

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 12 MAY 2022

PRESENT: Councillor S Ellis (Chair)

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

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

APOLOGIES: None

321 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) Members had made site visits during the morning of the meeting.
- e) The Chair paid tribute to the work of the previous Chair, who had stepped down from the position as a result of him having been appointed Leader of the Council.
- f) A 1 minute silence was observed by all in respect of Sheila Edwards, a previous long serving member of the Committee who had recently passed away.
- g) Councillor Mike Gledhill has stepped down from the Committee for this meeting only as a result of recent changes to the political balance of the Council.
- h) Agenda Items 6 (SMD/2021/0730 – The former Blacks Head Inn, Upper Tean), 7 (SMD/2019/0632 & 0633 – The Royal Oak, High Street, Cheadle) and 11 (SMD/2021/0656 – Land at eastern end of Mill Lane, Wetley Rocks) were all to be heard later in the agenda in order to better accommodate registered speakers on the other agenda items.

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322 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 7 April 2022 be **APPROVED** as a correct record and signed by the Chair.

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

323 **URGENT ITEMS, IF ANY.**

There were no urgent items.

324 **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/2021/0730 – The former Blacks Head Inn, Upper Tean	Cllrs. Wilkinson & Hulme	“Other” – Ward Cllrs.
	Cllr. Flunder	“Other” – Parish Cllr. Had taken part in meetings about this site
Agenda Item 7 – SMD/2019/0632 & 0633 – The Royal Oak Public House, High Street, Cheadle	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Holmes, Hoptroff, Hulme, Jackson, Plant, Riley & Wilkinson	Lobbied – No response given
	Cllr. Plant	“Other” – Ward Cllr.
Agenda Items 8 & 9 – SMD/2021/0530 & 0546 – The Swan Inn, Town End, Cheadle	Cllrs. Cawley, Coleman, Davies, Ellis, Emery, Flunder, Holmes, Hoptroff, Hulme, Jackson, Plant, Riley & Wilkinson	“Other” – Speaker was a fellow District Cllr.
	Cllr. Plant	“Other” – Ward Cllr.
Agenda Item 12 – SMD/2020/0552 – Land at Barnfields Road & Sunnyhills Road, Cornhill, Leek	Cllr. Hoptroff	Ward Cllr & Chair of Governors at All Saints’ School
	Cllr. Coleman	“Other” – Ward Cllr.

325 **SMD/2021/0530 - THE SWAN INN, TOWN END, CHEADLE**

CONVERSION OF FORMER PUBLIC HOUSE TO 3 No. RESIDENTIAL UNITS FOR MR. STEPHEN HOLT.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Gary Bentley - Cheadle Town Cllr.

A letter against the application from Ward and County Cllr. Mark Deaville was read out by the Chair.

For the application:

Mr. Jim Malkin - Applicant's Agent

NOTED - 1. Additional condition requested for a Construction Management Plan to be imposed.

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 condition 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.)

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

326 **SMD/2021/0546 - THE SWAN INN, TOWN END, CHEADLE**

LISTED BUILDING CONSENT FOR CONVERSION OF FORMER PUBLIC HOUSE TO 3 No. RESIDENTIAL UNITS FOR MR. STEPHEN HOLT.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Gary Bentley - Cheadle Town Cllr.

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For the application:

Mr. Jim Malkin - Applicant's Agent

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 Jackson and seconded by Councillor Ellis.)

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

CONSTRUCTION OF A STEEL PORTAL FRAME AGRICULTURAL BUILDING FOR MR. & MRS. G. BODEN.

(Report recommended Approval)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mrs. Sue Boden - Applicant

- NOTED** -
1. The application had been deferred from the January 2022 Committee for the applicant to submit an Agricultural Appraisal. This had subsequently been done and had been reviewed by an independent Agricultural Consultant.
 2. Applicant confirmed that the building would be solely for agricultural use.
 3. Officer confirmed that the boarding used would be of the 'hit and miss' type, allowing for adequate ventilation for livestock.

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 Jackson and seconded by Councillor Flunder.)

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Councillor Flunder left the meeting at this point.

328 **SMD/2020/0552 - LAND AT BARNFIELDS ROAD AND SUNNYHILLS ROAD, CORNHILL, LEEK**

APPLICATION TO VARY THE SECTION 106 AGREEMENT ATTACHED TO SMD/2014/0750 FOR CASEY GROUP.

(Report recommended Approval)

Councillors Hoptroff and Coleman had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Mrs. Julie Arnold - Cauldon & Uttoxeter Canals Trust

For the application:

Mr. Ryan MacIndoe - Applicant

- NOTED -**
1. Late Representation Report (LRR) contained;
 - Correction of a 'typo' in 6.13 d) of the report. To read '...planning surplus of £815,000 to be directed towards a Marina and / or Canal Basin.'
 - Letter requesting the provision of a circular wheelchair-friendly Right of Way to take in all features of the development.
 2. Members felt that the need for expediency in pursuing match-funding for the Section 106 amount was necessary.
 3. The Chair advised that, as this scheme was 'indicative', any representations regarding its future layout etc were to be relayed to the applicant via the officers.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to detailed discussion on the wording of the revised and new clauses and trigger points, with input from the Council's lawyer..

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 Davies and seconded by Councillor Ellis.)

Councillor Flunder re-joined the meeting at this point.

329 SMD/2021/0730 - THE FORMER BLACK HEAD INN, UPPER TEAN.

FULL PLANNING APPLICATION FOR THE REDEVELOPMENT OF THE SITE TO PROVIDE RETAIL AT GROUND FLOOR LEVEL AND 4 No. FLATS AT 1ST FLOOR, PLUS ANCILLARY CAR PARKING AND DELIVERY AREA FOR MR. SINGH SANGHERA.

(Report recommended Approval)

Councillors Flunder, Hulme and Wilkinson had declared "other" interests.

- NOTED -**
1. Late Representation Report (LRR) contained;
 - 3 letters of objection and case officer response;
 - Environmental Health Consultation response regarding noise and case officer response;
 - Agent confirmation that the underground fuel tanks had been removed.
 2. Work on the site was ongoing, the application was partially retrospective;
 3. The previous collapse of the building was investigated by the Health & Safety Executive;
 4. Additional informative requested regarding the siting of a rear delivery door.

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 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 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 Ellis.)

Councillor Flunder left the meeting at this point.

330 SMD/2019/0632 AND 0633 - THE ROYAL OAK PUBLIC HOUSE, HIGH STREET, CHEADLE

FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT APPLICATION FOR THE CONVERSION OF THE EXISTING PUBLIC HOUSE / HOTEL INTO 9 No. APARTMENTS FOR MR. DAVID GOUGH.

(Report recommended Approval)

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Councillor Plant had declared an "other" interest. All Councillors had declared lobbying interests.

NOTED - 1. LRR contained further clarification of the wider reason for the application for the building to be declared an Asset of Community Value (ACV) – examples of alternative types of use. Officer confirmed that the declaration would not prevent an application of this type.

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

Reasons / Policies:

- Policies TCR 1 & TCR 2 – Loss of non-residential frontage.

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

331 SMD/2021/0656 - LAND AT EASTERN END OF MILL LANE WETLEY ROCKS

RESERVED MATTERS APPLICATION FOLLOWING THE GRANT OF SMD/2015/0701 FOR MR. & MRS. S & M SCALISE.

(Report recommended Approval)

NOTED - 1. Late Representation Report (LRR) contained Staffs County Council Highways conditions and informative.

2. Application was heard by the Committee due to the applicant being 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 in the report and the additional conditions and informatives 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 Davies and seconded by Councillor Ellis.)

332 **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.

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

The exempt minutes of the meeting held on 7 April 2022 were **APPROVED** as a correct record and signed by the Chair.

The meeting closed at 4.32 pm

_____Chairman_____Date