

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 20 APRIL 2023

PRESENT: Councillor S Ellis (Chair)

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

IN ATTENDANCE: J Gregory Planning Consultant
S Hampton Democratic Services Officer
B Haywood Head of Development Services
J Price-Jones Legal Advisor
R Rourke Democratic Services Officer
N Thompson Democratic Services Assistant

APOLOGIES: Councillors Plant and Swindlehurst

433 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.
- d) As this was the last meeting of the Committee prior to the Election, the Chair gave thanks to Officers, the Legal Advisor, and Members for their service to the Committee. The Press, public speakers and agents were also thanked for their contribution in the democratic and transparent process for the consideration of planning applications.

434 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 9 March 2023, be approved as a correct record and signed by the Chair, subject to, Councillor Flunder's declaration of interest (ref: SMD/2022/0249) being amended to reflect his support of the residents protest group and that he had spoken against the application on previous occasions but not as a member of the Planning Applications Committee.

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435 **URGENT ITEMS, IF ANY.**

There were none.

436 **DECLARATIONS OF INTEREST**

Agenda Item	Member Declaring Interest	Nature of Interest
SMD/2023/0061 (adjacent to) South View, 68 The Green, Cheadle	Cllr Ellis	'Other' – Made representation, occupies a property in close proximity and will withdraw during the consideration and voting on the application
SMD/2023/0045 Tregarn, 34 Basnetts Wood Road, Endon	Cllrs Cawley, Colman, Davies, Ellis, Emery, Flunder, Hoptroff, Holmes, Hulme, Jackson Riley and Wilkinson	'Other' – Mrs Teresa Critchlow (speaker) is a former officer of the Council and known to members of the Committee.
	Cllr Flunder	'Other' County Councillor for the area.
SMD/2022/0635 Land at Springs Cottage Farm, Thorneyedge Road, Bagnall	Cllrs Cawley, Colman, Davies, Ellis, Emery, Flunder, Hoptroff, Holmes, Hulme, Jackson Riley and Wilkinson	'Other' – Sir Lee Pearson (speaker) is known to members of the Committee.
	Cllr Flunder	'Other' – County Councillor for the area.
SMD/2022/0475 Barfield Road Industrial Estate, Barnfield Road, Leek	Cllrs Hoptroff and Coleman	'Other' – Application is within their Ward.
SMD/2022/0249 Land of Cheadle Road, Upper Tean	Cllr Flunder	'Other' – Supported residents protest group and Chair of Neighbourhood Planning Group. Will withdraw during the consideration and voting on the application
	Cllrs Hulme & Wilkinson	'Other' – Ward / Parish Councillors for the area

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

RESOLVED:

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That the Late Representations report be NOTED.

438 **SMD/2022/0249 - LAND OFF CHEADLE ROAD, UPPER TEAN, STAFFORDSHIRE**

(Having declared an interest, Councillor Flunder withdrew from the meeting during the consideration and voting on the following application)

Full Planning Application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping Station and associated works.

The Application was deferred at the previous meeting on 9th March 2023.

(Report recommended approval with conditions)

Received representation from the undermentioned speaker:

For the application:

Mr David Onions – Agent

Members debated land value, the viability appraisal, timing of the offer of the S106 agreement and the planning performance agreement.

RESOLVED:

1. That the details within the Late Representation report be noted;
2. That the application be APPROVED subject to the signing of a planning obligation for the 'Heads of Terms' outlined in the report, and subject to the conditions set out within the report.

(Proposed by Councillor Davies and seconded by Councillor Ellis)

439 **SMD/2022/0635 - LAND AT SPRINGS COTTAGE FARM, THORNEYEDGE ROAD, BAGNALL**

Variation of condition 4 relating to SMD/2018/0061.

(Report recommended approval)

Received representation from the undermentioned speakers:-

Against the Application:

Miss Leanne Hart – Objector

For the Application:

Miss Vicky Vincent – Supporter

Mrs Jane Baughen - Supporter

Sir Lee Pearson – Applicant

Matters discussed included the requirement to focus on planning matters when considering the application, economic benefit to the area, offer of equine services to

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local people, office hours being too restrictive, energy efficiency measures and minimum impact to the environment and neighbouring properties.

RESOLVED:

1. That the details within the Late Representation report be noted;
2. Additional late representation received in relation to normal office hours being more appropriate for use of the site, increased traffic and development within the Green Belt;
3. That the application be APPROVED for the reasons and based on the policies contained within the 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 Jackson and seconded by Councillor Wilkinson)

440 **SMD/2023/0045 - TREGARN, 34 BASNETTS WOOD ROAD, ENDON, ST9 9DQ**

Retrospective application for replacement veranda (resubmission of SMD/2022/0512).

(Report recommended refusal)

Received representation from the undermentioned speaker:

For the application:

Mrs Teresa Critchlow – Agent

Members discussed existing overlooking and the structural integrity of the veranda. They were advised that this was outside the remit of the Committee and was a matter for Building Control.

Councillor Davies proposed refusal of the application which and seconded by Councillor Coleman, however the vote was lost.

RESOLVED:

1. That, contrary to officers' recommendation, the application be APPROVED for the following reasons:
 - a. Existing substantial overlooking of neighbouring properties and the proposed obscured glass screening would mitigate any potential issues; and
 - b. No objection had been received from the neighbouring property most impacted by the siting of the veranda.

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2. The following conditions be applied to the planning consent:
 - a. For the existing bamboo reed screening to be replaced with 1.8m obscured glass screening.
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 Emery and seconded by Councillor Jackson)

441 **SMD/2022/0475 - BARNFIELD ROAD INDUSTRIAL ESTATE, BARNFIELD ROAD, LEEK, STAFFORDSHIRE, ST13 5QG**

Excavation, remediation and landscaping of land directly to the south of the redevelopment of the Cornhill Regeneration Project.

(Report recommended approval)

There were no registered speakers for this application.

In response to a request for a condition to protect the waterway and nature reserve, the Officer advised the report contained a condition to minimise risks from contamination and any impact on the environment.

RESOLVED:

1. That planning permission be GRANTED subject to the conditions detailed 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 Emery and seconded by Councillor Hoptroff)

442 **SMD/2022/0460 LBC APPLICATION - WOODHEAD HALL, CHEADLE**

Proposed conversion of two windows to two external doorways
(Listed Building Consent - alteration).

(Report recommended approval of listed building consent subject to conditions)

There were no registered speakers for this application.

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RESOLVED:

1. That the application be APPROVED subject to the conditions detailed 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 Jackson and seconded by Councillor Emery)

443 **SMD/2023/0061 - [ADJACENT TO] SOUTH VIEW, 68 THE GREEN, CHEADLE**

(Having declared an interest, Councillor Ellis withdrew from the meeting during the consideration and voting on the following application. Councillor Jackson chaired the meeting for this agenda item).

Variation of conditions 1 and 2 relating to SMD/2021/0416.

Received representation from the undermentioned speaker:-

Against the application:

Ms Natalie Parry – Local resident

It was confirmed that the application did not include a proposal to move the dwelling forward within the site. Assurance was given that the Enforcement Team would check the foundations were in the correct place and in accordance with the approved plan. The Planning Department would also contact Ms Parry should any further applications be received at this location.

RESOLVED:

1. That the details within the Late Representation report be noted;
2. That the application be APPROVED for the reasons and based on the policies contained within 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.

(Recommended by Councillor Flunder and seconded by Councillor Wilkinson)

The meeting closed at 3.55 pm

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_____Chairman _____Date