

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 8 JUNE 2023

PRESENT: Councillor P Wilkinson (Chair)

Councillors B Emery, K Flunder, T Holmes, K Hoptroff, A Hulme,
M Johnson, V O'Shea, I Plant, O Pointon, P Roberts and
L Swindlehurst

IN ATTENDANCE: S Hampton Democratic Services Officer
J Curley Principal Planning Officer
B Haywood Head of Development Services
J Copestake Planning Officer
N Thompson Democratic Services Assistant

APOLOGIES: Councillors B Cawley and J Kempster

1 **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 introduced themselves.
- c) Members had made site visits during the morning of the meeting.

2 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 20 April 2023, be approved as a correct record.

3 **URGENT ITEMS, IF ANY.**

There were none.

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DECLARATIONS OF INTEREST

Agenda Item	Member Declaring Interest	Nature of Interest
SMD/2022/0548 Land adjacent Cellarhead Substation, Rownall Road, Wetley Rocks	Cllr Pointon	'Pecuniary Interest' – Family owns land neighbouring the sites.
SMD/2022/0574 Land adjacent to Armshead Farm, Armshead Road, Werrington		
SMD/2022/0548 Land adjacent Cellarhead Substation, Rownall Road, Wetley Rocks	Cllr Johnson	'Other' – Has written in support of the applications on behalf of Moorlands Climate Action.
SMD/2022/0574 Land adjacent to Armshead Farm, Armshead Road, Werrington		
SMD/2021/0607 & SMD/2021/0608 Parkfield Farm, Cherry lane, Cheadle	Cllrs: Emery, Flunder, Holmes, Hoptroff, Hulme, Johnson, O'Shea, Plant, Pointon, Roberts, Swindlehurst & Wilkinson	'Other' – Cllr Worthington (speaker) is a fellow district councillor. 'Other' – Mr Rob Duncan (speaker) is a former officer of the Council and known to members of the Committee.
SMD/2022/0372 Land at Double Gates Nursery, Sytch Road, Brown Edge	Cllrs: Emery, Flunder, Holmes, Hoptroff, Hulme, Johnson, O'Shea, Plant, Pointon, Roberts, Swindlehurst & Wilkinson	'Other' – Mr Rob Duncan (speaker) is a former officer of the Council and known to members of the Committee.
	Councillor Flunder	'Other' – County Councillor and District Councillor for the area.

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Agenda Item	Member Declaring Interest	Nature of Interest
SMD/2023/0085 Land on NE side of Rivendell Lane, Leek	Mr Ben Haywood – Head of Development Services	'Other' – Knows one of the objectors and had not been involved with the production of the report for this item.
	Cllr Emery	Lobbied - Received a phone call from Mr Stephen Wales.
SMD/2022/0574 Land adjacent to Armshead Farm, Armshead Road, Werrington	Cllr Flunder	'Other' – County Councillor for the area or adjacent area.

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

RESOLVED: That the Late Representation report be noted.

6 **SMD/2023/0085 - LAND ON NE SIDE OF, RIVENDELL LANE, LEEK, STAFFORDSHIRE**

(Having declared an interest, Mr Ben Haywood – Head of Development Services withdrew from the meeting during the consideration and voting on the following application)

Erection of 1no. detached bungalow

(Report recommended approval with conditions)

Received representation from the undermentioned speakers:

Against the application:

Mr Graham Varley – Local resident
Mr Rob McDermot – Local resident

For the application:

Mr Rob Duncan – Agent

A plan which detailed proposed sections for this application was circulated to members of the Committee. It had been submitted as part of the application but was not included in agenda pack.

Members debated the conflicting visibility splay distances requested by the Highways section and those contained within the recommended conditions in the officers report. The Planning Officer advised that if Members were minded to

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approve the application, then they should apply the visibility splays recommended by the Local Highway Authority.

RESOLVED:

1. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
The proposal would represent an overbearing and over dominant development on a prominent corner site which would be out of keeping with and harmful to the character and appearance of the area contrary to Policies SS1, DC1 and H1 of the Local plan.
2. For the Decision Notice to include an Informative in relation to the visibility splay distances being unachievable.
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 Roberts and seconded by Councillor Emery)

7 SMD/2022/0548 - LAND ADJACENT CELLARHEAD SUBSTATION, ROWNALL ROAD, WETLEY ROCKS, STAFFORDSHIRE

(Having declared an interest, Councillors Pointon and Johnson withdrew from the meeting during the consideration and voting on the following application)

Erection and operation of a Battery Energy Storage System and associated infrastructure and equipment

(Report recommended approval with conditions)

Received representation from the undermentioned speakers:

Against the application:

Mr Ian Podmore – Local resident

Ms Julie Podmore – Local resident

For the application:

Mr Dan Elvin – Agent

Mr Nick Davies – Sirius Renewable Energy

Members discussed the need for renewable energy, road access to the site and the acceptable mitigation measures detailed in the proposal.

RESOLVED:

1. That the details within the Late Representation report be noted in terms of the update to the recommendation;

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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.

(Proposed by Councillor Flunder and seconded by Councillor Hoptroff)

8 SMD/2022/0574 - LAND ADJACENT TO ARMSHEAD FARM, ARMSHEAD ROAD, WERRINGTON, STAFFORDSHIRE

(Having declared an interest, Councillors Pointon and Johnson withdrew from the meeting during the consideration and voting on the following application)

Erection of storage containers, support infrastructure and security fencing for battery energy storage facility along with landscaping and all associated works.

(Report recommended approval with conditions)

Received representation from the undermentioned speakers:

Against the application:

Mr Ian Podmore – Local resident

For the application:

Mr Jonathan Cooper – Applicant

Members discussed the proximity of the site to Werrington and the Churnet Valley, cumulative impact, economic benefits, contribution towards renewable energy and potential light and noise pollution.

RESOLVED:

1. That the Late Representation report be noted;
2. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
 - a. Contrary to Policies SS1, SD2, DC3;
 - b. Inappropriate development in the Green Belt. No special circumstances which sufficiently outweigh the harm to the greenbelt;
 - c. Landscape and visual impact due to industrial infrastructure and potential light pollution;
 - d. Cumulative impact of the proposal to the greenbelt;
 - e. Concern in relation to the proximity to residential properties; due to safety and impact on amenity from visual intrusion, noise and lighting
 - f. Distance from the substation.
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)

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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 Roberts and seconded by Holmes)

9 **SMD/2023/0106 - LAND TO THE NORTH OF NEW HOUSE, FOXT ROAD, FOXT, ST10 2HJ**

Erection of new dwelling

(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application:

Mrs Lucy Bourne – Local resident

Mr Alex Saxon – Applicant

Although members sympathised with the applicant's reasons for approval of the application, personal circumstances could not be taken into account. A sufficient case for an agricultural workers dwelling had not been submitted for this application.

Councillor Roberts offered to discuss the matters raised by the speakers in relation to the communication with Ipstones Parish Council with Councillor Malyon.

RESOLVED:

1. That the Late Representation report be noted;
2. That the application be REFUSED 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.

(Proposed by Councillor Roberts and seconded by Councillor Flunder)

10 **SMD/2023/0105 - LAND ADJ. SUNNY VIEW, FOXT ROAD, FOXT, ST10 2HN**

This item had been withdrawn by the applicant and was not considered by the committee.

11 **SMD/2022/0372 - LAND AT DOUBLE GATES NURSERY, SYTCH ROAD, BROWN EDGE**

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Erection of 3no. detached dwellings and associated works including demolition of existing horticultural and equestrian buildings

(Report recommended refusal)

Received representation from the undermentioned speaker:

For the application:

Mr Rob Duncan – Agent

RESOLVED:

1. That the details within the Late Representation report be noted;
2. That the application be REFUSED 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.

(Proposed by Councillor Roberts and seconded by Councillor Hoptroff)

12 **SMD/2023/0132 - THE ORCHARD, SPRINGFIELD DRIVE, LEEK, ST13 6ET**
****PLEASE NOTE THIS APPLICATION HAS BEEN DEFERRED****

This item had been withdrawn by officers for further resident notification.

13 **SMD/2021/0607 & 0608 - PARKFIELDS FARM, CHERRY LANE, CHEADLE**
ST10 4QS

Conversion and alteration of former agricultural buildings to form 5no.dwellingshouses and associated works (Planning Permission).

(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application:

Mr Rob Duncan – Agent

Councillor Mike Worthington – County Councillor

Members were supportive of a scheme to redevelop listed derelict buildings and that despite there being concerns raised in terms of the highway safety, this was an established route which was currently used by residents and visitors to businesses located on this road.

In response to a request from the Chair, County Councillor Mike Worthington agreed to investigate road safety improvements along this section of road including the possible extension of the 30mph speed limit.

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RESOLVED:

1. That contrary to officers' recommendation, the application be APPROVED for the following reasons:
 - a) The benefits of bringing a listed heritage building back into viable use and securing a long term future outweighed any highway safety considerations;
 - b) 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 Roberts)

Conversion and alteration of former agricultural buildings to form 5no.dwellinghouses and associated works (Listed Building Consent)

(Report recommended approval)

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within 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 Flunder and seconded by Councillor Roberts)

The meeting closed at 5.30 pm

_____Chairman_____Date