

# **STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

## **PLANNING APPLICATIONS COMMITTEE MEETING**

### **Minutes**

**THURSDAY, 30 AUGUST 2018**

PRESENT: Councillor S Ellis (Chair)

Councillors Cawley, J Davies, P Jackson, C R Jebb, L D Lea, G Lockett, I J Lucas, D Ogden, C Pearce, T Riley and S Scalise

IN ATTENDANCE: B Haywood - Operations Manager, Development Services  
J Curley - Principal Planning Officer  
Z Walker - Legal Advisor, Freeths LLP  
S Hampton - Democratic Services Officer  
P Trafford - Democratic Services Officer

APOLOGIES: Councillors P Roberts and M Gledhill

#### **44 CHAIR'S ANNOUNCEMENTS**

- a) The Chair confirmed that the meeting was being broadcast live to the internet 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. It was likely that recording cameras would capture the image of persons seated in the public gallery and that image would become part of the broadcast. 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) Agenda Item 7 – SMD/2018/0281 (Land off Ashbourne Road, The Old Copperworks, Whiston) was to be heard as last application as there were no speakers registered for that item.

#### **45 MINUTES OF THE PREVIOUS MEETING**

Councillor Davies noted that Minute 41 (SMD/2018/0328 – Lane End Cottage, Whirley Low, Town End Road, Foxt) did not refer to his concern as proposer for refusal of the application that the design was too urbanised for a rural location. Ben Haywood confirmed that the Decision Notice had already been issued, but that in the event of an appeal he would ensure that this point was stressed by the Council representative(s). It was therefore felt that there was no need for an amendment to the relevant Minute.

**RESOLVED** – That the Public Minutes of the meeting of the Planning Applications Committee held on 2 August 2018 be **APPROVED** as a correct record and signed by the Chair.

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**46 URGENT ITEMS, IF ANY.**

Following a recent Standards complaint made against him, Councillor Cawley asked for guidance regarding Members' use of mobile phones whilst attending Council meetings.

The Chair noted that there was no mention of this in the Council's Constitution and that guidance provided by Officers would be useful.

**47 DECLARATIONS OF INTEREST**

The following declarations were made at this point unless otherwise stated:-

<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 6 – SMD/2018/0045 – Tearne Quarry, Hollington	Cllrs. Cawley, Davies, Ellis, Jackson, Jebb, Lea, Lockett, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – 2 speakers were fellow District Councillors
	Cllr. Pearce	“Other” – Knows speaker through being Chair of Checkley Parish Council. “Other” – Had a site for inclusion in the ongoing Checkley Neighbourhood Plan
Agenda Item 7 – SMD/2018/0281 – The Old Copperworks, off Ashbourne Road, Whiston	Cllrs. Ellis, Jebb and Pearce	“Other” – Members of the Conservation Liaison Panel (Declared when item discussed)
Agenda Item 8 – SMD/2018/0082 – Hillswood Lodge Nursing Home, The Close, Endon	Cllrs. Cawley, Davies, Ellis, Jackson, Jebb, Lea, Lockett, Lucas, Ogden, Pearce, Riley & Scalise	Lobbied – No response issued
Agenda Item 9 – SMD/2018/0240 – 2 Breach Road, Brown Edge	Cllrs. Jackson, Lockett & Riley	Lobbied – No response issued
	Cllrs. Cawley, Davies, Ellis, Jackson, Jebb, Lea, Lockett, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – Speaker was a fellow District Councillor
Agenda Item 10 – SMD/2017/0442 – 246 Leek Road, Endon	Cllrs. Cawley, Davies, Ellis, Jackson, Jebb, Lea, Lockett, Lucas, Ogden, Pearce, Riley & Scalise	“Other” – Cllr. Bond (referred to in the report) was a fellow District Councillor (declared when item discussed)

48 SMD/2018/0045 - TEARNE QUARRY, HOLLINGTON

DEMOLITION OF EXISTING OFFICES AND WORKSHOP BUILDINGS AND REDEVELOPMENT FOR NINE DWELLINGS FOR MR. R. OLDHAM.

(Report recommended approval)

*(All Councillors present had declared "other" interests. Councillor Pearce declined to vote)*

**RECEIVED** – Representations from the undermentioned speakers:-

**For the application:**

Cllr. Peter Wilkinson	-	Supporter
Cllr. David Trigger	-	Ward Councillor
Ms. Melanie Swanwick	-	Chair, Hollington Residents' Group

- NOTED -
1. Late Representations Report (LRR) contained an additional condition regarding a management scheme for maintenance of open spaces.
  2. Application deferred from the meeting on 5 July 2018 for officers to negotiate with the applicant on the following issues:-
    - Amenity of Plot 1 with regard to the extant quarry permission;
    - Bunding at the rear; and
    - Outstanding objection from the Environment Agency (EA).Amendments had been made to the plans to address the first & second issues. The EA had withdrawn their objection.
  3. Officer requested Delegated Authority to strengthen condition 5 regarding materials.
  4. Consultation due to expire 11 September 2018.

**RESOLVED** – That the application be **APPROVED** for the reasons and based on the policies in the report, subject to the conditions and informative contained in the report and the strengthening of condition 5 referred to above.

(Proposed by Councillor Jackson and Seconded by Councillor Lockett.)

49 SMD/2018/0042 - HILLSWOOD LODGE NURSING HOME, THE CLOSE, ENDON

TWO-STOREY SIDE EXTENSION FORMING ACCOMMODATION FOR HILLSWOOD LIMITED.

(Report recommended Refusal)

*(All Councillors present had declared lobbying interests.)*

Representations received from the undermentioned speakers:-

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**Against the application:**

Mr. Nicholas Smith - Objector  
Mr. Sam Latham - Objector

**For the application:**

Mr. Robert Smith - Applicant

NOTED - 1. LRR contained Tree Officer's withdrawal of previous objection.

Councillor Davies Proposed **APPROVAL** of the application, which was Seconded by Councillor Jebb. Upon being put to the vote, the motion was defeated.

**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Lea and Seconded by Councillor Lockett.)

50 **SMD/2018/0240 - 2 BREACH ROAD, BROWN EDGE**

**OUTLINE PERMISSION WITH SOME MATTERS RESERVED (EXCEPT ACCESS, LAYOUT AND SCALE) – RE-SUBMISSION OF SCHEME SMD/2017/0697 – TO PROVIDE A SINGLE STOREY, DETACHED, 2 BEDROOM BUNGALOW FOR CHATTERTON CONSTRUCTION.**

(Report recommended Refusal)

*(Councillors Jackson, Lockett & Riley had declared lobbying interests.)*

Representation received from the undermentioned speaker:-

**For the application:**

Cllr. Mike Worthington - Supporter

NOTED - 1. LRR contained a supporting letter from the Applicant's Agent and responses from the officer.

2. 2 previous applications for this site had been refused. 1 was appealed by the Applicant, which was dismissed.

Councillor Lockett Proposed **APPROVAL**, however the motion was not Seconded.

**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report.

(Proposed by Councillor Lea and Seconded by Councillor Jebb.)

51 SMD/2017/0442 - 246 LEEK ROAD, ENDON

PROPOSED SECOND STOREY ABOVE GARAGE TOGETHER WITH FRONT PORCH AND SINGLE STOREY REAR EXTENSION (RE-SUBMISSION OF LARGER EXTENSION APPROVED UNDER SMD/2017/0259) FOR MRS. FIONA BEVINGTON.

(Report recommended Approval)

*(All Councillors present declared "other" interests at this point.)*

NOTED - 1. LRR confirmed no objections from Endon with Stanley Parish Council.

**RESOLVED** – That the application be **APPROVED** for the reasons and based on the policies in the report, subject to the conditions contained in the report.

(Proposed by Councillor Lockett and Seconded by Councillor Davies.)

52 SMD/2018/0281 - LAND OFF ASHBOURNE ROAD, THE OLD COPPERWORKS, WHISTON

PHASE 2 RESIDENTIAL DEVELOPMENT FOR 11 No. DWELLINGS ON THE FORMER COPPERWORKS SITE, WHISTON FOR HLW DEVELOPMENTS.

(Report recommended Refusal)

*(All Councillors present had declared lobbying interests. Councillors Ellis, Jebb and Pearce declared "other" interests.)*

NOTED - 1. LRR contained SMDC Arboricultural Officer request for condition in the event of approval, SCC Archaeology comments with no objections, Applicant's Agent comments and Planning Officer comments.

2. Further ecological information and revised plans received on the day of this meeting which appeared to address 2 of the reasons for refusal. This did not overcome the other concerns and the recommendation remained to refuse. Delegated Authority was requested for Officers not to pursue any of the reasons for refusal which had been addressed.

**RESOLVED** – That the application be **REFUSED** for the reasons and based on the policies contained in the report, with Delegated Authority granted for Officers to determine which reasons for refusal were to be pursued, as referred to above.

(Proposed by Councillor Lockett and Seconded by Councillor Ellis.)

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53 **APPEALS REPORT**

Ben Haywood presented the report to members showing that no Appeals had been lodged since the last meeting and 1 Appeal decision had been received:-

SMD/2017/0647 – Land off Micklea Lane, Longsdon. Proposed dwelling and detached garage. Delegated decision to Refuse permission on 9 March 2018.

The Appeal – dealt with via written representations – was dismissed by the Planning Inspector on 17 August 2018, with no costs awarded.

Ben felt that this was a good example to reference regarding ‘Development in the Green Belt’, helping to establish ‘limited infilling within a village’. The 3 elements were looked at individually, in that it WAS deemed to be limited and WAS infilling but WAS NOT within a village.

54 **EXCLUSION OF THE PRESS AND PUBLIC**

“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.”

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

**RESOLVED** – That the Exempt Minutes of the meeting of the Planning Applications Committee held on 2 August 2018 be **APPROVED** as a correct record and signed by the Chair.

The meeting closed at 3.50 pm

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