

# STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

## **PLANNING APPLICATIONS COMMITTEE MEETING**

### **Minutes**

**THURSDAY, 14 JANUARY 2021**

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: S Hampton                      Member and Community Services Officer  
P Trafford                                      Member & Community Services Officer  
L Vernon                                        Senior Officer (Governance and Member Support)  
J Curley                                        Principal Planning Officer  
B Haywood                                    Head of Development Services  
J Price-Jones                                 Legal Advisor

#### 186 **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.

#### 187 **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – That the public minutes of the meeting of the Planning Applications Committee held on 3 December 2020 be **APPROVED** as a correct record and signed by the Chair.

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

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188 **URGENT ITEMS, IF ANY.**

There were no urgent items.

189 **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/2020/0301 – Former Meadows Special School Site, Tunstall Road, Knypersley	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Wilkinson	Lobbied – No response given
	Cllr. Flunder	“Other” – County Councillor for neighbouring area
Agenda Item 7 – SMD/2020/0299 – Sub 4 Health, Leek Road, Cellarhead	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Wilkinson	“Other” – Speaker was an ex-SMDC employee
	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Gledhill, Holmes, Hoptroff, Hulme, Lea, Riley, Roberts and Wilkinson	Lobbied – No response given

190 **SMD/2020/0301 - FORMER MEADOWS SPECIAL SCHOOL SITE,  
TUNSTALL ROAD, KNYPERSLEY**

**DEVELOPMENT OF A NEW FOOD STORE (USE CLASS A1), ASSOCIATED  
PARKING, ACCESSING, SERVICING AND LANDSCAPING FOR ALDI STORES  
LIMITED.**

(Report recommended approval)

*All Councillors had declared lobbying interests. Councillor Flunder declared an “other” interest. Councillor Lea left the meeting part way through the item and took no part in the vote.*

RECEIVED – Representations from the undermentioned speakers:-

**For the application:**

- |                   |   |                     |
|-------------------|---|---------------------|
| Cllr. John Jones  | - | Biddulph Town Cllr. |
| Mr. George Brown  | - | Applicant           |
| Mr. Stanley Leach | - | Supporter           |

**NOTED** - 1. LRR contained:-

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- Site access arrangements plan 20119 GA 03 Rev C to be added to the plans list in Condition 2;
  - Amendment condition 18, strengthened to ensure hatched area cleared and fence set back on new splay line;
  - Additional condition for road markings to deter cars from using the private access to exit the site;
  - Additional condition to secure a Landscape and Ecology Landscape Plan;
  - 6 further letters of support;
  - Applicant's response to Police Architectural Liaison Officer.
2. Aldi had increased their offer for the biodiversity offsetting commuted sum to £22 000 which Officers, advised by Staffordshire Wildlife Trust now considered to be acceptable. An opportunity exists for the enhancement to be made on land adjacent to the Biddulph Valley way (Amenity site 7 on SMDC Table of suggested management and biodiversity opportunities). The contribution would need to be secured in a legal agreement.
3. An amended Landscape plan was required to ensure that it aligns with the Site Access Arrangements plan. The applicant had agreed to revise in line with Officer advice.
4. Final response/conditions were awaited from the Local Lead Flood Authority.
5. Members expressed a wish for Aldi to work with all parties to try to facilitate the provision of a through bus service to the site.
3. The Chair and members thanked the Applicant for their work on the site thus far.

**RESOLVED** – That the application be **APPROVED** for the reasons and based on the policies stated in the report, subject to the conditions and informatives contained in the report and as amended above and the additional conditions referred to above and the receipt of an amended Landscape Plan.

**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 Flunder.)

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

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191 **SMD/2020/0299 - SUB 4 HEALTH, LEEK ROAD, CELLARHEAD**

**PROPOSED ERECTION OF SINGLE STOREY COMMERCIAL BUILDING (B1 LIGHT INDUSTRIAL) FOR THE PRODUCTION OF NUTRACEUTICALS PRODUCTS FOR MR. CLIFTON BRADELEY.**

(Report recommended approval)

*All Councillors had declared "other" and lobbying interests. Councillor Lea re-joined the meeting part way through this item and therefore took no part in the vote.*

RECEIVED – Representations from the undermentioned speaker:-

**For the application:**

Mr. Rob Duncan - Applicant's Agent

**NOTED** - 1. Additional conditions requested by members:-

- Operating hours to be restricted to Monday to Friday – 9am to 5.30pm;
- Installation of Electric Vehicle Charging Points in the car park.

**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 and the additional conditions 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 Emery and seconded by Councillor Hoptroff.)

192 **TPO/2020/0052 - APPLICATION TO FELL PROTECTED TREES AT BIRCHWOOD HOUSE / ST MARY'S MOUNT, RAMSHORN ROAD, OAKAMoor**

(Report recommended Approval)

**CONSIDERED** – An application for forestry operations within Compartments 1 and 2 as shown on the map appended to the report, in so far as they lie within the extent of Woodland W1 protected under Tree Preservation Order (TPO) No. SM. 105

**NOTED** - 1. The application was brought before the committee due to its nature (forestry operations). This would normally be dealt with by the Forestry

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Commission as a Felling Licence. However the Forestry Commission had deemed that this application was better dealt with as a TPO.

2. Consultation had been carried out with the Parish Council and the 7 nearest residents, given the substantial nature to the proposal.

**RESOLVED** – That consent be **APPROVED** for the proposed forestry operations within Compartments 1 and 2 within Woodland W1, protected by TPO No. SM. 105, subject to the conditions contained within the report.

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

The meeting closed at 3.55 pm

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