated 14/12/2018	Refuse	Refused	Allowed 12/7/2019
SMD/2018/0749	Fair View, Caverswall	Delegated 22/1/2019	Refuse	Refused	Dismissed 8/7/2019
SMD/2018/0746	Troughstones Farm, Biddulph	Delegated 15/3/2019	Refuse	Refused	Dismissed 19/7/2019

It was noted that 2 of the appeal decisions (SMD/2018/0121 & SMD/2018/0749) were in respect of conditions removing Permitted Development Rights, with opposing results.

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

The meeting closed at 4.45 pm

_____Chairman _____Date