

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

**Minutes**

**WEDNESDAY, 18 DECEMBER 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,  
I Whitehouse and P Wilkinson

IN ATTENDANCE:	S Hampton	Member and Community Services Officer
	P Trafford	Member & Community Services Officer
	B Haywood	Head of Development Services
	Z Walker	Legal Advisor, Freeths LLP
	L Burnett	Legal Advisor, Freeths LLP
	F Hewitt	Trainee Planner

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) The Chair requested that mobile phones be switched off or to silent.
- d) This was the final meeting before Zoe Walker went onto Maternity Leave. On behalf of Members and Officers, the Chair thanked Zoe for her work with the Committee thus far and wished her well.

71 **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – That the public minutes of the meeting of the Planning Applications Committee held on 14 November 2019 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, unless stated otherwise:-

<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 6 – SMD/2019/0057 – Consall Hall & Gardens, Consall	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptruff, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – 1 speaker was a fellow SMDC Cllr, 1 was a previous SMDC employee
		Lobbied – No response given
	Cllr. Roberts	“Other” – Nephew was a friend of Applicant
	Cllr. Emery	“Other” – Friend of Applicant
Agenda Item 7 – SMD/2019/0616 – Cattle Market, Junction Road, Leek	Cllrs. Cawley, Coleman, Emery, Gledhill & Hoptruff	“Other” – Ward / Town Councillors
	Cllr. Hulme	“Other” – User of the Cattle Market
	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptruff, Hulme, Lea, Riley, Roberts, Whitehouse & Wilkinson	“Other” – SMDC freehold owner of the application site

74 **SMD/2019/0057 - CONSALL HALL & GARDENS**

**PROPOSED CHANGE OF USE AND REDEVELOPMENT OF CONSALL HALL, PRIVATE HOUSE, GARDENS AND WEDDING VENUE TO FORM HOSPITALITY VENUE, WELLBEING HOTEL AND LODGES COMPRISING THE INSTALLATION OF 15 No. HOLIDAY LODGES, 10 No. SHEPHERDS HUTS, DEMOLITION OF EXISTING OUTBUILDINGS AND CONSTRUCTION OF NEW WEDDING VENUE BUILDINGS, WORKS TO THE EXISTING WALLED GARDEN, INSTALLATION OF 21 ACCOMMODATION PODS TO SERVE THE WEDDING VENUE, ACCESS AND PARKING WORKS, DEMOLITION AND REPLACEMENT OF EXISTING HALL TO PROVIDE NEW RESTAURANT / HUB BUILDING (AMENDED DESIGN) AND REFURBISHMENT OF THE EXISTING SWIMMING POOL AND CHANGING ROOMS TO FORM NEW SPA FACILITIES FOR Mr. BEN REEVES, CONSALL HALL ESTATE LIMITED.**

(Report recommended Approval)

*(All Councillors present had declared “other” and lobbying interests.)*

RECEIVED – Representations from the undermentioned speakers:-

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### Against the application:

Cllr. Adrian Shufflebotham	-	Chair, Consall Parish Council
Mrs. Helen Maydew	-	Objector
Mr. John Penfold	-	Objector
Cllr. Mike Worthington	-	County & Ward Cllr.

### For the application:

Mr. Chris Hesketh	-	Architect
Mr. David Roberts	-	Transport Consultant
Mr. Rob Duncan	-	Planning Consultant

- NOTED -
1. Late Representations Report contained:-
    - Coal Authority removed its objection, subject to a suitable condition relating to boundary treatment;
    - Staffordshire Wildlife Trust & Staffs County Council Flood Team – no objections to changes made on 3 December 2019;
    - Alterations to the following conditions:- 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 17, 18, 25, 27, 28, 29, 30, 31 and 32;
    - Additional conditions:- 33 (relating to the sale or letting of the Lodges or Shepherd Huts) and 34 (works during the bird nesting season).
  2. Concerns expressed by objectors regarding the narrow access road and lack of passing places. No objections raised by the Highways Authority.
  3. Condition requested to secure the West entrance as the primary access / egress.
  4. Condition requested to prevent any additional open air events.
  5. Condition requested regarding public access to the Gardens/Hub Building to be delegated to Officers but to include 2 days per annum unrestricted access and access via appointment to garden/spa/restaurant where Hotel/Lodge/Hut capacity allows at other times.

- 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 as amended and added 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 Gledhill and seconded by Councillor Lea.)

75 SMD/2019/0616 - CATTLE MARKET, LEEK

DEMOLITION OF SLAUGHTER HOUSE AND ERECTION OF 3 BUSINESS UNITS FOR K B DEVELOPMENTS.

(Report recommended Approval)

*(Councillors Cawley, Coleman, Emery, Gledhill, Hoptroff and Hulme had declared "other" interests.)*

- NOTED -
1. Application brought to Committee as SMDC was the registered proprietor of the land title to which the site relates.
  2. LRR contained Bat survey details showing negligible evidence of Bats. Resultant condition relating to exterior lighting and 2 informatives.
  3. Additional informative requested for removal of planting areas if they fall into disrepair.
  4. Additional informative for the inclusion of charging points for electric / hybrid vehicles.

- 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 in the report and the additional informatives 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 Hoptroff and seconded by Councillor Flunder.)

The Chair wished everyone present a happy Christmas.

76 EXCLUSION OF THE PRESS AND PUBLIC

- RESOLVED -** 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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77 TO APPROVE AS A CORRECT RECORD THE EXEMPT MINUTES OF THE  
LAST MEETING

**RESOLVED** – That the exempt minutes of the meeting of the Planning Applications Committee held on 14 November 2019 be **APPROVED** as a correct record and signed by the Chair.

The meeting closed at 3.47 pm

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