

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

PLANNING APPLICATIONS COMMITTEE MEETING

Minutes

THURSDAY, 19 SEPTEMBER 2024

PRESENT: Councillor P Wilkinson (Chair)

Councillors B Emery, K Flunder, T Holmes, K Hoptroff, A Hulme,
M Johnson, V O'Shea, A Parkes, I Plant, P Roberts and
L Swindlehurst

IN ATTENDANCE:

| | |
|---------------|------------------------------------|
| R Berriman | Trainee Planning Officer |
| H Burkinshaw | Democratic Services Assistant |
| D Cleary | Planning Officer |
| R Griffiths | Work Placement |
| S Hampton | Senior Democratic Services Officer |
| B Haywood | Head of Development Services |
| J Price-Jones | Legal Advisor |

APOLOGIES: Councillors J Kempster and O Pointon

58 **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.

59 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 15 August 2024, be approved as a correct record.

60 **URGENT ITEMS, IF ANY.**

There were none.

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61 **DECLARATIONS OF INTEREST**

| Agenda item | Member Declaring Interest | Nature of Interest |
|---|---------------------------|---|
| SMD/2024/0241 4 Millers View | Cllr Roberts | 'Other' Family member lives in the vicinity. Withdrew during the consideration and voting on the application. |
| | Cllr O'Shea | 'Other' Ward Councillor. |
| | All members | 'Other' Councillor M Deaville (speaker) is a fellow District Councillor. |
| | Cllr Plant | "Other" Registered speakers are known to him. |
| SMD/2024/0274 62 Rakeway Road, Cheadle | Cllr O'Shea | 'Other' Ward Councillor. |
| | Cllr Plant | 'Other' Applicant is known to him. |
| | Cllr Roberts | 'Other' Applicant is known to him. |
| SMD/2024/0019 Land at Newfields Farm, Rownall Road, Wetley Rocks | Cllr Roberts | 'Other' – Registered speakers are known to him. |
| | Cllr Johnson | 'Other' Member of Moorlands Climate Action Group. No opinion had been expressed. |
| | Cllr Flunder | 'Other' Adjacent to County Council Division. |
| 'Other' Parish Councillors, registered to speak are known to him. | | |
| SMD/2024/0249 - 33 Cruso Street, Leek | Cllr Hoptroff | 'Other' Ward Councillor |

62 **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.

63 **SMD/2024/0019 - LAND AT NEWFIELDS FARM, ROWNALL ROAD, WETLEY ROCKS**

Development of a Battery Energy Storage System (BESS) with ancillary infrastructure, security fence, access, landscaping and biodiversity enhancements, to provide balancing services to the local electricity grid.

(Report recommended approval subject to legal agreement and conditions)

Received representation from the undermentioned speakers:

Against the application:

Ian Podmore – On behalf of Save the Rownall and Bagnall Campaign

Cllr Les Knowles – On behalf of Bagnall Parish Council

Cllr Caroline Lovatt – On behalf of Cheddleton Parish Council

For the application:

David Pickford – Agent

Dan Marsland - Director at DMK4 Risk Management (as the Applicant's Fire Safety Advisor)

Milly Bowen - Planning Manager at REPD

Some members had concerns in relation to the fire safety of the site due to the access and queried the reason the farmhouse had to be vacated. It was also commented that improved mitigation was required to protect the use of the footpath and a better understanding of the implications the development may have on wildlife. Other views expressed related to the benefit of the close proximity of the substation and the landscape mitigation scheme.

The Officer advised that the Fire and Rescue Service considered the plans to be broadly in line with NFCC Guidance.

RESOLVED:

1. That the Late Representations report be noted;
2. That contrary to officers' recommendation the application be REFUSED the following reasons:
 - a. The detrimental impact the proposal would have on the countryside / landscape and visual amenity of footpath due to insufficient landscaping / vegetation / details of maintenance.
 - b. Loss of a dwelling house at a time of housing under supply.
 - c. Fire safety concern in relation to the single access point through farm buildings.
 - d. Inappropriate development in the Green Belt. No very special circumstances. Benefit is outweighed by the harm.
 - e. Concern regarding cumulative impact of incident risk and industrialisation.
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

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that the changes do not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Flunder and seconded by Councillor Roberts)

(A proposal to approve the application had been moved by Councillor Johnson and seconded by Councillor Hoptroff but was lost)

64 SMD/2024/0241 - 4 MILLERS VIEW, CHEADLE

Change of use application to convert a C3 dwelling into a use class C2 Residential Institution for care of children including conversion of existing detached garage into 2 bedroom bungalow as already approved on application SMD/2023/0139.

(Report recommended approval with conditions)

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

Received representations from the undermentioned speakers:

Against the application:

Dave Amos – Local resident

Warren Horne – Local resident

Yvonne Colclough – Local resident

Cllr Mark Deaville (on behalf of Cllr Mike Haines Ward Cllr) – Ward and County Councillor

For the application:

Carl Croft – Agent

Clarification was sought in relation to the certification of the property and covenant. Members were informed that there was a 10 year lease for the property and as the covenant was a civil law matter, it could not be taken into consideration by the Planning Committee when determining the application.

Discussion took place around the proposed operator of the property, the need for the provision of care homes, Ofsted, the age of the children that would reside there and potential parking issues.

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.

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(Proposed by Councillor Parkes and seconded by Councillor O'Shea)

65 **SMD/2024/0249 - 33 CRUSO STREET, LEEK**

Change of use from C3 residential property of 5 bedrooms to a large dwellinghouse in multiple occupation for up to 7 people.

(Report recommends approval with conditions)

There were no registered speakers.

Members commented that there was an issue with on-street parking in this area and referred to anti-social behaviour.

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. For a condition to be included for the installation of a bin store;
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 Emery)

66 **SMD/2024/0309 - SPRINGFIELDS FARM, HULME LANE, WERRINGTON**

Retention of toilet block.

(Report recommended approval with conditions)

There were no registered speakers for this application.

RESOLVED:

1. That the application be APPROVED for the reasons and based on the policies contained within the report;
2. For an informative to be included to draw the applicants attention to the need to ensure that drainage complies with the building regulations and binary rules;
3. That a letter be sent to the applicant from the Planning Applications Committee to advise that it does not appreciate retrospective applications;

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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 Roberts and seconded by Councillor Flunder)

67 **SMD/2023/0574 - HILLCROFT, FROGHALL ROAD, FROGHALL DEFERRED**

This application had been deferred.

68 **SMD/2024/0274 - 62 RAKEWAY ROAD, CHEADLE**

Proposed Ground floor extension, first floor balcony, and loft conversion.

(Report recommended approval subject to conditions)

Received representation from the undermentioned speakers:

For the application:

Clare Powell – Applicant

Greg Powell – Applicant

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 Plant and seconded by Councillor Swindlehurst)

69 **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.

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70 **PERFORMANCE ON PLANNING APPEALS**

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

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

RESOLVED: The exempt minutes from the meeting held on 15 August 2024 were approved as a correct record.

The meeting closed at 5.30 pm

_____ Chairman _____ Date