

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE DECISIONS
THURSDAY, 15 AUGUST 2024

PRESENT: Councillor P Wilkinson (Chair)

Councillors K Flunder, T Holmes, K Hoptroff, A Hulme, M Johnson,
J Kempster, A Parkes, I Plant, O Pointon, P Roberts and
L Swindlehurst

IN ATTENDANCE: S Hampton Senior Democratic Services Officer
B Haywood Head of Development Services
A Swithenbank Planning Officer
J Price-Jones Legal Advisor
S Beech Democratic Services Officer

APOLOGIES: Councillors B Emery and V O'Shea

42 **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.

43 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

- 1. That the minutes of the previous meeting held on 18 July 2024 be amended to include Cllr Roberts proposed the approval of the application SMD/2024/0247 and that Cllr Plant seconded it.
- 2. That the minutes of the previous meeting held on 18 July 2024 be approved as a correct record.

44 **URGENT ITEMS, IF ANY.**

There were none.

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DECLARATIONS OF INTEREST

Agenda item	Member Declaring Interest	Nature of Interest
SMD/2024/0094 - Sylvester Farm, Land Off Rowndall Road, Wetley Rocks	Cllr Pointon	“Pecuniary” - Applicant is a family member.
	Cllr Roberts	“Other” - Speaker is known to him.
DET/2024/2024 – Biddulph Valley Leisure Centre	Cllr Roberts	‘Other’ - Previous Leader of the Council and had been involved with the application for Levelling Up Funds and design proposals. Withdrew during the consideration and voting on the application.
	Cllr Flunder	‘Other’ - Adjacent to own Division at the County Council.
	Cllr Parks	“Other” - Ward, Town and District Councillor.
SMD/2023/0011and SMD/2023/0595 – Far Lakes Farm, Shaw Lane, Whiston	All Councillors	“Other” – Speakers are known to them.
SMD/2024/0326 – John Hall Gardens, Fowlchurch Road, Leek	Cllr Johnson	“Other” – Ward Councillor, worked with the applicant on CCIF and other projects.
	Cllr Swindlehurst	“Other” - Ward Councillor, worked with the applicant on CCIF.
	Cllr Hoptroff	“Other” – Family members have used the facility and has worked with the applicant on CCIF.
SMD/2023/0310 and SMD/2023/0595 – Farm House, Booths Hall Farm, Belmont Road, Ipstones	Cllr Hulme	“Other” – knows the applicant through the farming industry.
	All Councillors	“Other” – Speakers are known to them.

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- 46 **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.

- 47 **SMD/2024/0103 - THE GRANGE, CLAY LAKE, ENDON. ST9 9DD**
*****WITHDRAWN*****

- 48 **SMD/2024/0094 - SYLVESTER FARM, LAND OFF ROWNALL ROAD, WETLEY ROCKS**

The application seeks a certificate of lawfulness that the part of the building that had pre-existed before walls and a shutter were installed, is lawful and the Planning Authority could not take enforcement action against that part of the building (consisting of its roof and steel stanchion supports).

(Report recommended approval).

Received representation from the undermentioned speakers:

Against the application;

Ian Podmore – Resident

Julia Podmore – Resident and unrelated to the above speaker.

Susan Beardmore – Resident

For the application:

Ben Kettle – Agent

Members discussed the current appearance of the building in relation to how the building looked in the photograph dated December 2020, they were advised that any use other than for agricultural use was unlawful. They were reminded that they could only make a decision based on this application and to disregard any other applications whether current or potential. Members expressed concern over the number of bays, parking, lights, skylights and struts.

Members expressed empathy with the objecting speakers.

(Having declared an interest Councillor Pointon withdrew from the meeting during the consideration of and voting on the application)

RESOLVED:

1. That the Late Representations report be noted.
2. That an informative letter be sent to the applicant to express disappointment with the work carried out without the required permissions, and to make them aware of the possibility of enforcement action.
3. That the application be APPROVED for the reasons and based on the policies contained within the report.
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

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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 Hoptroff)

49 **SMD/2023/0310 (PLANNING APPLICATION) AND SMD/2023/0311 (LISTED BUILDING CONSENT APPLICATION) - FARM HOUSE, BOOTHS HALL FARM, BELMONT ROAD, IPSTONES**

Application for single storey rear extension.

(Report recommended refusal)

Received representation from the undermentioned speakers:

For the application:

Mrs Rowbottom – Applicant

Cllr Malyon – Ward Councillor

Members discussed the current maintenance issues with the property, the need to preserve the building for its historical significance and the role of the Conservation Officer in ensuring minimal impact to the building. The applicant confirmed that the windows on the extension would be the same as the existing windows.

RESOLVED:

1. That contrary to officers' recommendation the application be APPROVED for the following reasons:
 - a. The benefits of maintaining the liveability of the property would secure the long-term optimum viable use of the building as a dwelling which would be a public benefit to outweigh the harm to the designated heritage asset as provided for by NPPF paragraph 208.
2. Authority be delegated to the Head of Development Services in consultation with the Chair to impose suitable conditions.
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.

(SMD/2023/0310 - Planning Application. Proposed by Councillor Hoptroff and seconded by Councillor Hulme)

(SMD/2023/0311 - Listed Building Consent Application. Proposed by Councillor Roberts and seconded by Councillor Swindlehurst)

50 **SMD/2023/0011 - FAR LAKES FARM, SHAW WALL LANE, WHISTON, STAFFORDSHIRE, ST10 2HT**

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Application to erect an agricultural workers dwelling.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Against the application;

Councillor Malyon – Ward Councillor

Ms Alison Ash – Resident

Jane Clowes – statement read out by Mr Justin Price-Jones.

Members discussed the functional need of the dwelling and the viability of the farm.

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)

51 **SMD/2023/0595 - FAR LAKES FARM, SHAW WALL LANE, WHISTON, STAFFORDSHIRE, ST10 2HT**

Application for temporary agricultural workers dwelling.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Against the application;

Councillor Malyon – Ward Councillor

Ms Alison Ash – Resident

Jane Clowes – statement read out by Mr Justin Price-Jones.

Members discussed the number of times temporary accommodation had been requested at this site and suggested enforcement action be looked into.

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.

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(Proposed by Councillor Roberts and seconded by Councillor Johnson)

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

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

(Report recommended approval)

Received representation from the undermentioned speakers:

For the application:
Ross Ankers – Agent.

Members thanked the applicant and agent for engaging with Officers throughout the application process.

RESOLVED:

1. That the application be APPROVED 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 Roberts and seconded by Councillor Plant)

53 **SMD/2024/0326 - JOHN HALL GARDENS, FOWLCHURCH ROAD, LEEK**

Retrospective creation of concrete pad foundation. Proposed Shed to be placed on pad.

(Reports recommended approval with conditions)

There were no registered speakers for this application.

Members commented on the importance the activities carried out at this venue.

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 Johnson and seconded by Councillor Flunder)

54 **DET/2024/2024 - BIDDULPH VALLEY LEISURE CENTRE, THAMES DRIVE, BIDDULPH**

Application to determine if prior approval is required for a proposed a Free standing GRP Substation with a 4Way LV cabinet and a GRP metering enclosure.

(Report recommended approval)

There were no registered speakers for this application.

Members commented on the journey of this application and the value of this asset to the community.

(Having declared an interest Councillor Roberts withdrew from the meeting during the consideration of and voting on the application)

RESOLVED:

1. That the application be APPROVED 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 Parkes)

55 **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.

56 **PERFORMANCE ON PLANNING APPEALS**

Consideration was given to a report on the performance of planning appeals.

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

RESOLVED: That the exempt minutes from the meeting held on 18 July 2024, be approved as a correct record.

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The meeting closed at 4.03 pm

_____Chairman