

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 27 JANUARY 2022

PRESENT: Councillor P Roberts (Chair)

Councillors S Coleman, J Davies, S Ellis, B Emery, K Flunder,
M Gledhill, 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
J Price-Jones Legal Advisor

APOLOGIES: Councillors B Cawley, T Holmes and P Wilkinson

288 **CHAIR'S ANNOUNCEMENTS**

The Chair announced the following:

- a) 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) 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- f) Agenda Item 8 – SMD/2021/0706 – Land adjacent to Sunny View, Foxt Road, Foxt had been withdrawn by the applicant prior to the meeting.
- g) Agenda Item 9 – SMD/2021/0676 – Bradstones, Bottom Lane, Ipstones was to be heard as 1st item in order to better accommodate speakers attending the meeting.
- h) A 1 minute silence was observed in respect of the late Cllr. Richard Alcock, who had recently passed away, and also International Holocaust Memorial Day.
- i) The meeting was being held during the morning to enable members to attend the funeral for Cllr. Alcock later that day.

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289 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 16 December 2021 be **APPROVED** as a correct record and signed by the Chair.

290 **URGENT ITEMS, IF ANY.**

There were no urgent items.

291 **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/2020/0197 – Butchers Arms, Cheadle Road, Forsbrook	Cllr. Flunder	“Other” – Ward Cllr.
	Cllr. Plant	“Other” – Knows Pub Manager
Agenda Item 9 – SMD/2021/0676	Cllrs. Coleman, Davies, Ellis, Emery, Flunder, Gledhill, Hoptroff, Jackson, Plant, Riley and Roberts	“Other” – Speaker is a fellow District Councillor

292 **SMD/2021/0676 - BRADSTONES, BOTTOM LANE, IPSTONES**

**CONSTRUCTION OF A STEEL PORTAL FRAME AGRICULTURAL BUILDING
FOR Mr. & Mrs. BODEN.**

(Report recommended Refusal)

All Councillors had declared “other” interests.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mrs. Susan Boden - Applicant
Ms. Jane Garnett - Supporter
Cllr. Linda Malyon - Ward Councillor

- NOTED -**
1. Late Representation Report (LRR) confirmed that a Preliminary Ecological Study had been submitted. The 4th reason for refusal had therefore been removed subject to an appropriate condition.
 2. Re-submission of an application refused in March 2021.
 3. Report stated that an essential agricultural need had not been established.

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4. Legal Advisor confirmed that the application was to be determined as it stood. The report was clear but speakers had introduced facts that were not in the report. Any deferral would be purely for the assessment of the agricultural need.

RESOLVED – That the application be **DEFERRED** to enable the full facts relating to the agricultural need to be established. Applicant to be requested to submit a single statement clearly explaining the agricultural justification for the building. Officers to seek an independent appraisal of the submitted application by an Agricultural Consultant to determine whether there was an essential agricultural need for the building.

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

293 **SMD/2020/0197 - BUTCHERS ARMS, CHEADLE ROAD, FORSBROOK**

CONSTRUCTION OF 1 No. 4 BEDROOM HOUSE AND 2 No. 3 BEDROOM HOUSES FOR Mr. JACK NUTTALL.

(Report recommended Approval)

Councillors Flunder & Plant had declared "other" interests.

RECEIVED – Representation from the undermentioned speaker:-

Against the application:

Mr. Jack Nuttall - Applicant

- NOTED -**
1. Late Representation Report (LRR) confirmed that 37 comments had been received since the report was published, 36 of which were in objection though raising no new issues.
 2. Officer confirmed that the ridge height of the nearest property to the bungalows was approximately 1.5 metres higher.
 3. Condition requested for the acoustic fence to be erected behind the row of trees rather than in front.
 4. Condition requested for a chimney to be added to the property adjacent to East Bank Ride.

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

294 **SMD/2021/0089 - CAPRI, GALLOWS GREEN, ALTON**

OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR RESIDENTAL DEVELOPMENT FOR Mr. & Mrs. MOSS.

(Report recommended Approval)

Mr. Gez Willard had registered to speak for the application but withdrew in deference to the officer's recommendation to approve.

NOTED - 1. Late Representation Report (LRR) contained confirmation from the agent that his client had no objection to the S.106 format in principle and would progress matters accordingly.

2. Members expressed concerns about the indicative layout shown.

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

295 **SMD/2021/0706 - LAND ADJACENT TO SUNNY VIEW, FOXT ROAD, FOXT**

ERECTION OF A DETACHED BUNGALOW FOR A FAMILY MEMBER. FOR Mr. PATRICK STIMPSON

The application was withdrawn prior to the meeting by the applicant.

296 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED:

That, pursuant to Section 100A(2) and (4) of the Local Government Act, 1972, the public be excluded from the meeting in view of the nature of the business to be transacted or the nature of the proceedings whereby it is likely that confidential information as defined in Section 100A (3) of the Act would be disclosed to the public in breach of the obligation of confidence or exempt information as defined in Section 100 I (1) of Part 1 of Schedule 12A of the Act would be disclosed to the public by virtue of the Paragraphs indicated.

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297 **ENFORCEMENT UPDATE**

Members decided to defer consideration of this item until the next meeting.

The meeting closed at 10.50 am

_____ Chairman _____ Date