

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 9 SEPTEMBER 2021

PRESENT: Councillor P Roberts (Chair)

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

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

253 **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. 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) For medical reasons relating to one of the registered speakers, Agenda Item 12 would be heard immediately following Agenda Item 7. Agenda Item 8 would then be heard immediately following Agenda Item 11.

254 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 12 August 2021 be **APPROVED** as a correct record and signed by the Chair.

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255 **URGENT ITEMS, IF ANY.**

There were no urgent items.

256 **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/2020/0684 & 0685 – Land off Froghall Wharf, Froghall	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Councillor
	Cllr. Flunder	Lobbied – No response given
Agenda Item 7 – SMD/2021/0469 – Land east of Sandfields, Kingsley Road, Cellarhead	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – 1 speaker was a fellow District Councillor, 1 was an ex-SMDC employee
	Cllr. Roberts	“Other” – Ward Councillor
	Cllr. Emery	Lobbied – No response given
Agenda Item 8 – SMD/2020/0279 – The White House, 50 Draycott Road, Upper Tean	Cllr. Flunder	“Other” – Parish Councillor
Agenda Item 9 – SMD/2021/0235 – Rose Cottage, Back Lane, Heaton	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – 1 speaker was a fellow District Councillor, 1 was an ex-SMDC employee
Agenda Item 10 – SMD/2021/0272 – Sky Cottage, Top Road, Biddulph Moor	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Councillor
	Cllrs. Gledhill & Roberts. Cllr. Davies also made this declaration at the start of determination of the item.	“Other” – Members of the Caravan & Camping Club

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Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 11 – Land at Blakeley Farm, Blakeley Lane, Whiston	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Speaker was a fellow District Councillor

257 **SMD/2020/0684 & 0685 - LAND OFF FROGHALL WHARF, FROGHALL ROAD, FROGHALL**

- A) FULL PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT (49 DWELLINGS), INCLUDING FORMATION OF NEW ACCESS, LANDSCAPING AND ASSOCIATED WORKS AND RESTORATION OF LISTED FARMHOUSE AND RE-USE AS A DWELLING HOUSE.**
- B) LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS TO COTTAGE FARMHOUSE AND OUTBUILDINGS FOR HADLEIGH INDUSTRIAL ESTATES LTD.**

(Report recommended Refusal)

All members had declared “other” interests. Cllr. Flunder had declared a lobbying interest.)

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. Peter Cowie	-	Objector
Mr. Rupert Smedley	-	OBO Canals Trust
Mr. John Steele	-	Objector
Cllr. Linda Malyon	-	Ward Councillor

For the application:

Mr. George Meade	-	Applicant
Mr. Steve Russell	-	Architect
Mr. Carl Copestake	-	Planning Advisor

NOTED -1. Late Representations Report (LRR) contained:-

- Clarification to the summary of recommendation to read 1. Refuse full planning application SMD/2020/0864 and 2. Approve listed building consent application SMD/2020/0685;
- Correction to planning history for Listed Cottage Farmhouse – SMD/2001/0824 – Listed building consent for extension and alterations (Approved) and SMD/2001/0823 – Domestic extension (Approved);
- Comments from Staffordshire Wildlife Trust (no objections), Local Lead Flood Authority (maintain objection), Environment Agency (maintain objection) and Caldon & Uttoxeter Canals Trust (maintain objection);
- Further information from Applicant;
- Response of Bruton Knowles to Applicant’s viability concerns;
- Over 50 further letters of objection.

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RESOLVED – A. SMD/2020/0684 – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

B. SMD/2020/0685 – That consent be granted for the internal and external alterations to the Listed buildings at Cottage Farm subject to the conditions contained in the report and any other conditions deemed necessary by the Conservation Officer.

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 Cawley and seconded by Councillor Ellis.)

258 **SMD/2021/0469 - LAND EAST OF SANDFIELDS, KINGSLEY ROAD, CELLARHEAD**

RE-SUBMISSION OF THE PREVIOUSLY REFUSED APPLICATION SMD/2021/0133 FOR THE CONSTRUCTION OF 3 No. TWO STOREY DETACHED HOUSES IN PLACE OF THE 2 No. DORMER BUNGALOWS PREVIOUSLY APPROVED UNDER SMD/2019/0452 FOR MR REANEY, RUDBROOK LIMITED.

(Report recommended Approval)

All members had declared "other" interests. Cllr. Emery had declared a lobbying interest.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mr. Rob Duncan - Applicant's Agent
Cllr. Gill Heath - Supporter

(Mrs. Suzanne Reaney had registered to speak but declined to do so.)

NOTED - 1. LRR contained Environmental Health Officer comments relating to the proximity of the site to an Air Quality Management Area and requested additional conditions for a) air quality, b) noise, c) requirement for a construction & environmental method statement and d) unexpected contamination.

2. The Chair thanked the Applicant and Agent for their co-operation in arriving at an acceptable scheme.

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 conditions referred to above.

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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 Emery and seconded by Councillor Hoptroff.)

259 **SMD/2021/0436 - THE BARN, RINGE HAY FARM, BASFORD**

SINGLE STOREY SIDE EXTENSION FOR MR. D MARKS.

(Report recommended Refusal)

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mr. David Marks	-	Applicant
Mr. Ken Wainman	-	Applicant's Agent

NOTED -

1. LRR contained a letter from the Applicant and Case Officer response. Also a correction to point 7.15 in the report which referred to rooflights being a source of light into the existing Dining Room. There were, in fact, no roof lights;
2. Officer confirmed that personal circumstances were given very little weight when determining applications in the Green Belt. Benefits had to be public;
3. Officer confirmed that there were 2 Public Rights Of Way running through the application site.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Ellis and seconded by Councillor Roberts.

Councillor Cawley proposed a motion to **APPROVE**, which was seconded by Councillor Flunder. However as the substantive motion to **REFUSE** was passed, a further vote was not taken.

260 **SMD/2021/0235 - ROSE COTTAGE, BACK LANE, HEATON**

ROOF TERRACE FOR MRS J TAYLOR.

(Report recommended Refusal)

All members had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

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Against the application:

Mr. Mark Harrison - Objector

For the application:

Mrs. Jacqui Taylor - Applicant
Mr. David Hartle - Applicant's Partner
Mrs. Teresa Critchlow - Applicant's Agent
Cllr. Gill Heath - Ward Councillor

NOTED - 1. Officer confirmed that the balcony next door at Ivy Cottage did not have Planning Permission.

RESOLVED – That, contrary to officer recommendation, the application be **APPROVED** for the reasons / policies stated below: _

Reasons / Policies:

- Impact on the amenity of neighbours was less than significant.

FURTHER RESOLVED – That delegated authority be granted to the Head of Development Services for the imposition of appropriate conditions.

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

261 **SMD/2021/0272 - SKY COTTAGE, TOP ROAD, BIDDULPH MOOR**

USE OF LAND FOR SITING A TOURIST SHEPHERD HUT FOR MR R WHISTON.

(Report recommended Refusal)

All members had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mr. Robert Whiston - Applicant
Cllr. John Jones - Ward Councillor

NOTED - 1. Officer confirmed that the application was for a material change of use, not a planning application.

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

Reasons / Policies:

- Lack of permanence;
- Tourism benefits (policy E4).

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

FURTHER RESOLVED – That authority be delegated to the Head of Development Services for the imposition of appropriate conditions for the scheme.

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A motion to **REFUSE** was proposed by Councillor Jackson and seconded by Councillor Ellis. However, this was after the motion to **APPROVE** was proposed and so no vote was taken to **REFUSE**.

262 **SMD/2021/0263 - LAND AT BLAKELEY FARM, BLAKELEY LANE, WHISTON**

ERECTION OF AN AGRICULTURAL WORKERS DWELLING (SUBMISSION OF RESERVED MATTERS – ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR MR & MRS SHAW.

(Report recommended Approval)

All members had declared "other" interests.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Cllr. James Aberley - Ward Councillor

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 Gledhill and seconded by Councillor Cawley.)

Councillor Cawley left the meeting at 17:25.

263 **SMD/2020/0279 - THE WHITE HOUSE, 50 DRAYCOTT ROAD, UPPER TEAN**

OUTLINE PERMISSION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR 1 No DWELLINGHOUSE FOR MR & MRS R LICHFIELD.

(Report recommended Approval)

Councillor Flunder had declared an "other" interest.

NOTED - 1. LRR contained comments with no objection from Staffordshire Fire Service and the case officer's response.

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.

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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.)

The meeting closed at 5.30 pm

_____ Chairman _____ Date