

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 13 JULY 2023

PRESENT: Councillor P Wilkinson (Chair)

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

IN ATTENDANCE:	J Curley	Principal Planning Officer
	S Hampton	Senior Democratic Services Officer
	B Haywood	Head of Development Services
	S Massey	Arboricultural Officer
	J Price-Jones	Legal Advisor
	N Thompson	Democratic Services Assistant

14 **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.

15 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the meeting held on 8 June 2023, be approved as a correct record.

16 **URGENT ITEMS, IF ANY.**

There were none.

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17 **DECLARATIONS OF INTEREST**

Agenda Item	Member Declaring Interest	Nature of Interest
SMD/2023/0135 Woodend Manor, Mill Lane, Wetley Rocks.	Cllr Pointon	'Pecuniary Interest' – Is the applicant.
	All members present at the meeting	'Other' – Cllr Pointon is a fellow district councillor.
SMD/2020/0502 Land south of Thorley Drive, Cheadle	Cllr O'Shea	'Other' – Ward councillor for this area.
	Cllr Plant	'Other' – One of the speakers is known to him.
	All committee members present at the meeting.	'Other' - Cllr Haines (speaker) is a fellow district councillor.
	All committee members present at the meeting	Had been lobbied in respect of the application.
SMD/2022/0458 Woodland View, Gorsty Hill, Tenford Lane, Tean	All committee members present at the meeting.	'Other' – Mr Rob Duncan (speaker) is a former officer of the Council and known to members of the Committee.
		'Other' – Cllr Pearce (speaker) is a former district councillor.
	Cllrs Wilkinson & Hulme	'Other' – Ward and parish councillors for this area.
	Cllr Flunder	'Other' – Checkley Parish Councillor and had been lobbied.
	Cllrs Wilkinson, Roberts and Flunder	Lobbied via email in respect of the application.
SMD/2022/0391 Garden to 'Outlands', 340 Cheadle Road, Cheddleton	All committee members present at the meeting	'Other' - Cllr Worthington (speaker) is a fellow district councillor.
	Cllr Pointon	'Other' – Ward and parish councillor for the area.

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Agenda Item	Member Declaring Interest	Nature of Interest
SMD/2023/0135 Biddulph Town Hall, High Street, Biddulph	All committee members present at the meeting	'Other' – Councillor Yates (speaker) is a fellow district councillor.
	Cllr Flunder	'Other' – County Councillor for this area.
SMD/2023/0132 The Orchard, Springfield Drive, Leek	Cllr Emery	'Other' – Mr John Hurst (speaker) is known to him.
TPO/2023/0013 Clay Lake, Endon	Cllr Flunder	'Other' – District and County Councillor for this area.

18 **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.

19 **SMD/2023/0132 - THE ORCHARD, SPRINGFIELD DRIVE, LEEK**

Erection of dormer bungalow, alterations and extensions to The Orchard and reconfiguration of site access to enable both dwellings to be accessed from Deebank Heights.

(Report recommended approval)

Received representation from the undermentioned speakers:

Against the application:

Mr Ed Daly - Local resident

Mr Jane Daly - Local resident

For the application:

Mr Andrew Stock – Agent

Mr John Hurst – Applicant

A letter of objection was read out by the Head of Development Services on behalf of Mr Keogh.

RESOLVED:

1. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
 - a. The proposal would represent an overbearing and dominant development, loss of trees, and harmful to the character and appearance of the area contrary to Policy DC1.

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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 Roberts and seconded by Councillor Johnson)

20 **SMD/2022/0458 - WOODLAND VIEW, GORSTY HILL, TENFORD LANE, TEAN**

Reserved Matters application seeking approval of the details of scale, layout, appearance and landscaping for the erection of 3no dwelling approved under outline application SMD/2019/0778.

(Report recommended approval)

Received representation from the undermentioned speakers:

Against the application:

Mr Kevin Smith – Objector
Mrs Tracy Smith – Objector
Cllr Colin Pearce – Parish Councillor

For the application:

Mr Rob Duncan – Agent

Discussion took place around the planning history of this site, parking spaces, land ownership, construction restraints, drainage and the scale/size of the proposed properties.

The Committee was reminded that this was a reserved matters application and that access to the site was not a material consideration.

RESOLVED:

1. That the Late Representations report be noted.
2. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
 - a. Overdevelopment of the site in terms of the scale/size and design of the properties,
 - b. Impact on the amenity of nearby residents as there was insufficient parking and turning space for vehicles.
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.

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(Proposed by Councillor Wilkinson and seconded by Councillor Roberts)

21 SMD/2020/0502 - LAND SOUTH OF THORLEY DRIVE, CHEADLE

Outline planning permission with all matters reserved for residential development and associated works.

(Report recommended approval subject to conditions and the prior completion of a Section 106)

Received representation from the undermentioned speakers:

Against the application:

Cllr Mike Haines – Ward Councillor
Mr Anthony Joynes – Local resident
Mr Matthew Machin – Local resident

For the application:

Mr Thomas Hutchinson – Agent

Members debated the lack of infrastructure to support more housing in the area, alternative policies for the delivery of affordable housing and previous instances of the provision of affordable housing being scaled back after planning permission had been granted. The significant development of housing in Cheadle was acknowledged.

Officer advice was given as follows:-

- a) Housing land supply was calculated on a District wide basis
- b) Only 33% affordable housing could be secured in the Section 106 agreement in line with Policy H3
- c) An e-mail from Staffordshire County Council on progress on the Tape Street junction improvement was read out
- d) Confirmation was given that the Education authority had advised that they were seeking a financial contribution to mitigate the impact of the development on local school infrastructure
- e) In the absence of a highway objection a reason for refusal on highway grounds would be difficult to sustain at appeal
- f) The NHS had been invited to comment. In the event of them seeking a contribution to mitigate impact on local health infrastructure then this could be secured in the Section 106

RESOLVED:

1. That the Late Representations report be noted;
2. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
 - a. The site was unallocated and in open countryside;
 - b. Contrary to Policies SS2, SS3, SS4, SS10 and H1
 - c. Inadequate infrastructure in terms of education, health and highways.

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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 Wilkinson)

22 **SMD/2022/0593 - MEADOW PLACE FARM, BROOKFIELDS ROAD, IPSTONES**

Outline application (with details of access) for construction of a single dwelling to the rear of the existing house.

(Report recommended approval)

Received representation from the undermentioned speaker:

For the application:

Mrs Karen Humphreys – Applicant

Letters of objection were read out by the Head of Development Services on behalf of Councillor Malyon and Mr & Mrs Hack.

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within the report;
2. That the following informatives be added:
 - a. constructed with materials to match the nearby Grade II listed building;
 - b. a maximum height of the building to be stipulated by the Head of Development Services.
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)

23 **SMD/2022/0391 - GARDEN TO 'OUTLANDS', 340 CHEADLE ROAD, CHEDDLETON**

Proposed detached 4 bedroom dwelling on land adjacent to 340 Cheadle Road.

(Report recommended refusal)

Received representation from the undermentioned speakers:

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For the application:

Mr Glen Shirley – Applicant
Mr Andrew Dukesell -Agent
Councillor Mike Worthington – Ward Councillor

Members questioned the conclusion that the application site lies outside of the village and requested that the application was deferred until the applicant had submitted a tree and biodiversity report.

RESOLVED:

1. That the Late Representation report be noted;
2. That the application be DEFERRED to enable the applicant to submit a tree and biodiversity report.

(Proposed by Councillor Roberts and seconded by Councillor Holmes)

24 SMD/2023/0153 - BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH

Alterations to the Town Hall Square in front of the Town Hall.

(Report recommended approval)

Received representation from the undermentioned speaker:

For the application:

Councillor Nigel Yates – Biddulph Town Councillor

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 Cawley)

25 SMD/2023/0135 - WOODEND MANOR, MILL LANE, WETLEY ROCKS

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

Operational development following approval of application DET/2022/0043 (for change of use of agricultural building into two holiday lets).

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(Report recommended approval)

Members commented on the modern design and how the building could encourage tourism in the area.

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within the report;
2. That the following conditions be added:
 - a. a scheme of landscaping and boundary treatment
 - b. roof to be constructed with Staffordshire green roof material
 - c. climate change mitigation measures to be incorporated into the scheme.
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 Roberts)

26 **TREE PRESERVATION ORDER - TPO/2023/0013 - APPLICATION TO FELL PROTECTED TREES AT CLAY LAKE, ENDON**

The Committee considered an application which sought consent to fell six mature trees protected within Group G3 under Tree Preservation Order (TPO) No. LR.6, and to fell one mature tree and remove the crown from an early-mature tree both protected within Woodland W2 of TPO LR.6, subject to the conditions set out in this report.

RECOMMENDATION:

That consent be GRANTED to fell six mature trees protected within Group G3 under Tree Preservation Order (TPO) No. LR.6, and to fell one mature tree and remove the crown from an early-mature tree both protected within Woodland W2 of TPO LR.6, subject to the conditions set out in this report:

It was noted that the trees had been of some concern for a number of years and the officer was thanked for the advice he had provided in relation to re-planting. In response to a query around on-going inspection of trees, members were advised that this was the responsibility of the owner and not the Council.

RESOLVED:

The Committee granted consent to fell six mature trees protected within Group G3 under Tree Preservation Order (TPO) No. LR.6, and to fell one mature tree and remove the crown from an early-mature tree both protected within Woodland W2 of TPO LR.6, subject to the conditions set out in this report.

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(Proposed by Councillor Flunder and seconded by Councillor Roberts)

The meeting closed at 6.20 pm

_____ Chairman _____ Date