

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 26 OCTOBER 2023

PRESENT: Councillor P Wilkinson (Chair)

Councillors B Cawley, T Holmes, 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
S Hampton Senior Democratic Services Officer
B Haywood Head of Development Services
J Price-Jones Legal Advisor
N Thompson Democratic Services Assistant

APOLOGIES: Councillors B Emery and K Flunder

66 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.

67 DECLARATIONS OF INTEREST

| Agenda item | Member Declaring Interest | Nature of Interest |
|--|--|--|
| SMD/2019/0646 SMD/2019/0616 SMD/2022/0014 Moneystone Quarry | All Councillors present at the meeting | 'Other' – Ward councillors and Parish councillors present as speakers are known to members of the Committee. Had been lobbied in respect of the |

Planning Applications Committee - 26 October 2023

| | | |
|--|--|--|
| | | application by action groups and residents |
|--|--|--|

68 **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.

69 **URGENT ITEMS, IF ANY.**

There were none.

70 **SMD/2019/0646 - MONEYSTONE QUARRY (RESERVED MATTERS)**

Reserved matters application proposing details for the appearance, scale, layout and landscaping for phase 1 of the leisure development comprising 190 lodges; erection of a new central hub building (providing farm shop, gym, swimming pool, spa, restaurant, cafe, games room, visitor centre, hub management and plant areas) reuse and external alterations to the existing office building to provide housekeeping and maintenance accommodation (including meeting rooms, offices, storage, staff areas and workshop); children's play areas; multi use games area; quarry park; car parking; refuse and lighting arrangements; and managed footpaths, cycleways and bridleways set in attractive hard and soft landscaping.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

Against the application:

Councillor Mike Worthington – County Councillor
Mr David Walters – On behalf of the Churnet Valley Conservation Society
Councillor Linda Malyon – Ward Councillor (on behalf of Councillor Fallows)
Cllr Tony Loynes – On behalf of Oakamoor Parish Council
Cllr James Aberley – Ward Councillor
Cllr John Steele – On behalf of Kingsley Parish Council

For the application:

Jon Suckley – Asteer Planning
Adam Gombocz – Lithos
Liz McFadyean – Asteer Planning

Members discussed the style, appearance, energy supply and occupation of the lodges/caravans. Some members expressed concern around the safety and stability of the lodges overhanging the water.

During the debate, there was also discussion around the road access to the site, the Travel Plan, biodiversity net gain, the Habitat Management Plan, monitoring, foul and surface water and the Council's Tourism Strategy.

Officers advised that a number of conditions was standard for a major planning application, should the application be approved, these would be monitored and matters dealt with should they arise.

RESOLVED:

1. That the Late Letters report be NOTED;
2. That contrary to officers' recommendation, the application be REFUSED for the following reasons:

This site lies within the Churnet Valley which is an area of significant landscape, wildlife and heritage value. Policy SS11 sets out the strategy for the Churnet Valley. It says that all development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. The consideration of landscape character it says will be paramount in all proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features

It is considered that the proposed lodges, which are little more than caravans with cladding, fail to deliver the required high standard of design. Owing to the proposed materials and lack of any green roofs, lack of creativity and detailing the lodges could not be said to be of an appropriate high quality nor do they add value to the local area. They have not been designed to respect this sensitive site or its surroundings, noting that it is in part adjacent to the Whiston Eaves SSSI

For these reasons the proposal fails to comply with Policies SS1, SS11, DC1 and E4 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including but not limited to Chapters 12 which says that good design is a key aspect of sustainable development and Chapter 15 which says that planning decisions should contribute to and enhance the natural and local environment by amongst other matters recognising the intrinsic character and beauty of the countryside and minimising impacts on biodiversity

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 Plant)

71 **SMD/2019/0716 - MONEYSTONE QUARRY (LABORATORY BUILDING CHANGE OF USE)**

Retention of former laboratory building and change of use to a sports hall with climbing wall, soft play area, two-lane mini bowl, cinema room; craft room and craft store, bike store and maintenance and bike hire office, cafe, viewing area, WCs, management office and plant rooms associated with Moneystone Park external alterations and reconfiguration of existing car park to provide 24no. car parking spaces.

Planning Applications Committee - 26 October 2023

(Report recommended approval subject to conditions)

Against the application:

Mr David Walters – On behalf of the Churnet Valley Conservation Society
Mr David Williams – Local Resident
Councillor Linda Malyon – Ward Councillor (on behalf of Councillor Fallows)
Cllr John Steele – On behalf of Kingsley Parish Council

For the application:

Jon Suckley – Asteer Planning

Some members commented positively in terms of the re-purposing of an existing building on the site, discussed carbon off-setting and encouragement of businesses to the area.

The Committee was advised that should permission be granted, this would override the current enforcement notice in place.

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 the following conditions be added:
 - a. An outdoor low level lighting scheme to be incorporated into the scheme.
 - b. For showers to be installed in the building
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 Hoptroff and seconded by Councillor Johnson)

72 **SMD/2022/0014 - MONEYSTONE QUARRY (OUTFALL STRUCTURE)**

Proposed construction of a revised surface water outfall associated with Moneystone Park leisure development and engineering operations to infill the existing outfall structure.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

Against the application:

Mr David Walters – On behalf of the Churnet Valley Conservation Society
Mr Peter Cowie – Local Resident
Councillor Linda Malyon – Ward Councillor (on behalf of Councillor Fallows)
Cllr John Steele – On behalf of Kingsley Parish Council

Planning Applications Committee - 26 October 2023

For the application:

Jon Suckley – Asteer Planning

Adam Gombocz – Lithos

Liz McFadyean – Asteer Planning

Consideration was given to the potential impact and benefit of the works on the Whiston Eaves SSSI. Officer advice that Condition 13 secured a scheme for the maintenance and operation of the outfall in the interest of flood prevention, water quality and habitats

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 Hoptroff and seconded by Councillor Johnson)

The meeting closed at 5.35 pm

_____Chairman_____Date