

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 20 JUNE 2024

PRESENT: Councillor P Wilkinson (Chair)

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

IN ATTENDANCE: S Beech Democratic Services Officer
H Burkinshaw Democratic Services Assistant
S Hampton Senior Democratic Services Officer
B Haywood Head of Development Services
S Massey Arboricultural Officer
J Price-Jones Legal Advisor

APOLOGIES: Councillor T Holmes

15 **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.

16 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 23 May 2024 be approved as a correct record.

17 **URGENT ITEMS, IF ANY.**

There were none.

18 **DECLARATIONS OF INTEREST**

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Agenda item	Member Declaring Interest	Nature of Interest
SMD/2024/0147 Springfields Farm, Hulme Lane, Werrington, ST3 5BH	Cllr P Roberts	“Other” is ward Councillor for the area and knows the speakers. Lobbied
SMD/2024/0148 Paddock House, Cheadle Equestrian Centre, Eaves Lane, Cheadle. ST10 1RB	All members present	‘Other’ Councillor M Haines (speaker) is a fellow District Councillor. Teresa Critchlow (speaker) is a former SMDC employee.
	Cllr V O’Shea	“Other” Ward Councillor for the area.
	Cllr P Wilkinson	“Other” Lobbied
SMD/2024/0012 Land at Park Lane, Cheadle	All members present	“Other” Councillor M Deaville (statement read by Legal Advisor) is a fellow District Councillor.
	Cllr I Plant	“Other” Ward Councillor for the area. The speakers are known to him. Lobbied.
SMD/2024/0117 Greenacres Stable Farm, Akesmore Lane, Biddulph. ST8 6RT	Cllr A Parkes	‘Pecuniary’ lives in the immediate area to the application.
	Cllr K Flunder	‘Other’ County Councillor for the area.
TPO/2024/0005 Application to fell a protected tree. 1 Bank End, Brown Edge	Cllr K Flunder	“Other” District and County Councillor for the area Lobbied

19 **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.

20 **SMD/2024/0147 - SPRINGFIELDS FARM, HULME LANE, WERRINGTON, ST3 5BH**

Change of use from retail to mixed use of retail and cafe within Use Classes E(a) and E(b).

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

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Against the application:

Andy Beckett – Local Resident
Jane McGowan – Local Resident
Gary Ibbes – Local Resident

For the application:

Natalie Taylor – Applicant
Andrew Wright – Local Resident

In response to a question raised over whether this was a retrospective change of use, Officers advised that the applicant was entitled to apply retrospectively and the application would be considered in the same way by assessing the proposal against the policy. Officers responded to concerns raised about failures to comply with the previous application by advising that it was a separate issue and that it was currently with enforcement.

Members thanked the speakers for their constructive approach and suggested the applicant hold discussions with local residents. Members discussed hedge laying, the presumptive use on site and the requirement to follow the rules.

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 Flunder and seconded by Councillor Pointon)

21 **SMD/2024/0148 - PADDOCK HOUSE, CHEADLE EQUESTRIAN CENTRE, EAVES LANE, CHEADLE, ST10 1RB**

Alterations and extension to existing dwelling house, extension of domestic curtilage and retention of detached garage.

(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application:

Teresa Critchlow - Agent
Jenny Thompson – Applicant
Cllr Mike Haines – Ward Councillor

Members noted how they could not judge an application based on personal circumstance and the decision would be made based on planning policy. They discussed the history of application refusals for the site and the tie to the Equestrian Centre.

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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 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 Hoptruff)

22 **SMD/2024/0012 - LAND AT PARK LANE, CHEADLE**

Outline application for erection of 3 dwellings including details of means of access.

(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application

Mark Bullock – Applicant

Kim Malkin – Agent

Cllr Mark Deaville – letter read out by Justin Price-Jones

Members noted that they could not judge an application based on personal circumstances and the decision would be made based on planning policy, however, they did express their sympathy for the applicant's circumstances. Members discussed that there was no medical statement to support the applicant, that the site was in green belt, refusal of development on neighbouring sites, impact on ecology and biodiversity, visual impact, empathy for applicant and the application was for three bungalows, not just one.

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 Flunder and seconded by Councillor Roberts)

23 **SMD/2023/0539 - CLOUGH HOUSE, CARR BANK, OAKAMoor**

Two storey rear extension, alterations to roofline of existing single storey rear extension, hard landscaping works, and replacement windows to front elevation.

(Report recommended refusal)

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Received representation from the undermentioned speakers:

For the application:

Laurel Gallagher – Applicant

Ross Ankers – Agent

Members discussed the heritage asset and the design concerns over the flat roof proposal.

RESOLVED:

That the application be DEFERRED to enable the applicant to work with Officers to reach a suitable design agreement.

(Proposed by Councillor Roberts and seconded by Councillor Flunder)

24 **SMD/2024/0117 - GREENACRES STABLES FARM, AKESMORE LANE, BIDDULPH, ST8 6RT**

Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array.

(Report recommended refusal)

Received representations from the undermentioned speakers:

For the application:

Andrew Dukesell – Agent

Ross Ankers – Applicant. Letter read out by Agent.

(Councillor Parkes withdrew from the meeting during the consideration of and voting on the application)

Members discussed the skip business on the neighbouring site and the environmental health concerns, particularly the noise impact. They noted there was no evidence that the skip yard had closed or had changed ownership.

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 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 Johnson)

25 **TPO/2024/0005 - APPLICATION TO FELL A PROTECTED TREE - 1 BANK END, BROWN EDGE**

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Members considered whether to fell a Sycamore tree at 1 Bank End, Brown Edge, protected as T117 under Tree Preservation Order (TPO) No. SM.4.

(Report recommended refusal)

Members noted how they could not judge an application based on personal circumstance and the decision should be made based on policy. They expressed sympathy with the applicant's personal circumstances but made reference to the many reasons for upholding the TPO, including the environmental reasons. Members suggested there was no immediate risk of the tree falling and it was in good health.

RESOLVED:

That consent to fell a Sycamore tree at 1 Bank End, Brown Edge, protected as T117 under Tree Preservation Order (TPO) No. SM.4, be REFUSED for the reasons detailed in the report.

(Proposed by Councillor Johnson and seconded by Councillor Roberts)

26 **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 nature of the proceedings whereby it is likely that exempt 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 100I (1) of Part 1 of Schedule 12A of the Act would be disclosed to the public by virtue of the paragraphs indicated.

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

RESOLVED: That the exempt minutes from the meeting held on 23 May 2024, be approved as a correct record.

The meeting closed at 5.00 pm

_____ Chairman _____ Date