

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**  
**PLANNING APPLICATIONS COMMITTEE MEETING**

**Minutes**

**THURSDAY, 14 DECEMBER 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: J Curley Principal Planning Officer  
K Cummings Democratic Services Officer  
S Hampton Senior Democratic Services Officer  
B Haywood Head of Development Services  
Price-Jones  
Thompson Democratic Services Assistant

APOLOGIES: Councillors T Holmes

90 **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.

91 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the previous meeting held on 16 November 2023, be approved.

92 **URGENT ITEMS, IF ANY.**

There were none.

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**DECLARATIONS OF INTEREST**

Agenda item	Member Declaring Interest	Nature of Interest
SMD/2023/0497 Butter Market, Leek	Cllr Roberts	'Other' Participated in discussions in his capacity as the previous Leader of the Council. Withdrew during the consideration of and voting on the application.
	Cllr Flunder	'Other' Was previously within his remit as Portfolio Holder. Withdrew during the consideration of and voting on the application.
SMD/2023/0512 Biddulph Valley Leisure Centre, Thames Drive, Biddulph	Cllr Roberts	'Other' Participated in discussions in his capacity as the previous Leader of the Council. Withdrew during the consideration of and voting on the application.
	Cllr Flunder	'Other' Is within his County Division.
SMD/2023/0489 Land to Rear of Rosedale, 403 Cheadle Road, Cheddleton	Cllr Pointon	'Other' Had withdrawn from the meeting when this application had previously been considered so withdrew during the consideration of and voting on the application.
	All members present at the meeting	'Other' Mrs Teresa Critchlow (speaker) is a former employee of the Council.
SMD/2023/0240 Land off Tenford Lane, Upper Tean	All members present at the meeting	'Other' Mr Rob Duncan (speaker) is a former employee of the Council.
		'Other' Councillor Deaville (speaker) is a fellow District Councillor.
	Cllr O'Shea	'Other' Application is

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		within her Ward.
	Cllr Flunder	'Other' Chair of a Neighbourhood Plan near to this area.
	All members present at the meeting	'Lobbied' Had been lobbied by applicant and objectors.
SMD/2023/0191 & 2023/0192 London Mill, Ashbourne Road, Leek	Mr Ben Haywood	'Other' Knows someone residing close to the site. Had not been involved in producing the reports. Withdrew during the consideration of the items.
	All members present at the meeting	'Other' Mrs Teresa Critchlow (speaker) is a former employee of the Council.
SMD/2023/0325 Land Adj the Bungalow, High Street, Kingsley	All members present at the meeting	'Other' Councillor Aberley (speaker) is a fellow District Councillor and Mr Ivor Lucas is a former District Councillor.
	All members present at the meeting	'Lobbied' Had been lobbied by objectors and applicant.
SMD/2023/0422 Springfield Farm, Hulme Lane, Werrington	All members present at the meeting	'Other' Mr Rob Duncan (speaker) is a former employee of the Council.
SMD/2022/0391 Garden to Outlands, 340 Cheadle Road, Cheddleton	All members present at the meeting	'Other' – Councillor Worthington (speaker) is a fellow District Councillor
	Cllr Pointon	'Other' Parish and Ward Councillor for the area.

94 **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.

95 **SMD/2023/0325 - LAND ADJACENT THE BUNGALOW, HIGH STREET, KINGSLEY**

Erection of 1 No. dwelling.

(Report recommended approval subject to conditions)

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Received representation from the undermentioned speakers:

Against the application:

Mr Leslie Ede – Local resident  
Mr Ivor Lucas - Local resident  
Mr Dan Lucas – Local resident  
Councillor James Aberley – Ward Councillor

For the application:

Mr Jon Imber – Agent

Members debated the residential amenity and privacy of the surrounding properties and the potential impact on nearby designated and non-designated heritage assets.

RESOLVED:

1. That contrary to officers' recommendation the application be REFUSED for the following reasons:
  - a. Contrary to Policies DC1
  - b. Loss of outlook and privacy
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 Wilkinson seconded by Councillor Flunder)

### 96 **SMD/2023/0497 - BUTTER MARKET, MARKET PLACE, LEEK**

Refurbishment and alteration of Leek Butter Market and Trestle Market, comprising of installation of photovoltaic panels to south facing roof pitch, new surfacing to the Derby Street alleyway, installation of Air Source Heat Pumps on the north facing elevation, installation of louvre vents to side walls of the Trestle Market and replacement roof coverings and windows to the Trestle Market roof.

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

(Report recommended approval with conditions)

Received representation from the undermentioned speaker:

For the application:

Mr Roy Kinsey – Speller Metcalfe (Alliance Leisure)

The Committee welcomed the application and sought clarification around the proposed heating system for the building and nesting birds.

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RESOLVED:

1. That the Late Representations report be noted and the two further conditions be added:
  - a. To ensure that the air source heat pumps and air con unit are not brought into use until such time that the fenced enclosure has been installed and painted in accordance with approved plans.
  - b. To secure the detail of the new windows and doors in the Trestle Market
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 Johnson and seconded by Councillor Cawley)

### 97 **SMD/2023/0240 - LAND OFF TENFORD LANE, UPPER TEAN**

Variation of Condition 1 of Reserved Matters approval SMD/2021/0491 for a residential development of up to 40 houses.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

Against the application:

Councillor Bernard Charlesworth – Cheadle Town Councillor  
Mrs Tracy Smith – Objector  
Mr John Madsen – Local resident  
Councillor Mark Deaville – County Councillor

For the application:

Mr Mark Ellis – Applicant  
Mr Rob Duncan – Agent

Members debated the various amendments to the scheme, height of the properties and drainage. Some members found the new properties to be overcrowded and overbearing on the existing dwellings opposite 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:

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The application, as submitted for this variation of conditions, proposes substantial and fundamental amendments to the scheme, changing or altering the operative part of the permission concerning:

- Levels of;
- types of;
- drainage of (affecting condition 10);
- and position of

development in a manner that changes the description of the development to include the provision of a mix of houses and bungalows, contrary to the outline (SMD/2016/0811) which is beyond the powers provided by section 73 of the 1990 Town and Country Planning Act (as amended). The levels, types and positions of proposed dwellings would result in harm to amenity, overlooking of existing and proposed dwellings, harm to the character of the area and would fail to protect and enhance the environment and the setting of the village contrary to policies DC1(2) & (5), DC3(2), and SS1 of the adopted Staffordshire Moorlands Local Plan (2020).

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 Emery)

(A proposal for approval of the application was made by Councillor Cawley and seconded by Councillor Hoptroff, however this vote was lost)

### 98 **SMD/2023/0191 AND SMD/2023/0192 - LONDON MILL, ASHBOURNE ROAD, LEEK**

Full planning application for Conversion of former textile mill to provide 28 residential apartments including internal and external alterations and associated works.

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

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

Received representation from the undermentioned speakers:

#### Against the application:

Ms Kate Hamey – On behalf of Swifts of Leek Campaign Group

#### For the application:

Mrs Teresa Critchlow – Agent

Members were pleased to receive an application for the redevelopment of this site. In response to a query in relation to the installation of swift bricks, the Officer advised this was incorporated within Condition 17. A member of the Committee suggested

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that should the Council require any advice relating to swifts then it may wish to contact Ms Kate Hamey. A further suggestion was made for the bike store area to be fully secured.

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 and subject to the prior completion of a Section 106 Agreement;
3. That the following conditions be added:
  - a. The single bedrooms within the development hereby permitted as shown on the approved Floor plans and the Bedroom Schedule (ref: Sammons architectural, Job No 2023 – 2769 dated 28th November 2023) shall be occupied solely by one person and shall not be used by any other persons as their sole or main residence.
  - b. Management strategy for waste storage and collection.
  - c. Condition 11 in respect of the substation and gate on Well Street to be strengthened to include means of enclosure which ties in with the wall and railings proposed around the communal area and bike store and shown on the plans.
  - d. That Condition 17 be expanded to include for a pre development check of the building for the presence of Swifts and for mitigation measures to be agreed in the event that nests are found.
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)

SMD/2023/0192

(Listed building consent for internal and external alterations and associated works associated with the conversion of the former textile mill to 28 residential apartments)

(Report recommended approval of Listed Building Consent subject to conditions)

RESOLVED:

1. That Listed Building Consent be granted 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

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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)

### 99 **SMD/2023/0422 - SPRINGFIELDS FARM, HULME LANE, WERRINGTON**

Conversion of former agricultural building to retail use and associated formation of parking area and vehicular access improvements (part retrospective).

(Report recommended approval with conditions)

Received representation from the undermentioned speakers:

#### Against the application:

Mrs Jane McGowan - Local resident  
Mr Gary Ibbs – Local resident  
Mr Andy Beckett – Local resident

#### For the application:

Mr Rob Duncan - Agent  
Ms Natalie Taylor  
Ms Patricia Rawlings

Discussion took place around the benefits of the application in relation to tourism and the community aspect of the business.

It was suggested that biodiversity enhancements could be made to the site and for bollards to be placed along the grass verge to prevent cars parking in this location.

#### RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within the report;
2. For the following conditions be added:
  - a. Low level lighting and bollards along the grass verge to be installed
  - b. Marquees, pop-up food stalls and bouncy castles and catering vans are not permitted
  - c. An agreed boundary treatment scheme for hedging at the top end of the site near to the seating area.
  - d. Proportionate biodiversity net gain improvements to be made at the site.
  - e. Refer to specific use classes in condition 2
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 Hoptroff and seconded by Councillor Pointon)



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100 **SMD/2023/0489 - LAND TO REAR OF ROSEDALE, 403 CHEADLE ROAD, CHEDDLETON**

Erection of 3 dwellings (demolition of existing attached garage to create access)

(Report recommended approval)

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

Received representation from the undermentioned speakers:

Against the application:

Mr Richard Lawton - Local resident

For the application:

Ms Judy Hazelhurst – Applicant

Mrs Teresa Critchlow – Agent

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within the report;
2. That the following condition be added:
  - a. Installation of solar panels to the south facing roofs of the properties
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 Hoptroff and seconded by Councillor Cawley)

101 **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:

For the application:

Mr Glen Shirley – Applicant

Councillor Mike Worthington – Ward Councillor

It was commented by some members that the proposed property was in keeping with the area and in their opinion, deemed to be within the development boundary of Cheddleton.

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RESOLVED:

1. That the Late Representations report be noted;
2. That contrary to officers' recommendation the application be APPROVED for the following reasons:
  - a. The proposed development is within the village of Cheddleton
3. Delegate authority to Head of Development Services to formulate a list of suitable conditions
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 / informative / 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 Pointon)

102 **SMD/2023/0512 - BIDDULPH VALLEY LEISURE CENTRE, THAMES DRIVE, BIDDULPH**

Addition of roof-mounted handrail to provide safe access and maintenance in preparation for solar panel installation.

(Report recommended approval with conditions)

There were no registered speakers for this application.

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 Flunder)

The meeting closed at 6.00 pm

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\_\_\_\_\_ Chairman \_\_\_\_\_ Date