

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 7 APRIL 2022

PRESENT: Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, S Ellis, B Emery, K Flunder,
M Gledhill, 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
J Curley Principal Planning Officer
B Haywood Head of Development Services
J Price-Jones Legal Advisor

APOLOGIES: Councillors J Davies and T Holmes

308 **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.
- c) Members of the Committee and Officers present were introduced by the Chair.
- d) Mobile phones to be switched off or set to silent.
- e) Following an extended period when physical site visits had not been made, members visited selected sites during the morning prior to the meeting.

309 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 17 February 2022 be **APPROVED** as a correct record and signed by the Chair.

(Proposed by Councillor Riley and Seconded by Councillor Gledhill.)

310 **URGENT ITEMS, IF ANY.**

There were no urgent items.

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311 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/2021/0694 – Land at Ash Bank Road, Werrington	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Fellow District Cllr speaking
Agenda Item 7 – SMD/2021/0829 – Land at Blythe Park, Sandon Road, Cresswell	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Fellow District Cllrs speaking and Lobbied – No response given
	Cllr. Plant	“Other” – Maintains the Bowling Green
	Cllr. Wilkinson	“Other” – Ward Cllr & Draycott Parish Cllr.
	Cllr. Flunder	“Other” – Had attended meetings regarding this site
Agenda Item 9 – SMD/2021/0393 – Land off Quarry Bank, Hollington	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Fellow District Cllr speaking
	Cllr. Wilkinson	“Other” – Ward Cllr & Checkley Parish Cllr, called the application to Committee. Also Lobbied – No response given
	Cllr. Flunder	“Other” – Checkley Parish Cllr & Chair of the Checkley Neighbourhood Plan Committee (Declared whilst item was under consideration)
Agenda Item 10 – SMD/2022/0017 – The Barn, Ringe Hay Farm, Basford	Cllrs. Cawley, Coleman, Ellis, Emery, Flunder, Gledhill, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson	“Other” – Fellow District Cllr speaking
Agenda Item 12 – SMD/2021/0100 – Land at Deadman’s Green, Checkley	Cllr. Flunder	“Other” – Near Neighbour to site

312 SMD/2021/0694 - LAND AT ASH BANK ROAD, WERRINGTON

APPLICATION FOR REVELOPMENT OF 75 NEW DWELLINGS, NEW ACCESS, PROVISION OF GREEN SPACE INFRASTRUCTURE AND ALL ASSOCIATED WORKS FOR COUNTRYSIDE PROPERTIES UK AND HOMES ENGLAND.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Barbara Hughes. - Ward Cllr.

For the application:

Mr. Andrew Carter - Homes England
Mrs. Rachel Bolger - Applicant
Mr. Adam Bills - Countryside Properties Ltd

- NOTED -**
1. Late Representation Report (LRR) contained;
 - Conditions requested by the Lead Local Flood Authority;
 - Amended wording to conditions 23 and 25 recommended by Highways Authority;
 - Notwithstanding the submitted details additional conditions to require a) the submission of a detailed Landscaping scheme, based on the submitted Landscaping Plan and b) a Boundary Treatment plan;
 - Recommendation valid subject to no new and substantive issues raised by 14 April 2022 as a result of further publicity regarding amended access to Plots 1 – 3.
 2. Speaker corrected the Ward quoted – should be Cellarhead, not Werrington.

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 amendments 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 Cawley.)

Mr. Simon Hawes – Highways Authority Officer – arrived at this point to advise on the next agenda item.

313 SMD/2021/0829 - LAND AT BLYTHE PARK, SANDON ROAD, CRESSWELL

APPLICATION FOR VARIATION OF CONDITION 5 IN REGARDS TO OUTLINE APPLICATION SMD/2018/0789 FOR ELAN HOMES (MIDLANDS) AND SCENTAREA LTD.

(Report recommended Approval)

All Councillors had declared "other" interests and lobbying interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Glyn Johnson	-	Objector
Mr. Luke Emery	-	Objector
Mr. Brent Horleston	-	Objector
Cllr. Alan Hulme	-	Ward Cllr.
Cllr. Mark Deaville	-	Ward Cllr.

For the application:

Mr. David Onions	-	Associate Planner
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- NOTED -**
1. LRR contained applicant's response to comments from Draycott Parish Council and objectors.
 2. Officer outlined 1 further substantial letter of objection received after LRR published.
 3. Highways Officer confirmed that the traffic data used was the same as used on the original 2014 scheme in order to give a fair comparison. The data had been 'growthed-up' in both cases.

RESOLVED – That, contrary to officer recommendation the application be **REFUSED** for the reasons shown below.

Reasons / Policies:

- Residential amenity;
- Road safety;
- Pollution;
- Noise.

FURTHER RESOLVED – That the minor changes to the Section 106 agreement outlined in the report relating to the Retail Unit and Community Building triggers, Playing Field contribution, NEAP / MUGA and Bus Service provision be agreed.

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

314 **SMD/2021/0441 - COMPTON MILL, COMPTON, LEEK**

APPLICATION FOR THE ERECTION OF 57 No. OVER-65 RETIREMENT LIVING APARTMENTS, TOGETHER WITH EXTERNAL AMENITY SPACE, PARKING AND ASSOCIATED FACILITIES FOR CONSTRUCTING GROWTH AND HOUSING 21.

(Report recommended Approval)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mrs. Hayley Knight - Applicant's Agent

- NOTED -**
1. LRR confirmed that recommendation was subject to no new and substantive issues being raised as a result of the further 14 day publicity carried out regarding the final revised plans and confirmation from the Lead Local Flood Authority that their objection was lifted.
 2. Applicant's Agent requested flexibility to allow Over 55 residents.
 3. Members requested an informative for Solar Panels to be installed.
 4. Members requested that the existing tower be made water tight as soon as possible to prevent further degradation.

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 further conditions to secure swift bricks and ensure that the retained stair turret is made water tight and an informative to encourage the applicant to consider solar panels subject to obtaining any necessary Planning consents.

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 Emery.)

315 **SMD/2021/0393 - LAND OFF QUARRY BANK, HOLLINGTON**

OUTLINE APPLICATION WITH DETAILS OF ACCESS FOR THE ERECTION OF TWO DETACHED DWELLINGS FOR MR JOHN SIMS.

(Report recommended Refusal)

All Councillors had declared "other" interests. Cllr Wilkinson declared a lobbying interest.

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RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mrs. Julie Sims	-	Supporter
Cllr. Alan Hulme	-	Ward Cllr.
Mr. Malcolm Sales	-	Applicant's Agent
Mrs. Melanie Swanwick	-	Supporter

- NOTED -**
1. Officer confirmed that the family's historical connections with the village were not a material planning consideration, the Applicant's personal circumstances could be given only very limited weight as the tenure was limited and the application was not for a farm worker's dwelling and so any agricultural activities were also not a material planning consideration.
 2. The Checkley Neighbourhood Plan was not yet complete. Speaker confirmed that this site was not included in the draft plan as the Applicant was incapacitated at the time of consultation. The site would be treated as a 'Windfall Site'.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies contained in the report. At the vote there was parity – 6 votes in favour and 6 against. The Chairman used his casting vote to **REFUSE**.

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

Councillor Wilkinson had proposed **APPROVAL** and this was seconded by Councillor Flunder. However, as the substantive vote to **REFUSE** was passed, the vote to **APPROVE** was not taken.

316 **SMD/2022/0017 - THE BARN, RINGE HAY FARM, BASFORD**

APPLICATION FOR SINGLE-STOREY SIDE EXTENSION FOR MR D MARKS.

(Report recommended Refusal)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mr. Ken Wainman	-	OBO Applicant
Cllr. Mike Worthington	-	Ward Cllr.

- NOTED -**
1. Application was a re-submission. Agent confirmed that research showed that the Barn had been substantially rebuilt some time ago and was therefore no longer a Heritage Asset so should be treated as a normal building. Officer stated that the Barn was rebuilt to resemble the original design.

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

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

317 **SMD/2021/0636 - WILDWOOD, FARLEY LANE, FARLEY**

APPLICATION FOR ECO HOUSE REPLACEMENT DWELLING FOR MR AND MRS C GREEN.

(Report recommended Approval)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. James Green - Applicant

NOTED - 1. Member requested screening to be done on the near edge of the site. Applicant confirmed that this was scheduled to be carried out.

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 Hoptroff and seconded by Councillor Emery.)

318 **SMD/2021/0100 - LAND AT DEADMAN'S GREEN, UTTOXETER ROAD, CHECKLEY**

OUTLINE APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RECERVED) FOR THE ERECTION OF A FARM WORKERS DWELLING FOR MR J RICHARDS AND MS D CIVIL.

(Report recommended Approval)

Councillor Flunder had declared an "other" interest and left the room, taking no part in the discussion or vote. Councillor Gledhill also left the meeting at this point.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Tim Malkin - Applicant's Agent

NOTED - 1. Informative to be added for the dwelling to be a Bungalow in order to reduce the impact on the countryside.

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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 informative 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 Jackson and seconded by Councillor Ellis.)

319 **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.

320 **TO APPROVE AS A CORRECT RECORD THE EXEMPT MINUTES OF THE LAST MEETING**

Councillor Flunder returned to the meeting for this item.

Members considered the exempt minutes of the previous meeting.

The meeting closed at 5.53 pm

_____ Chairman _____ Date