

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 12 AUGUST 2021

PRESENT: Councillor B Emery (Vice-Chair, in the Chair)

Councillors B Cawley, S Coleman, S Ellis, K Flunder, M Gledhill, T Holmes, K Hoptroff, P Jackson and P Wilkinson

IN ATTENDANCE: S Hampton Member & Community Services Officer
P Trafford Member & Community Services Officer
J Curley Principal Planning Officer
B Haywood Head of Development Services
B Hurst Enforcement Officer
J Price-Jones Legal Advisor

APOLOGIES: Councillors P Roberts, J Davies, I Plant and T Riley

241 **CHAIR'S ANNOUNCEMENTS**

- a) The Vice-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 Vice-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. 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 Vice-Chair.
- d) The Vice-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.

242 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 15 July 2021 be **APPROVED** as a correct record and signed by the Chair.

243 **URGENT ITEMS, IF ANY.**

There were no urgent items.

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244 **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/2021/0290 – Nab Hill House, Nab Hill Avenue, Leek	Mr. B Haywood	“Other” – Knows objector(s), had no part in the preparation of the report, will leave the meeting
Agenda Item 7 – SMD/2021/0210 – Greywoods, Cheddleton Road, Leek	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson & Wilkinson	“Other” – Speaker was a fellow District Cllr.
	Mr. B Haywood	“Other” – Knows objector(s), had no part in the preparation of the report, will leave the meeting
Agenda Item 8 – SMD/2021/0145 – Land on North East side of Rivendell Lane, Leek	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson & Wilkinson	“Other” – 1 Speaker was a fellow District Cllr. and 1 was a previous SMDC employee
	Mr. B Haywood	“Other” – Knows objector(s), had no part in the preparation of the report, will leave the meeting
Agenda Item 9 – SMD/2020/0656	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson & Wilkinson	“Other” – 1 Speaker was a fellow District Cllr. and 1 was a previous SMDC employee
	Cllr. Wilkinson	“Other” – Has a financial interest in the local Public House
Agenda Item 11 – SMD/2021/0296 – Cheadle Equestrian Centre, Eaves Lane, Cheadle	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson & Wilkinson	“Other” – 1 Speaker was a fellow District Cllr. and 1 was a previous SMDC employee, and Lobbied – No response issued
Agenda Item 13 – SMD/2021/0332 – Beech Cottage, Cheadle Road, Oakamoor	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson & Wilkinson	“Other” – Applicant is a fellow District Cllr.

245 **SMD/2021/0290 - NAB HILL HOUSE, NAB HILL AVENUE, LEEK**

CHANGE OF USE FROM A DWELLINGHOUSE (CLASS C3) TO A CARE HOME (CLASS C2) FOR UP TO 6 YOUNG RESIDENTS, FOR COMPASS CHILDRENS HOMES LTD.

(Report recommended Approval)

Mr. B Haywood had declared an "other" interest and left the room, taking no part in this or the following 2 agenda items).

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Ms Laura Tilston - Objector

For the application:

Mr. Julian Bolitho - Applicant's Agent

- NOTED -**
1. Late Representations Report (LRR) containing 2 further objections;
 2. All Members of the Committee agreed that, as the prepared videos had already been seen earlier in the day, there was no need to show them again;
 3. Agent confirmed that there was an established local need for the home;
 4. Informative requested for the operators to engage and work with the near neighbours to address their concerns;

A motion to **REFUSE** was proposed by Councillor Wilkinson and seconded by Councillor Holmes, however at the vote, the motion was not carried.

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 also 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 Principal Planning Officer 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 Cawley.)

246 **SMD/2021/0210 - GREYWOODS, CHEDDLETON ROAD, LEEK**

OUTLINE APPLICATION WITH SOME MATTERS RESERVED (EXCEPT FOR ACCESS) FOR CHANGE OF USE OF PART GARDEN AREA TO ONE NUMBER RESIDENTIAL BUILDING PLOT WITH NEW ACCESS ONTO CHEDDLETON ROAD FOR MR. JOHN COWBURN.

(Report recommended Approval)

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(All Councillors and Mr. B Haywood had declared "other" interests. Mr B Haywood remained out of the room and took no part in the matter).

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Stephen Wales	-	Leek Town Cllr.
Mr. Paul Bray	-	Objector
Mr. Jim Wilshaw	-	Objector
Cllr. Mike Worthington	-	County Cllr.

NOTED - 1. LRR contained: a) Trees & Woodlands Officer's comments, conditions and informatives, b) Agent's further submissions, and c) 7 further letters of objection;

2. Legal advisor confirmed that as the principle of a two storey dwelling was sought with 'Scale' reserved for subsequent approval it was not appropriate to impose a condition restricting height to single storey only as this would change the nature of the development for which permission was sought;

3. Officer clarified that the rear single storey extension located at neighbouring Croxteth was approved as a conservatory in 2001. The indicative layout as shown on the plans met all 'space about dwellings' standards.

RESOLVED – That, contrary to officer recommendation, the application be **REFUSED** for the reasons and based on the policies stated below:-

Reasons / Policies:

- The subdivision of the site to provide an additional dwelling would result in overdevelopment of the site. The plot size was insufficient for the size of dwelling indicated (or indeed one which would look in keeping with the area which is characterised by sizeable dwellings) and consequently it would appear cramped and would have an overbearing impact on the amenity of Croxteth. It would lead to harm to the character and appearance of the area and also harm to the residential amenities of the adjacent residential property, Croxteth;
- Policies SS1, H1 and DC1

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 Principal Planning Officer 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 Flunder and seconded by Councillor Wilkinson.)

247 SMD/2021/0145 - LAND ON NORTH EAST SIDE OF RIVENDELL LANE, LEEK

ERECTION OF 1 No. DETACHED DWELLING FOR BIRCHENDEL HOLDINGS LTD.

(Report recommended Refusal)

All Councillors and Mr. B Haywood had declared "other" interests. Mr Haywood remained out of the room and took no part in the matter.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Rob McDermott	-	Objector
Mr. Graham Varley	-	Objector
Mr. Nigel Binns	-	Objector
Cllr. Mike Worthington	-	County Cllr.

For the application:

Mr. Rob Duncan	-	Applicant's Agent
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- NOTED** -
1. LRR contained Arboricultural Officer's comments – no objection subject to a condition requiring a landscaping condition;
 2. Members noted that the site had originally been intended as the garden to the recently constructed "Haven View";
 3. Agent complained of a lack of constructive dialogue with officers.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies 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 Principal Planning Officer 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.)

248 SMD/2020/0656 - ROSEHILL, NABB LANE, ALTON

ERECTION OF 2 HOLIDAY LODGES FOR MR. P BAIN.

(Report recommended Approval)

All Councillors had declared "other" interests. Mr. B Haywood returned to the meeting.

RECEIVED – Representations from the undermentioned speakers:-

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Against the application:

Mrs. Diana Gardner	-	Objector
Mr. Stephen Webb	-	Objector
Mr. John Steele	-	Objector
Cllr. Mike Worthington	-	County Cllr.

For the application:

Mr. Rob Duncan	-	Applicant's Agent
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NOTED - 1. LRR contained 6 further letters of objection relating to the amended plans which showed the inclusion of a pedestrian path. Concerns were related to the fact that the Public House had closed and pedestrians may in future have to cross a busy 5 way junction to access the village.

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 Ellis and seconded by Councillor Jackson.)

249 **SMD/2021/0296 - LAND AT CHEADLE EQUESTRIAN CENTRE, EAVES LANE, CHEADLE**

ERECTION OF A RURAL WORKER'S DWELLING FOR JENNIFER THOMPSON, VECTHOM SPORTS HORSES.

(Report recommended Refusal)

All Councillors had declared "other" and lobbying interests.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mrs. Teresa Critchlow	-	Applicant's Agent
Ms. Jennifer Thompson	-	Applicant
Cllr. Mike Worthington	-	Supporter

NOTED -

1. LRR contained letters of support from Applicant's Client, Accountant, Councillors and Agent;
2. This was a '2nd attempt' application, reduced in size by 35% following a previous refusal and subsequent appeal;
3. Established that 'Stable Cottage', whilst not tied to the centre, was owned by the Applicant.

RESOLVED – That the application be **REFUSED** for the first listed reason stated in the report (Design, Scale, Massing and Position of the proposed dwelling). Members were satisfied that the second reason had been addressed (Viable business).

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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 Ellis.)

250 **SMD/2020/0705 - MOUNT PLEASANT FARM, COUNSLOW NEW ROAD, FREEHAY**

OUTLINE APPLICATION WITH DETAILS OF ACCESS FOR THE ERECTION OF ONE DWELLING FOR MR. RICHARD HEATLEY.

(Report recommended Approval)

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies 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 Gledhill and seconded by Councillor Ellis.)

251 **SMD/2021/0264 - UPPER MOOR END FARM, STONEY LANE, CAULDON**

TWO No. PROPOSED SHEPHERDS HUTS FOR USE AS HOLIDAY LETS FOR MR. & MRS. C. RHODES.

(Report recommended Approval)

NOTED - 1. Member request for tree planting to be included in the existing landscaping condition.

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 also the additional condition detail 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 Flunder and seconded by Councillor Cawley.)

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252 **SMD/2021/0332 - BEECH COTTAGE, CHEADLE ROAD, OAKAMoor**

SINGLE STOREY SIDE EXTENSION TO THE REAR OF BEECH COTTAGE FOR MR. & MRS. PLIMLEY.

(Report recommended Approval)

All Councillors had declared "other" interests.

NOTED - 1. Application was before the Committee as the Applicant was a District Councillor.

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.

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 Ellis.)

The meeting closed at 6.00 pm

_____ Chairman _____ Date