

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 26 JANUARY 2023

PRESENT: Councillor S Ellis (Chair)

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

IN ATTENDANCE: B Haywood Head of Development Services
S Hampton Democratic Services Officer
S Lawson Planning Officer
L Vernon Head of Democratic Services

APOLOGIES: Councillors J Davies

396 **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) Members had made site visits during the morning of the meeting.

397 **TO APPROVE THE MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 15 December 2022, be approved as a correct record and signed by the Chair.

398 **URGENT ITEMS, IF ANY.**

There were none.

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399 DECLARATIONS OF INTEREST

| Agenda Item | Member Declaring Interest | Nature of Interest |
|--|--|---|
| Agenda Item 10 – SMD/2022/0210 & SMD/2022/0232 White Hart, Alton | Cllr Wilkinson | 'Disclosable Pecuniary' – Shareholder of the associated community group and his son is the applicant. |
| Agenda Item 8 - . SMD/2022/0160 Upper Newton Farm, Draycott Road, Upper Tean | Cllr Hulme | 'Disclosable Pecuniary' Close family member of the land owner. |
| | Cllr Hoptroff | 'Other' Knows one of the speakers for the application. |
| | Cllrs: Cawley, Coleman, Ellis, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, P. Jackson, Plant, Riley and Wilkinson | Lobbied – No response given. |
| | Cllrs Flunder & Wilkinson | 'Other' Councillors for the area |
| | Cllrs Flunder, Hulme & Wilkinson | 'Other' Members of Checkley Parish Council which will received monetary gain from the solar farm. |
| Agenda Item 12 – SMD/2022/0634 Charlie Bassetts, New Road, Dilhorne | Cllr Holmes | 'Other' – Knows the applicant. |
| | Cllr Wilkinson | 'Other' Also a publican. |
| | Cllrs: Cawley, Coleman, Ellis, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, P. Jackson, Plant, Riley and Wilkinson | 'Other' – Cllr Bentley (speaker) is a fellow councillor. |
| Agenda Item 9 - SMD/2022/0189 Land at Broad Street, Leek | Cllr Hoptroff | 'Other' Application is within his Ward. |
| Agenda Item 7- FIE, Bones Lane, Cheddleton | Cllr Emery | 'Other' – Know Mr Barney Williams (speaker) |

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400 LATE REPRESENTATIONS REPORT (CIRCULATED PRIOR TO THE MEETING I.E. ANY REPRESENTATIONS RECEIVED SINCE THIS AGENDA WAS PUBLISHED).

RESOLVED: That the Late Representations Report be **NOTED**.

401 SMD/2022/0088 - FIE, BONES LANE, CHEDDLETON

Food processing facility/edible bone factory.

(Report recommended approval subject to conditions and the completion of a Unilateral Undertaking relating to Management of a Travel Plan.

This application would also need to be sent to the Secretary of State for consideration as a 'Call-in' due to this proposal being a major departure from the Councils Development Plan – as detailed in the Late Representations).

Received representation from the undermentioned speaker:-

Against the Application:

Mr Mark Wheel – Local resident

For the application

Mr Barney Williams – Agent (Liz Nicholson also provided responses/clarification to questions during the debate)

RESOLVED:

1. The information contained within the Late Representations report was noted.
2. 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.
3. That planning permission be granted subject to the completion of a Unilateral Undertaking relating to Management of a Travel Plan and sent to the Secretary of State for consideration as a 'Call-in' due to this proposal being a major departure from the Councils Development Plan
4. That an informative be added in relation to odour monitoring data being available to residents and for the company's Liaison Committee to meet on a regular basis.
5. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Emery and seconded by Councillor Wilkinson)

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402 SMD/2022/0160 - UPPER NEWTON FARM, DRAYCOTT ROAD, UPPER TEAN

Installation of solar farm with battery storage facility and associated works.

(Councillor Hulme left the room and did not take part in the vote)

Report recommended approval subject to conditions.

Received representation from the undermentioned speakers:-

For the Application:

Mrs Claire Weston – Local resident

Mr Mark Johnson – Moorlands Climate Action

Mr Richard Turner – Applicant

The Committee discussed the cumulative impact of solar farms across the District being taken into account should future application be received.

RESOLVED:

1. The information contained within the Late Representations report was noted.
- 2 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.
- 3 Amendment to Condition 4 to include anti- reflective coatings on the panels as per the Late Representations report.
- 4 That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Flunder and seconded by Councillor Hoptroff)

403 SMD/2022/0189 - LAND AT BROAD STREET, LEEK

Erection of two units (Class E/Sui Generis) and associated works.

(Report recommended Approval)

Received representation from the undermentioned speakers:-

Against the Application:

Mr Victor Massera – Objector

For the Application

Mr David Onions – Agent

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RESOLVED:

1. The information contained within the Late Representations report was noted.
2. 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.
3. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Hoptroff and seconded by Councillor Hart)

404 SMD/2022/0210 AND SMD/2022/0232 LBC APPLICATION - WHITE HART, ALTON

Proposed change of use of outbuilding to rear of listed building from Use class B8 (Storage) to Use Class E(g)(ii), (the research and development of products or processes) with elevational alterations.

(Report recommended approval of Planning and Listed Building Consent – subject to conditions)

(Councillor Wilkinson left the room and did not take part in the vote)

Received representation from the undermentioned speaker:-

For the application:

Mr James Goodley – Brewery Company Owner

RESOLVED:

1. That the applications be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives in the report.
2. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Hart and seconded by Councillor Flunder)

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405 **SMD/2021/0794 - LAND OPPOSITE METHODIST CHURCH, ANKORS LANE, THORNCLIFFE**

New Field Access and Track.

(Report recommended approval subject to conditions)

There were no speakers.

RESOLVED:

- 1 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.
- 2 That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Hart and seconded by Councillor Ellis)

406 **SMD/2022/0634 - CHARLIE BASSETTS, NEW ROAD, DILHORNE**

Change of use to 14 pitch caravan site and provision of facilities building and associated works.

(Report recommended refusal)

Received representation from the undermentioned speakers:-

For the application:

Mr Kevin Ball – Applicant
Mr Paul Collins – Pub Landlord
Cllr Gary Bentley – Supporter

A late letter of objection was read out to the Committee by the Head of Development Services.

RESOLVED:

1. Comments contained within the Late Representation report were noted.
2. That, contrary to the Officer recommendation, the application be approved for the for the following reasons:
 - Economic benefits
 - The application supported other objectives within the Council's draft Tourism Strategy
 - The benefits outweighed the possible harm to the Green Belt
 - The harm to the openness of the site was minimal due to the topography of the area

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3. Delegated authority granted to Head of Development Services to impose a set of suitable conditions.
4. That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Wilkinson and seconded by Councillors Holmes and Cawley)

407 **SMD/2022/0589 - LAND EAST OF SANDFIELDS, KINGSLEY ROAD, CELLARHEAD**

Variation of conditions 2, 10, 11, 12 and 13 in relation to SMD/2021/0469.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speaker:-

For the application:

Mr Jason Reaney – Applicant

RESOLVED:

- 1 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.
- 2 That 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 be given delegated authority to do so in consultation with the Chair of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Hart and seconded by Councillor Ellis and Cawley)

The meeting closed at 5.11 pm

_____ Chairman _____ Date