

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 8 SEPTEMBER 2022

PRESENT: Councillor P Jackson (Vice-Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder,
A Hart, T Holmes, K Hoptroff, A Hulme, I Plant and P Wilkinson.

IN ATTENDANCE: S Hampton - Democratic Services Officer
B Haywood - Head of Development Services
J Price-Jones – Legal Advisor
L Vernon - Head of Democratic Services

APOLOGIES: Councillors: S Ellis and T Riley

361 **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) The meeting was held in the Council Chamber, Moorlands House.
- c) Members of the Committee and Officers present were introduced by the Chair.
- d) Members had made site visits during the morning of the meeting.

362 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED: That the minutes of the meeting of the Planning Applications Committee held on 11 August 2022 be **APPROVED** as a correct record and signed by the Chair.

363 **URGENT ITEMS, IF ANY.**

There were no urgent items.

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364 **DECLARATIONS OF INTEREST**

The following declarations were made:

Agenda Item	Member Declaring Interest	Nature of Interest
Agenda Item 7 – SMD/2021/0418 – Land South East of A521, A50 Blythe Bridge Bypass, Blythe Bridge	Cllrs. Flunder & Holmes	'Other' – Ward Councillors for the area.
	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Hart, Hoptroff, Hulme, Holmes, Jackson, Plant & Wilkinson.	Lobbied – No response given.
Agenda Item 9 – SMD/2021/0565– Land adj The Bungalow, High Street, Kingsley	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, Jackson, Plant & Wilkinson.	'Other' – Speakers were fellow District Councillors/Parish Councillors and Mr Lucas was known as an ex- member of the Authority and Planning Applications Committee.
Agenda Item 8 – SMD/2021/0672 – The Caravan, Cheadle Road, Alton	Cllr Plant	'Other' – Applicant is known to him.
	Cllr Flunder	Other – Tourism is within his Cabinet Portfolio.
	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Hart, Holmes, Hoptroff, Hulme, Jackson, Plant & Wilkinson.	Other - Speaker previous SMDC Employee

365 **LATE REPRESENTATIONS REPORT.**

RESOLVED: That the Late Representations Report be **NOTED**.

366 SMD/2021/0418 - LAND SOUTH EAST OF A521, A50 BLYTHE BRIDGE BYPASS, BLYTHE BRIDGE

FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 200 DWELLINGS (USE CLASS C3), ACCESS AND INTERNAL ROADS FOR VEHICLES, FOOTPATHS AND CYCLE LINKAGES, PARKING, PUBLIC OPEN SPACE AND LANDSCAPING, ECOLOGICAL HABITATS, COMMUNITY ORCHARD, SUSTAINABLE DRAINAGE MEASURES, AND ASSOCIATED INFRASTRUCTURE AND EARTHWORKS.

(Report recommended Approval subject to Section 106 Agreement and Conditions)

Received – Representation from the undermentioned speaker:-

For the application:

Mr Peter Hayward – Applicant's Agent

NOTED:

1. AMENDED RECOMMENDATION - Included requirement for affordable housing scheme in the S106 Heads of Terms as set out in the Late Representations Report.
2. The Council was awaiting confirmation from Highways England regarding suitable access from the A50 to phase 3 of the development.
3. Additional condition requested to ringfence the off-site Section 106 contribution for playing pitches to the 3 parishes in the area.

RESOLVED:

1. 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 condition above.
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 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 Hart and seconded by Councillor Davies)

367 SMD/2021/0672 - THE CARAVAN, CHEADLE ROAD, ALTON

CHANGE OF USE OF LAND TO PROVIDE FOR 14 TOURING CARAVANS PITCHES WITH SEPARATE CAMPING/OPEN SPACE; FACILITIES BUILDING AND RECEPTION AND ASSOCIATED WORKS

(Report recommended approval subject to conditions)

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Received – Representation from the undermentioned speaker:-

For the application:

Ms Teresa Critchlow – Applicant's Agent

RESOLVED:

1. 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.
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 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 Hart and seconded by Councillor Davies)

368 **SMD/2021/0565 - LAND ADJACENT THE BUNGALOW, HIGH STREET, KINGSLEY**

ERECTION OF 1 NO. DWELLING

(Report recommended approval subject to conditions)

Received – Representations from the undermentioned speakers:-

Against the application:

Cllr David Fowler – Kingsley Parish Council

Mr Ivor Lucas – Local resident

Cllr James Aberley – Ward Councillor

Cllr Mike Worthington – County Councillor

RESOLVED:

1. That, contrary to Officer recommendation, the application be **REFUSED** for the reasons stated below.

Reason/Polices:

- DC1
- Unsustainable development
- Overdevelopment of the plot
- Impact on listed and historic buildings
- Affect on the amenity of neighbouring properties
- Highways

(Proposed by Councillor Wilkinson and seconded by Councillor Hoptoff)

369 SMD/2022/0344 - GRAVEL BANK FARM, CAVERSWALL COMMON LANE, CAVERSWALL

REDEVELOPMENT OF PREVIOUSLY DEVELOPED SITE FOR ERECTION OF UP TO 4NO. BUNGALOWS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)

(Report recommended refusal)

Received – Representations from the undermentioned speakers:-

For the application:

Ms Teresa Critchlow - Applicant's Agent (spoke on behalf of Mr Rob Duncan who had given his apologies)

Cllr Ross Ward - Supporter

Ms Joanne Bettaney had registered to speak for the application but withdrew during the meeting.

NOTED:

1. Members were of the opinion that there was a need for the provision of bungalows in the area and that the plot could accommodate a maximum of four dwellings.
2. Additional conditions requested for no further development of the site, and for the existing glass houses to be demolished and materials removed from the site.

RESOLVED:

1. That, contrary to Officer recommendation, the application be **APPROVED**, subject to the above conditions.
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 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 Hart and seconded by Councillor Flunder)

The meeting closed at 4.10 pm

Chairman _____ Date _____