

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 17 FEBRUARY 2022

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, 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: Mr B Haywood Head of Development Services
Mrs. S Hampton Democratic Services Officer
Mr. L Vernon Head of Democratic Services
Mr. J Price-Jones Legal Advisor

APOLOGIES: Councillor S Coleman

298 **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) Members of the Committee and Officers present were introduced by the Chair.
- c) Mobile phones be switched off or to silent.
- d) Due to Covid-19, 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.
- e) Agenda Item 7 – SMD/2021/0706 – Land adjacent to Sunny View, Foxt Road, Foxt had been withdrawn by the applicant prior to the meeting.
- f) A 1 minute silence was observed in respect of the former Cheadle Councillor Alan Banks who had recently passed away.

299 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 27 January 2022 be **APPROVED** as a correct record and signed by the Chair.

Planning Applications Committee - 17 February 2022

300 **URGENT ITEMS, IF ANY.**

There were no urgent items.

301 **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/2020/0589 – Oak Cottage, 58 Rakeway Road, Cheadle	Cllr. Plant	“Other” – Knows 2 of the registered speakers.
	Cllr. Jackson	Lobbied by those for and against the application.
Agenda Item 9 – SMD/2021/0831 Woodvale, 7 Lansdowne Close, Leek	Cllrs. Cawley, Davies, Ellis, Emery, Flunder, Gledhill, Holmes, Hoptroff, Jackson, Plant, Riley, Roberts and Wilkinson.	“Other” – Applicant SMDC Employee

302 **SMD/2020/0589 - OAK COTTAGE, 58 RAKEWAY ROAD, CHEADLE**

**SINGLE STOREY EXTENSION TO DWELLING AND EXTENSION OF EXISTING
DETACHED SINGLE GARAGE TO FORM DOUBLE GARAGE FOR MR CRAIG
CARTWRIGHT.**

(Report recommended Approval)

Councillor Plant had declared an ‘other’ interest and Councillor Jackson had been lobbied.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mr. David Gallimore - Objector
Mrs. Clare Powell - Objector

For the application:

Mr. Malcolm Sales - Applicant’s Agent
Mr. Craig Cartwright - Applicant

NOTED:

1. Late Representation Report (LRR) confirmed the correct link to the planning documentation at the end of the report.

2. LRR also contained: -

- further objection from Mr and Mrs Gallimore (the adjacent neighbours), in the form of a series of photographs;
- further objections raised by Mr Powell of 62 Rakeway Road;

Planning Applications Committee - 17 February 2022

- Case Officer additional condition in relation to trees;
- SCC Highways consultation response – no objection.

3. The location plan contained a typographical error for the neighbouring property (shown as no 54 when the property was actually no 56). The Officer confirmed the application had been assessed correctly taking into account the neighbouring property as no 56.

RESOLVED: That, contrary to Officer recommendation, the application be **REFUSED** for the reasons / policies stated below:-

Reasons / Policies:

- Residential amenity of the neighbouring property;
- Development forward of the building line;
- Adverse impact on the street scene and listed building.

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

303 SMD/2021/0706 - LAND ADJACENT TO SUNNY VIEW, FOXT ROAD, FOXT (WITHDRAWN)

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

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

304 SMD/2020/0730 - LAND AT MILLTOWN WAY, LEEK

RESERVED MATTERS APPLICATION SEEKING APPROVAL OF THE DETAILS OF APPEARANCE, LAYOUT, LANDSCAPING AND SCALE IN RELATION TO A DEVELOPMENT OF 25 DWELLINGS AT LAND OFF MILLTOWN WAY, LEEK FOR GLADMAN DEVELOPMENTS.

(Report recommended Approval)

NOTED: -

1. The application was before the Committee as it had determined the previous outline application at the site (SMD/2016/0413). Members had refused the Outline application but permission was allowed on Appeal.
2. Informative to request the installation of a 4-phase cable by the power provider.
3. Informative to request the land owner and developer to liaise to consider the possibility of a Platinum Jubilee Wood.
4. Removal of Permitted Development Rights from all of the plots (Condition 12).

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.

Planning Applications Committee - 17 February 2022

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 Gledhill)

305 SMD/2021/0831 - WOODVALE, 7 LANSDOWNE CLOSE, LEEK

SINGLE STOREY GROUND FLOOR EXTENSION TO THE REAR OF THE PROPERTY TO FORM LARGER UTILITY, KITCHEN, DINING AND SNUG AREA. DOUBLE HEIGHT PORCH TO FRONT ELEVATION, REMOVAL OF EXISTING HANGING WALL TILES AND RENDER FRONT ELEVATION FOR MR AND MRS M SANSOM.

(Report recommended approval with conditions)

All members of the Committee had declared an 'other' interest as the applicant was a member of staff at SMDC.

NOTED: -

1. The application was before Committee as one of the applicants was a member of staff at SMDC.

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 Emery and seconded by Councillor Cawley)

Councillor Ellis proposed a motion to **REFUSE** the application, which was seconded by Councillor Roberts. However, the motion was lost and a further vote was taken.

306 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.

Planning Applications Committee - 17 February 2022

307 **PERFORMANCE ON PLANNING ENFORCEMENT**

Members considered a report on key enforcement cases and performance since the last meeting of the Planning Applications Committee.

The meeting closed at 3.54 pm

_____ Chairman _____ Date