

# **STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

## **PLANNING APPLICATIONS COMMITTEE MEETING**

### **Minutes**

**THURSDAY, 24 JUNE 2021**

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder, M Gledhill, T Holmes, K Hoptroff, P Jackson, I Plant and T Riley

IN ATTENDANCE: S Hampton                      Member and Community Services Officer  
P Trafford                                  Member & Community Services Officer  
B Haywood                                 Head of Development Services  
A Swithenbank                          Planning Officer  
J Price-Jones                              Legal Advisor

APOLOGIES: Councillors S Ellis and P Wilkinson

#### **227 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. 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) The meeting was held in the Council Chamber, Moorlands House as the second face-to-face meeting since March 2020. Members were seated a minimum of 2 meters apart. The Public Gallery was arranged so that social distancing requirements were met, with limited spaces available.
- c) Members of the Committee and Officers present were introduced by the Chair.
- d) The Chair requested that mobile phones be switched off or to silent.
- e) 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.
- f) Agenda item 9 was to be heard as the first application to best accommodate the speaker on the item.

#### **228 MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – That the minutes of the meeting of the Planning Applications Committee held on 20 May 2021 be **APPROVED** as a correct record and signed by the Chair.

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

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229 **URGENT ITEMS, IF ANY.**

There were no urgent items.

230 **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 7 – SMD/2021/0105 – Endon Riding School, Stanley Moss Lane, Stockton Brook	Cllr. Flunder	“Other” – Site is within his County Council Division
Agenda Item 9 – SMD/2020/0091 – 48 Sneyd Street, Leek	Cllrs. Coleman, Gledhill & Hoptroff	“Other” – Ward Cllrs.
	Cllr. Hoptroff	“Other” – Called-in the application
	Mr. Ben Haywood	“Other” – Knows a person who commented on the application

231 **SMD/2021/0235 - ROSE COTTAGE, BACK LANE, HEATON**  
**\*\*WITHDRAWN\*\***

**ROOF TERRACE FOR MRS J TAYLOR.**

(Report recommended refusal)

The application was withdrawn prior to the meeting by the Applicant’s Agent.

232 **SMD/2020/0091 - 48 SNEYD STREET, LEEK**

**CHANGE OF USE OF A REDUNDANT WAREHOUSE / JOINERS WORKSHOP  
TO A CHILDRENS INDOOR PLAY AREA FOR MR P GOLDSTRAW.**

(Report recommended approval)

*Councillors Coleman, Gledhill and Hoptroff and Mr. Ben Haywood had declared “other” interests. Cllr. Hoptroff and Ben Haywood left the meeting, taking no part in the discussion or vote.*

RECEIVED – Representation from the undermentioned speaker:-

**Against the application:**

Mrs. Clare Dawson - Objector

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- NOTED -**
1. The application had been deferred from the previous meeting due to a lack of information relating to highways;
  2. Legal Advisor clarified that the application was submitted prior to a change in legislation regarding classes of use. The 'old' Classes B1 and D2 had been merged into 'new' class E which meant that, in this case, there was no change of class proposed and therefore no planning permission was required. The Applicant had been given the opportunity to withdraw the application but had declined to do so.
  3. Additional condition requested for the promotion by the operators of the use of car parks rather than on-street parking.

**RESOLVED** – 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 and the additional condition 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 Jackson and seconded by Councillor Davies.)

233 **SMD/2021/0105 - ENDON RIDING SCHOOL, STANLEY MOSS LANE, STOCKTON BROOK**

**VARIATION OF CONDITIONS 1, 10 AND 12 RELATING TO SMD/2019/0080 FOR MR KEVIN HUMPHRIES, HUMPHRIES BUILDERS LTD.**

(Report recommended approval)

*Councillor Flunder had declared an "other" interest.*

- NOTED -**
1. 'Reserved Matters' approval was granted in 2019;
  2. Late Representations Report contained all revised conditions
  2. Clarified that the solar panels were integrated flush with the roof tiles but were not solar tiles;
  3. Additional informatives – a) All solar panels to be south-facing, and b) 'Swift boxes' to be provided.

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**RESOLVED** – That the application be **APPROVED** for the reasons and policies stated in the report, subject to the conditions as stated in the Late Representations Report and the additional informatives shown 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 Holmes.)

234 **SMD/2021/0257 - PLOTS 12-15 VICTORIA BUSINESS PARK, PROSPECT WAY, KNYPERSLEY**

**TO CARRY OUT THE DEVELOPMENT, GRANTED PLANNING PERMISSION IN FEBRUARY 2021 (SMD/2020/0441), WITHOUT COMPLYING WITH CONDITION 10 REQUIRING THE APPROVAL AND INSTALLATION OF A SURFACE WATER DRAINAGE SCHEME; AND TO MAKE CHANGES TO THE SIZE AND SHAPE OF THE PERMITTED STORAGE AREAS FOR MR KARL TYLER, MF TYLER TRANSPORT LTD (LARK STAFFS LTD).**

(Report recommended approval)

- NOTED -**
1. The application was brought to committee as the applicant was related to a councillor and the land was owned by SMDC on the date of the application;
  2. Councillor Gledhill confirmed that he had previously expressed concerns about the site and would abstain from voting;
  3. Additional condition requested to maintain the permeability of the surface water drainage scheme.

**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 and the additional condition shown 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 Holmes.)

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Members then received an update on an ongoing enforcement case.

The meeting closed at 3.00 pm

\_\_\_\_\_ Chairman \_\_\_\_\_ Date