

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 16 NOVEMBER 2023

PRESENT: Councillor P Wilkinson (Chair)

Councillors B Cawley, B Emery, K Flunder, K Hoptroff, A Hulme,
M Johnson, J Kempster, V O'Shea, I Plant, O Pointon, P Roberts
and L Swindlehurst

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

APOLOGIES: Councillors T Holmes

73 **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.

74 **MINUTES OF THE PREVIOUS MEETINGS**

RESOLVED: That the minutes of the meetings held on 19 and 26 October 2023, be approved as a correct record and signed by the Chair.

75 **URGENT ITEMS, IF ANY.**

There were none.

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76 **DECLARATIONS OF INTEREST**

Agenda item	Member Declaring Interest	Nature of Interest
SMD/2023/0439 & SMD/2023.0440 The Orchard, Springfield Drive, Leek	Councillor Emery	'Other' – Applicant is known to him. Withdrew during the consideration of and voting on the applications.
SMD/2023/0367 Gorseydale, Cheddleton Heath Road, Leek	Cllr Swindlehurst	'Other' – Applicant is known to her. Withdrew during the consideration of and voting on the application.
	Cllr Hoptroff	'Other' One of the speakers is known to him and the application is within his Ward.
	Cllr Cawley	'Other' Daughter is a friend of the applicant. Withdrew during the consideration of and voting on the application.
SMD/2023/0263 Land off Draycott Cross Road, Brook Houses, Cheadle	All members present at the meeting	'Other' – Councillor Bentley (speaker) is a fellow District Councillor.
	Cllr Plant	'Other' – Application is within his Ward.
	All members present at the meeting	Had been lobbied.
SMD/2023/0343 Land at Ball Green Farm, Brown Edge	All members present at the meeting	'Other' – Rob Duncan (speaker) is a former employee of the Council.
	Cllr Flunder	'Other' Application is within his County Division and had been lobbied.
	Cllr Roberts	Had been lobbied by residents for the past 4/5 years.
SMD/2023/0484 Unit 8a Leek Road, Leekbrook	All members present at the meeting	'Other' – Rob Duncan (speaker) is a former employee of the Council
SMD/2022/0426 & SMD/2022/0631 The Green Man, Bottom House, Leek	All members present at the meeting	'Other' - Councillor Malyon (speaker) is a fellow District Councillor

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SMD/2020/0502 Land South of Thorley Drive, Cheadle	Cllr O'Shea	'Other' – Application is within her Ward and had been lobbied.
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77 **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.

78 **SMD/2023/0439 THE ORCHARD, SPRINGFIELD DRIVE, LEEK**

Erection of dormer bungalow.

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

(Report recommended approval)

Received representation from the undermentioned speakers:

Against the application:

Mr Ed Daly - Local resident
Mrs Jane Daly - Local resident
Mr Cy Keogh – Local resident

For the application:

Mr John Hurst – Applicant

Discussion took place around the size of the garden at the proposed dwelling and the overall residential amenity of the site.

RESOLVED:

1. That the Late Representations report be noted;
2. That contrary to officers' recommendation the application be REFUSED for the following reasons:
 - a. Contrary to Policies DC1, SS1 and H1;
 - b. Overdevelopment of the site in terms of character and appearance, residential amenity and loss of trees
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 Plant)

79 **SMD/2023/0440 THE ORCHARD, SPRINGFIELD DRIVE, LEEK**

Alterations and extensions to The Orchard and reconfiguration of site access to enable the dwelling to be accessed from Deebank Heights.

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

(Report recommended approval)

Received representation from the undermentioned speakers:

Received representation

Against the application:

Mr Ed Daly - Local resident

Mrs Jane Daly - Local resident

Mr Cy Keogh – Local resident

For the application:

Mr John Hurst – Applicant

RESOLVED:

1. That the Late Representations report be noted;
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. No vehicular access to Springfield Drive;
 - b. Installation of a gate at the top end of Springfield Drive to allow for private pedestrian access to site;
 - c. Removal of permitted development rights.
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 Hoptroff and seconded by Councillor Flunder)

80 **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:

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Mr Matthew Machin – Local resident

For the application:

Dr Robert Wickham - Agent

Members debated the amount of affordable housing that could be provided at the site and the lack of infrastructure to support additional housing in the area. There was some scepticism that the Section 106 funding to mitigate impact on local health infrastructure would actually be spent in Cheadle. The Officer advised that the S106 agreement would specify this element of funding was for the Moorlands and Rural PCN.

RESOLVED:

1. That the Late Representations 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 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 Hoptroff)

81 **SMD/2023/0240 LAND OFF TENFORD LANE, UPPER TEAN**

This item had been deferred to allow further public notification.

82 **SMD/2022/0426 THE GREEN MAN, BOTTOM HOUSE, LEEK**

Four new holiday lodges supplementing existing holiday accommodation.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Against the application:

Councillor Linda Malyon – Ward Councillor

Mr H Cooper - Objector

For the application:

Mr Roger Langham – Agent

Mr Paul White – Supporter

Members discussed the enforcement action at the property and the overall management of the site. It was suggested that the applicant may wish to speak to the local community and councillors to discuss an alternative proposal for the site.

RESOLVED:

1. That the Late Representations report be NOTED;

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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 Hulme)

83 SMD/2022/0631 THE GREEN MAN, BOTTOM HOUSE, LEEK

Manager's Static Caravan to supervise existing holiday accommodation and proposed lodges.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Against the application:

Councillor Linda Malyon – Ward Councillor
Mr H Cooper – Objector

For the application:

Mr Robert Langham – Agent
Mr Paul White - Supporter

RESOLVED:

1. That the Late Representations 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 Johnson)

84 **SMD/2023/0343 LAND AT BALL GREEN FARM, WOODHOUSE LANE, BROWN EDGE**

Variation of conditions 3 and 11 of SMD/2021/0179 - to regularise the use of grey fibre cement roofing sheets on the extension to the animal housing, as opposed to a roofing material of a dark green colour; and to increase the permitted use of the access with Gorse Bank from 6 days per calendar year to a maximum of 30 days per calendar year.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speaker:

For the application:

Mr Rob Duncan – Agent

A letter of objection was read out by the Legal Advisor on behalf of Mrs Tracy Kirton.

Consideration was given to the operation of the farm, access and light pollution.

RESOLVED:

1. That the Late Representations report be noted;
2. That a late verbal comment from the Council's Environmental Health Officer in relation to vehicle noise, alleged breaches, noise and light control (concluded no objection to the proposal) be noted;
3. That the application be APPROVED for the reasons and based on the policies contained within the report;
4. That a condition be added:
 - a. 30 day seasonal access May – September restricted to the transportation of silage (delegated authority for wording to be agreed between the Chair and Head of Development Services;
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 Johnson and seconded by Councillor Hoptroff)

85 **SMD/2023/0367 GORSEYDALE, CHEDDLETON HEATH ROAD, LEEK**

Variation of Condition application to vary Condition 2 of Reserved Matters approval SMD/2020/0218 for the erection of two dwellings.

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

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

Against the application:

Mr John Baker – Local resident
Ms Jayne Bloor – Local resident
Mr Mike Cozens – Local resident

Members debated the commencement of works, prior to the appropriate consent being given and permitted development rights.

1. That contrary to officers' recommendation, the application be REFUSED for the following reasons:
 - a. Design and appearance, scale and massing relative to the original dwelling
 - b. Delegated authority to Chair and Head of Development Services to finalise wording for reason for refusal

(Proposed by Councillor Roberts and seconded by Councillor Hoptruff)

Enforcement to visit site to establish whether the existing dwelling had been built in accordance with the approved plans.

86

SMD/2023/0263 LAND OFF DRAYCOTT CROSS ROAD, BROOK HOUSES, CHEADLE

Proposed Development of a Battery Storage System, associated infrastructure and access.

(Report recommended approval with conditions)

Received representation from the undermentioned speakers:

For the application:

Mr Ryan Macindoe – Developer
Councillor Gary Bentley – Ward Councillor

Some members raised concerns in terms of children accessing the site, fire safety and pollution. It was explained that the proposed scheme would be tanked with impermeable layers and incorporated substantial perimeter fencing and CCTV.

The retention of the footpath and biodiversity net gain was welcomed by the Committee.

RESOLVED:

1. That the Late Representations report be noted;
2. Delegate authority to the Head of Development Services to APPROVE the application for the reasons and based on the policies contained within the

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report; subject to consultation with and no objection being received from the Fire Service.

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 Flunder and seconded by Councillor Roberts)

87 **SMD/2023/0484 UNIT 8A LEEK ROAD LEEK BROOK ST13 7AP**

Change of use from light industrial (Use Class E(g)(iii)) to indoor bouldering, climbing and training gym (Use Class E(d)).

(Report recommended approval)

Received representation from the undermentioned speaker:

For the application:

Mr Rob Duncan - Agent

Members commented that the facility would be beneficial for tourism in the area.

RESOLVED:

1. That the Late Representations 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 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 Emery and seconded by Councillor Hoptroff)

88 **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."

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89 **TO APPROVE AS A CORRECT RECORD THE EXEMPT MINUTES OF THE
LAST MEETING**

RESOLVED: That the exempt minutes from the meeting held on 19 October 2023, be approved.

The meeting closed at 18:40

_____ Chairman _____ Date