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Agenda and minutes

Planning Applications Committee - Thursday, 7th April, 2022 2.00 pm

- [Agenda frontsheet](#)  PDF 276 KB
- [Agenda reports pack](#)
- [Late Representations Report](#)  PDF 306 KB
- [Printed minutes](#)  PDF 323 KB

Venue: Council Chamber - Moorlands House, Leek

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Media

Webcast: [View the webcast](#)

Items

308.

Chair's announcements

- Webcasting;
- Introductions of Members and Officers;
- Other announcements.

Additional documents:

- [Webcast for 308.](#)

Minutes:

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) The meeting was held in the Council Chamber, Moorlands House. Members were seated a minimum of 2 meters apart.
- c) Members of the Committee and Officers present were introduced by the Chair.
- d) Mobile phones to be switched off or set to silent.
- e) Following an extended period when physical site visits had not been made, members visited selected sites during the morning prior to the meeting.

309.

[Minutes of the previous meeting.](#) **[PDF 299 KB](#)**

- (a) To approve as a correct record the Public Minutes of the Planning Applications Committee held on 17 February 2022.
- (b) Reports on matters arising, if any.

Additional documents:

- [Webcast for 309.](#)

Minutes:

RESOLVED – That the minutes of the meeting of the Planning Applications Committee held on 17 February 2022 be **APPROVED** as a correct record and signed by the Chair.

(Proposed by Councillor Riley and Seconded by Councillor Gledhill.)

310.**Urgent items, if any.****Additional documents:**

- [Webcast for 310.](#)

Minutes:

There were no urgent items.

311.**Declarations of Interest**

- Disclosable Pecuniary Interests;
- Other Interests;
- Lobbying Interests.

Additional documents:

- [Webcast for 311.](#)

Minutes:

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

Agenda Item
Agenda Item 6 – SMD/2021/0694 –
Member Declaring Interest
Land at Ash Bank Road, Werrington
Nature of Interest
Agenda Item 7 – SMD/2021/0829 –
Cllrs. Cawley, Coleman, Ellis, Emery, Funder, Gledhill, Hoptroff, Jackson, Plant,
Land at Blythe Road, Sandwill Road, Cresswell
“Other” – Fellow District Cllr speaking
Cllrs. Cawley, Coleman, Ellis, Emery, Funder, Gledhill, Hoptroff, Jackson, Plant,
Riley, Roberts & Wilkinson
“Other” – Mr. Wilkinsons
Chairman the Bowling Green
“Other” – Fellow District Cllrs speaking and
“Other” – Ward Cllr & Disaycott Parish Cllr.
Lobbied – No response given

	"Other" – Agda attended – SMD/2021/0303 regarding this site Land off Quarry Bank, Hollington Cllrs. Cawley, Coleman, Ellis, Emery, Wilkinson, Gledhill, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson
	"Other" – Ward Cllr & Checkley Parish Cllr declined the application to Committee. Also Lobbied – No response given
	"Other" – Checkley Parish Cllr & Chair of the Checkley Neighbourhood Plan Committee (Declined, whilst Hey Farm, Basford)
	Cllrs. Cawley, Coleman, Ellis, Emery, Gledhill, Hoptroff, Jackson, Plant, Riley, Roberts & Wilkinson
	"Other" – Felkew District Cllr speaking
312.	"Other" – Near Neighbour to site

[SMD/2021/0694 - Land at Ash Bank Road, Werrington](#) PDF 911 KB

Additional documents:

- [Webcast for 312.](#)

Minutes:

APPLICATION FOR REVELOPMENT OF 75 NEW DWELLINGS, NEW ACCESS, PROVISION OF GREEN SPACE INFRASTRUCTURE AND ALL ASSOCIATED WORKS FOR COUNTRYSIDE PROPERTIES UK AND HOMES ENGLAND.

(Report recommended Approval)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Barbara Hughes. - Ward Cllr.

For the application:

Mr. Andrew Carter - Homes England
Mrs. Rachel Bolger - Applicant
Mr. Adam Bills - Countryside Properties Ltd

NOTED - 1. Late Representation Report (LRR) contained;

- Conditions requested by the Lead Local Flood Authority;
- Amended wording to conditions 23 and 25 recommended by Highways Authority;

- Notwithstanding the submitted details additional conditions to require a) the submission of a detailed Landscaping scheme, based on the submitted Landscaping Plan and b) a Boundary Treatment plan;
- Recommendation valid subject to no new and substantive issues raised by 14 April 2022 as a result of further publicity regarding amended access to Plots 1 – 3.

2. Speaker corrected the Ward quoted – should be Cellarhead, not Werrington.

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

FURTHER RESOLVED - 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 had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Emery and seconded by Councillor Cawley.)

Mr. Simon Hawes – Highways Authority Officer – arrived at this point to advise on the next agenda item.

313.

[SMD/2021/0829 - Land at Blythe Park, Sandon Road, Cresswell](#)  **PDF 795 KB**

Additional documents:

- [Webcast for 313.](#)

Minutes:

APPLICATION FOR VARIATION OF CONDITION 5 IN REGARDS TO OUTLINE APPLICATION SMD/2018/0789 FOR ELAN HOMES (MIDLANDS) AND SCENTAREA

LTD.

(Report recommended Approval)

All Councillors had declared "other" interests and lobbying interests.

RECEIVED – Representations from the undermentioned speakers:-

Against the application:

Cllr. Glyn Johnson	-	Objector
Mr. Luke Emery	-	Objector
Mr. Brent Horleston	-	Objector
Cllr. Alan Hulme	-	Ward Cllr.
Cllr. Mark Deaville	-	Ward Cllr.

For the application:

Mr. David Onions	-	Associate Planner
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NOTED - 1. LRR contained applicant's response to comments from Draycott Parish Council and objectors.

2. Officer outlined 1 further substantial letter of objection received after LRR published.

3. Highways Officer confirmed that the traffic data used was the same as used on the original 2014 scheme in order to give a fair comparison. The data had been 'growthed-up' in both cases.

RESOLVED – That, contrary to officer recommendation the application be **REFUSED** for the reasons shown below.

Reasons / Policies:

- Residential amenity;
- Road safety;
- Pollution;
- Noise.

FURTHER RESOLVED – That the minor changes to the Section 106 agreement outlined in the report relating to the Retail Unit and Community

Building triggers, Playing Field contribution, NEAP / MUGA and Bus Service provision be agreed.

(Proposed by Councillor Wilkinson and seconded by Councillor Flunder.)

314.

[SMD/2021/0441 - Compton Mill, Compton, Leek](#)  **[PDF 479 KB](#)**

Additional documents:

- [Webcast for 314.](#)

Minutes:

APPLICATION FOR THE ERECTION OF 57 No. OVER-65 RETIREMENT LIVING APARTMENTS, TOGETHER WITH EXTERNAL AMENITY SPACE, PARKING AND ASSOCIATED FACILITIES FOR CONSTRUCTING GROWTH AND HOUSING 21.

(Report recommended Approval)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mrs. Hayley Knight - Applicant's Agent

NOTED - 1. LRR confirmed that recommendation was subject to no new and substantive issues being raised as a result of the further 14 day publicity carried out regarding the final revised plans and confirmation from the Lead Local Flood Authority that their objection was lifted.

2. Applicant's Agent requested flexibility to allow Over 55 residents.

3. Members requested an informative for Solar Panels to be installed.

4. Members requested that the existing tower be made water tight as soon as possible to prevent further degradation.

RESOLVED – That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions and informatives in the report and further conditions to secure swift bricks

and ensure that the retained stair turret is made water tight and an informative to encourage the applicant to consider solar panels subject to obtaining any necessary Planning consents.

FURTHER RESOLVED - 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 had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Gledhill and seconded by Councillor Emery.)

315.

[SMD/2021/0393 - Land off Quarry Bank, Hollington](#)  **PDF 486 KB**

Additional documents:

- [Webcast for 315.](#)

Minutes:

OUTLINE APPLICATION WITH DETAILS OF ACCESS FOR THE ERECTION OF TWO DETACHED DWELLINGS FOR MR JOHN SIMS.

(Report recommended Refusal)

All Councillors had declared "other" interests. Cllr Wilkinson declared a lobbying interest.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mrs. Julie Sims	-	Supporter
Cllr. Alan Hulme	-	Ward Cllr.
Mr. Malcolm Sales	-	Applicant's Agent
Mrs. Melanie Swanwick	-	Supporter

NOTED - 1. Officer confirmed that the family's historical connections with the village were not a material planning consideration, the Applicant's personal circumstances could be given only very limited weight as the tenure was limited and the application was not for a farm worker's dwelling and so any agricultural activities were also not a material planning consideration.

2. The Checkley Neighbourhood Plan was not yet complete. Speaker confirmed that this site was not included in the draft plan as the Applicant was incapacitated at the time of consultation. The site would be treated as a 'Windfall Site'.

RESOLVED – That the application be **REFUSED** for the reasons and based on the policies contained in the report. At the vote there was parity – 6 votes in favour and 6 against. The Chairman used his casting vote to **REFUSE**.

(Proposed by Councillor Jackson and seconded by Councillor Ellis.)

Councillor Wilkinson had proposed **APPROVAL** and this was seconded by Councillor Flunder. However, as the substantive vote to **REFUSE** was passed, the vote to **APPROVE** was not taken.

316.

[SMD/2022/0017 - The Barn, Ringe Hay Farm, Basford](#)  **[PDF 557 KB](#)**

Additional documents:

- [Webcast for 316.](#)

Minutes:

APPLICATION FOR SINGLE-STOREY SIDE EXTENSION FOR MR D MARKS.

(Report recommended Refusal)

All Councillors had declared "other" interests.

RECEIVED – Representations from the undermentioned speakers:-

For the application:

Mr. Ken Wainman

-

OBO Applicant

Cllr. Mike Worthington - Ward Cllr.

NOTED - 1. Application was a re-submission. Agent confirmed that research showed that the Barn had been substantially rebuilt some time ago and was therefore no longer a Heritage Asset so should be treated as a normal building. Officer stated that the Barn was rebuilt to resemble the original design.

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

(Proposed by Councillor Roberts and seconded by Councillor Ellis.)

317.

[SMD/2021/0636 - Wildwood, Farley Lane, Farley](#)  PDF 450 KB

Additional documents:

- [Webcast for 317.](#)

Minutes:

APPLICATION FOR ECO HOUSE REPLACEMENT DWELLING FOR MR AND MRS C GREEN.

(Report recommended Approval)

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. James Green - Applicant

NOTED - 1. Member requested screening to be done on the near edge of the site. Applicant confirmed that this was scheduled to be carried out.

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

(Proposed by Councillor Hoptroff and seconded by Councillor Emery.)

[SMD/2021/0100 - Land at Deadman's Green, Uttoxeter Road, Checkley](#)  PDF

625 KB

- Webcast for 318.

(Report recommended Approval)

Councillor Flunder had declared an "other" interest and left the room, taking no part in the discussion or vote. Councillor Gledhill also left the meeting at this point.

RECEIVED – Representation from the undermentioned speaker:-

For the application:

Mr. Tim Malkin - Applicant's Agent

NOTED - 1. Informative to be added for the dwelling to be a Bungalow in order to reduce the impact on the countryside.

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

FURTHER RESOLVED - 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 had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Jackson and seconded by Councillor Ellis.)

319.

Exclusion of the Press and Public

The Chair to move:-

"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."

Additional documents:

- [Webcast for 319.](#)

Minutes:

RESOLVED:

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.

320.**To approve as a correct record the Exempt Minutes of the last meeting**

- [View the reasons why item 320. is restricted](#)

Minutes:

Councillor Flunder returned to the meeting for this item.

Members considered the exempt minutes of the previous meeting.