

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 23 JULY 2020

PRESENT: Councillor P Roberts (Chair)

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

IN ATTENDANCE: B Haywood - Head of Development Services
S Massey - Trees & Woodlands Officer
P Wisner - Legal Advisor – Freeths LLP
L Vernon - Senior Officer, Governance & Member Support
P Trafford - Democratic Services Officer

APOLOGIES: Councillors T Holmes and P Wilkinson

126 **CHAIR'S ANNOUNCEMENTS**

- a) The Chair confirmed that the meeting was being broadcast live to the internet via the usual webcasting facility 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. In the light of this meeting being held 'virtually' via the Microsoft Teams platform, all members were asked to adhere to the guidelines previously issued to them for such meetings, to use the 'Chat' function to register their wish to speak and to speak only when invited to do so by the Chair. All attendees were asked to keep their microphones muted when not in use. 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) Given the social distancing restrictions in place due to the Coronavirus Pandemic, no actual site visits were undertaken relating to this meeting. However a video was shown to all members both before and during the meeting showing all views of the application sites.
- e) The Chair apologised for the short delay prior to the start of the meeting (5 minutes).

127 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the public minutes of the Planning Applications Committee held on 25 June 2020 be **APPROVED** as a correct record and signed by the Chair.

Planning Applications Committee - 23 July 2020

128 **URGENT ITEMS, IF ANY.**

There were no urgent items.

129 **DECLARATIONS OF INTEREST**

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

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 6 – SMD/2019/0460 – Land rear of 30 – 34 Church Lane, Checkley	Cllr. Roberts	“Other” – Member of Conservation Liaison Panel
Agenda Item 7 – SMD/2020/0167 – 46 High Street, Cheadle	Cllrs. Cawley, Coleman, Davies, Emery, Flunder. Gledhill, Hoptroff, Hulme, Lea, Riley, Roberts & Whitehouse	“Other” – Applicant fellow District Councillor
	Cllr. Flunder	“Other” – Applicant fellow Parish Councillor (Declared at the start of that item)
Agenda Item 8 – SMD/2020/0156 – 44 School Lane, Caverswall	Cllr. Roberts	“Other” – Ward Councillor, left the Parish Council meeting while this matter was discussed
Agenda Item 10 – CAT/2020/0015- Conservation Area Tree Work at 3 Dampier Street, Leek	Cllr. Gledhill	“Other” – Knows Applicant
	Cllrs. Coleman, Gledhill & Hoptroff	“Other” – Ward Councillors

130 **SMD/2019/0460 - LAND REAR OF NO.S 30-34 CHURCH LANE, CHECKLEY**

ERECTION OF A DETACHED TWO-STOREY DWELLING FOR MR. J BEVAN.

(Report recommended Approval)

Councillor Roberts had declared an “other” interest. Councillor Flunder was not present for this item.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Rob Duncan - Applicant’s Agent

- NOTED** -
1. Late Representations Report (LRR) contained 9 letters of support.
 2. Further objection received after LRR published from Checkley Parish Council.

Planning Applications Committee - 23 July 2020

3. Members were surprised that plans showed only 1 window overlooking the open countryside.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions contained in the report.

FURTHER RESOLVED - 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 Riley)

131 **SMD/2020/0167 - 46 HIGH STREET, CHEADLE**

CHANGE OF USE FROM BANK (CLASS A2) TO GYM & WELLBEING CENTRE (CLASS D2) FOR MR. P WILKINSON.

(Report recommended Approval)

All Councillors present had declared "other" interests. Councillor Flunder joined the meeting at the start of this item.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

- Mrs. Tara Burndred - Supporter (Not present, transcript read out by Mr. P Trafford)
- Mr. John Wilkinson - Supporter
- Cllr. Kate Martin - Ward Councillor

NOTED - 1. Members queried the provision for storage of cycles for customers.

RESOLVED - That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informative contained in the report.

FURTHER RESOLVED - 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 Whitehouse and seconded by Councillor Gledhill)

132 SMD/2020/0156 - 44 SCHOOL LANE, CAVERSWALL

DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW SINGLE-STOREY REAR EXTENSION FOR MRS. LYNNE OSBOURNE.

(Report recommended Approval)

Councillor Roberts had declared an "other" interest.

NOTED - 1. The application was retrospective.

2. LRR contained additional conditions for:

- Redundant line of footing already laid forward of the elevation to be removed from above ground visibility prior to occupation, and
- Setting out to be checked on site and approved in writing.

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 referred to above.

FURTHER RESOLVED - 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 Whitehouse)

133 SMD/2020/0753 - HORTON BARN, KERRY HILL, EAVES LANE, ARMSHEAD

PROPOSED ERECTION OF AGRICULTURAL AND EQUESTRIAN BUILDING ON EXISTING HARDSTANDING / FORMER BUILDING FOR MR. & MRS. HORTON.

(Report recommended Approval)

NOTED - 1. Additional landscaping condition required regarding the impact on the Green Belt. Members requested that this included the reduction in height of the existing metal posts to roof height.

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 referred to above.

FURTHER RESOLVED - 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.

Planning Applications Committee - 23 July 2020

(Proposed by Councillor Cawley and seconded by Councillor Flunder)

134 **CAT/2020/0015 - CONSERVATION AREA TREE WORK NOTIFICATION - 3 DAMPIER STREET, LEEK**

PROPOSAL TO FELL TREES WITHIN THE GARDEN OF 3 DAMPIER STREET, LEEK, WHICH IS SITUATED WITHIN THE LEEK CONSERVATION AREA.

(Report recommended to grant consent for the tree works)

All Councillors present had declared "other" interests.

CONSIDERED – An application to fell 8 trees identified in the report as T1 – T8 within the garden of 3 Dampier Street, Leek, none of which were protected by Tree Preservation Order but notification was required as the property was situated in the Leek Conservation Area. The Council's procedures required the matter to be dealt with by the Committee as the applicant was employed by SMDC.

DECIDED - That a Tree Preservation Order **NOT** be made and consent **GRANTED** for the proposed tree works.

(Proposed by Councillor Hoptroff and seconded by Councillor Davies)

The meeting closed at 3.25 pm

_____Chairman _____Date