

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 14 SEPTEMBER 2023

- PRESENT: Councillor P Wilkinson (Chair)
- Councillors B Cawley, B Emery, K Flunder, K Hoptroff, A Hulme, J Kempster, I Plant, P Roberts and L Swindlehurst
- IN ATTENDANCE: J Curley Principal Planning Officer
S Hampton Senior Democratic Services Officer
B Haywood Head of Development Services
Price-Jones
A Swithenbank Planning Officer
Thompson Democratic Services Assistant
- APOLOGIES: Councillors T Holmes, M Johnson, V O'Shea and O Pointon

38 **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.

39 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the meeting held on 10 August 2023 be approved as a correct record and signed by the Chair.

40 **URGENT ITEMS, IF ANY.**

There were none.

41 **DECLARATIONS OF INTEREST**

Agenda item	Member Declaring Interest	Nature of Interest
SMD/2023/0093 Breach Lane Caravan Site, Totmonslow, nr Upper Tean	Councillors Flunder, Hulme and Wilkinson	'Other' – Applicant is known to them as he is a fellow member of Checkley Parish Council.
	Councillors Hulme and Wilkinson	'Other' – District Councillors for the area.
	All members present at the meeting	'Other' – Rob Duncan (agent) is a former employee of the Council.
SMD/2023/0179 Land at Caverswall Road Caverswall	All members present at the meeting	'Other' – Rob Duncan (speaker) is a former employee of the Council.
		'Other' – Councillor Ward (speaker) is a fellow District Councillor
	Councillor Roberts	'Other' Most of the speakers are known to him.
		'Other' District and Parish Councillor for the area.
SMD/2023/0227 Horton Barn Eaves Lane Armshead	All members present at the meeting	'Other' – Councillor Ward (speaker) is a fellow District Councillor
SMD/2023/0350 Ivy Cottage 126 Ladderedge Leek	Councillor Hoptroff	'Other' - Ward Councillor and has worked with the local residents in relation to the application. Withdrew during the consideration of and voting on the application.
SMD/2015/0753 Sutton Cottage Brook Lane Endon	Councillor Flunder	'Other' County and District Councillor for the area.

42 **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.

43 **SMD/2023/0179 - LAND AT CAVERSWALL ROAD CAVERSWALL**

Change of use to part of the land for use as enclosed secure dog walking field.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Against the application:

Miss Kimberley Williams – Local resident

Mr Robert Fieldhouse – Local resident

Mrs Pauline Dee – Local resident

Councillor Ross Ward – Neighbouring Ward/District Councillor

For the application:

Mr Rob Duncan – Supporter

Discussion took place around inadequate fencing, the site being open whilst in darkness during the winter months, safety and the inability to control the number of dogs on-site at any given time.

RESOLVED:

1. That the application be REFUSED, 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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Cawley and seconded by Councillor Roberts)

44 **SMD/2023/0338 - ROSE AND CROWN, NEW STREET, BIDDULPH MOOR**

Upgrades to outdoor seating area and erection of shelter

(Report recommended approval)

Received representation from the undermentioned speakers:

Against the application:

Mr John Taylor – Local Resident

For the application:

Ms Vicky Colclough - Applicant

Ms Anna Brakel – Applicant

In response to a query, the Committee was advised that the property did not benefit from permitted development rights.

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Members were of the opinion that the structure enhanced the appearance of the pub and provided a good event space which supported the viability of the business. It was suggested that the rear gable of the structure could be landscaped to further improve the appearance and the roof treated to speed up the aging process of the material.

RESOLVED:

1. That the Late Representations report be noted;
2. That amplified music be controlled by the current premise licence;
3. That the application be APPROVED subject to the conditions as set out in the report, 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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Roberts and seconded by Councillor Cawley)

45 **SMD/2023/0350 - IVY COTTAGE, 126 LADDEREDGE, LEEK**

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

Variation of Condition 2 in relation to application SMD/2022/0603 (Construction of Replacement Detached Dwelling House)

(Report recommended approval, subject to conditions)

Against the application:

Mr Jonathan Cumberbatch – Local resident

Mr Kevin Treacy – Local resident

For the application:

Mrs Hannah Donnan - Applicant

Consideration was given to the topography of the site, the separation distance of the property meeting the standard requirement and potential mitigation measures for the overlooking of gardens to the neighbouring properties.

RESOLVED:

1. That the Late Representations report be noted in relation to a drainage condition;
2. That the application be APPROVED for the reasons and based on the policies contained within the report;

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3. That the following conditions be added:
 - a. An evergreen scheme of landscaping and maintenance to the site boundary.
 - b. The additional side windows (not contained in the approved scheme) to the first floor of the property, to be constructed of obscured glass.
Detailed wording to be delegated to officers.

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 delegated authority to do so in consultation with the Chair of the 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)

46 **SMD/2023/0093 - BREACH LANE CARAVAN SITE, TOTMONSLOW, NR UPPER TEAN**

Erection of 5no. bungalows and associated works.

(Report recommended refusal)

Received representation from the undermentioned speaker:

For the application:

Mr Rob Duncan – Agent

Members commented on the site being located in the Green Belt, the detrimental impact on the biodiversity of the site and the loss of a campsite in the area.

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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

(Proposed by Councillor Roberts and seconded by Councillor Kempster)

47 **SMD/2023/0227 - HORTON BARN EAVES LANE ARMSHEAD**

Change of use from agricultural building into a residential dwelling

(Report recommended refusal)

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Received representation from the undermentioned speakers:

For the application:

Mrs Kathryn Horton - Applicant
Councillor Ross Ward – Ward Councillor

Consideration was given to a new development within the Green Belt and the benefit to the Tourism Strategy by allowing the applicant's existing dwelling to be used as holiday accommodation. Members were of the opinion that the redevelopment of the agricultural building would improve the appearance of the building.

RESOLVED:

1. That contrary to officers' recommendation, the application be APPROVED for the following reasons:
 - a. The application is in accordance with Policies SS1, SS2, SS10 paragraph 3, TCR 3, SO7 and DC1 of the adopted Staffordshire Moorlands Local Plan 2020 and guidance contained within the National Planning Policy Framework;
 - b. The property would benefit from being redeveloped and no objections to the application had been received from neighbouring properties.
2. That the following conditions be added:
 - a. Existing dwelling occupied by the applicant to be a holiday let;
 - b. Front façade of the building to be constructed from stone and brick.
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 delegated authority to do so in consultation with the Chair of the 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)

48 **SMD/2023/0232 - SYLVESTER FARM, LAND OFF ROWNALL ROAD, WETLEY ROCKS (WITHDRAWN)**

The application had been withdrawn.

49 **SMD/2023/0231 - SYLVESTERS FARM, LAND OFF ROWNALL ROAD, WETLEY ROCKS (WITHDRAWN)**

The application had been withdrawn.

50 **SMD/2015/0753 - SUTTON COTTAGE, BROOK LANE, ENDON**

Request to vary section 106 agreement

(Report recommended agreement to discontinue / rescind the s.106 agreement)

There were no registered speakers for this application.

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RESOLVED:

1. That the obligations set out in the s106 agreement be removed;
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 delegated authority to do so in consultation with the Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Informative: This decision has been made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

(Proposed by Councillor Roberts and seconded by Councillor Cawley)

51 EXCLUSION OF THE PRESS AND PUBLIC

The Chair Moved:-

"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."

52 ADVICE TO THE COMMITTEE

Members considered a report which gave legal advice to the Committee.

The meeting closed at 17:15

_____ Chairman _____ Date