

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 3 DECEMBER 2020

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 P Wilkinson

IN ATTENDANCE: B Haywood - Head of Development Services
J Colley - Senior Planning & Enforcement Officer
S Massey - Trees & Woodlands Officer
S Hampton - Democratic Services Officer
P Trafford - Democratic Services Officer
L Burnett - Legal Advisor, Freeths LLP

APOLOGIES: Councillor Lea was unable to join the meeting until 2:20pm

179 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 'Hands up' 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, photos/video were shown to all members both before and during the meeting showing all views of the application sites.
- e) A 1 minute silence was observed by all in respect of Councillor Ian Whitehouse, who had passed away a few days before this meeting. Condolences were expressed to his family.

180 MINUTES OF THE PREVIOUS MEETING

Planning Applications Committee - 3 December 2020

RESOLVED – That the public minutes of the meeting of the Planning Applications Committee held on 12 November 2020 be **APPROVED** as a correct record and signed by the Chair.

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

181 **URGENT ITEMS, IF ANY.**

There were no urgent items.

182 **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/2020/0218 – Gorseysdale, Cheddleton Heath Road, Leek	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Objector ex SMDC Employee
	Cllr. Cawley	“Other” – Family member had a link to the Applicant’s family
	Cllrs. Hoptroff, Gledhill & Coleman	“Other” – Ward Cllrs.
	Cllr. Roberts	Lobbied – No response given
Agenda Item 7 – SMD/2020/0545 – 27 Basford Bridge Lane, Cheddleton	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Applicant SMDC Employee
Agenda Item 8 – TPO/2020/0402 – Pickwood Recreation Ground, Milltown Way, Leek	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts & Wilkinson	“Other” – Land owned by SMDC

183 **SMD/2020/0218 - GORSEYDALE, CHEDDLETON HEATH ROAD, LEEK**

**APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING
OUTLINE APPLICATION SMD/2017/0494 – REVISED SCHEME FOR MR AND
MRS CARDING.**

(Report recommended Approval)

All Councillors had declared “other” interests. Councillor Roberts declared a lobbying interest. Councillor Cawley took no part in the discussion or vote.

Planning Applications Committee - 3 December 2020

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Mike Cozens - Objector (Statement read out)

For the application:

Mr. Robert McGuinness - Applicant's Agent

NOTED - 1. LRR contained:-

- Amended landscaping scheme received with attendant comments from the Trees & Woodlands Officer. Requests amendment to condition 4 for boundary treatment to be completed prior to any groundworks. Also requests an informative to avoid damage to same during construction.
 - Amendment to condition 10 relating to obscure glazing removing reference to the north-east facing windows of Plot 1 and instead requiring obscured glazing for the 1st floor rear dormer bathroom windows for both plots.
2. Officer clarified that Permitted Development Rights had been removed but any occupant could still apply for planning permission for any extension. To prevent any future applications would be an unreasonable action.
3. The Chair and members thanked the Applicant, Agent and Objectors for working together to achieve agreement.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies stated in the report, subject to the conditions contained in the report as amended above and the additional informative 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 Gledhill and seconded by Councillor Wilkinson.)

Councillor Lea joined the meeting during the consideration of this item and therefore took no part in the vote.

Planning Applications Committee - 3 December 2020

PROPOSED 2 STOREY SIDE EXTENSION WITH CENTRAL FRONT PORCH FOR MR STEVE PROFFITT.

(Report recommended Approval)

All Councillors had declared "other" interests.

NOTED - 1. The application was brought to committee as the applicant was employed by SMDC.

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

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

Councillor Cawley left the meeting at this point.

185 **TPO/2020/0402 - COUNCIL'S OWN APPLICATION TO PRUNE PROTECTED TREES AT PICKWOOD RECREATION GROUND, MILLTOWN WAY, LEEK**

(Report recommended Approval)

All Councillors had declared "other" interests.

CONSIDERED – An application by SMDC to carry out pruning work to trees T1, T2 and T3 protected under Tree Preservation Order (TPO) No. 153 as shown on the map appended to the report.

NOTED - 1. The application was before the committee as it was the Council's own application.

RESOLVED – That consent be **APPROVED** for the pruning work to trees T1, T2 and T3 protected under TPO No. 153.

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

The meeting closed at 2.53 pm

_____ Chairman _____ Date