

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE MEETING
MINUTES

THURSDAY, 17 OCTOBER 2024

PRESENT: Councillor P Wilkinson (Chair)

Councillors B Emery, K Flunder, T Holmes, K Hoptroff, A Hulme,
M Johnson, J Kempster, V O'Shea, 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
J Price-Jones	Legal Advisor
S Beech	Democratic Services Officer
H Roger	Planning Officer
J Gregory	Planning Officer
L Holland	Work Experience

72 **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. Members of the public were not permitted to enter the Chamber or speak to members of the committee unless invited.
- b) 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.
- 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.

73 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 19 September 2024, be approved as a correct record.

74 **URGENT ITEMS, IF ANY.**

Planning Applications Committee - 17 October 2024

There were none.

75 DECLARATIONS OF INTEREST

Agenda item	Member Declaring Interest	Nature of Interest
SMD/2023/0568 Cellarhead Electricity Substation.	Cllr Pointon	'Pecuniary' Family member has an application that coincides with this. Withdrew during the consideration and voting on the application.
	All members	'Other' Received emails from Agent.
SMD/2023/0423 Land at Tenford Lane, Tean. ST10 4EN	Cllr O'Shea	'Other' Ward Councillor.
	Cllr Plant	'Other' Knows members working on site.
	Cllr Flunder	'Other' Parish Councillor of neighbouring ward.
	Cllr Hulme	'Other' Ward Councillor or neighbouring ward.
SMD/2024/0272 Hermitage Farm, Froghall Road.	All members	'Other' Registered speakers are known to them.
SMD/2024/0321 Ruelow Cottage, Hermitage Farm, Froghall Road.	All members	'Other' Registered speakers are known to them.
SMD/2024/0310 Springfields Farm, Hulme Lane, Werrington.	All members	'Other' Registered speakers are known to them. 'Other' Lobbied
	Cllr Roberts	'Other' Ward Councillor
SMD/2024/0388 Springfields Farm, Hulme Lane, Werrington.	Cllr Roberts	'Other' Ward Councillor
	All members	'Other' Lobbied

76 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.

77 SMD/2023/0423 - LAND AT TENFORD LANE, TEAN. ST10 4EN

Planning Applications Committee - 17 October 2024

Application for full planning permission for the erection of 87 dwellings and associated works. 40 of these dwellings already have permission (Reserved matters ref: SMD/2021/0491) and have been implemented, with much of the key infrastructure is already in place.

Report recommended approval subject to the prior completion of a Section 106 legal agreement and conditions.

Received representation from the undermentioned speakers:

For the application:

Hope Bennett – Drainage Engineer at Keytech Development Design

Mark Ellis – Markden Homes

Caroline Payne – Agent

Members sought clarification regarding foul drainage and surface water drainage feeding into the older mains system, they noted that the Severn Trent report attached to this application related to a different application number.

Members discussed the following:

- a. Surface water pack for residents,
- b. Consideration of any hard standing areas residents constructed in the future,
- c. Disabled access and suitable disabled facilities on the play area,
- d. Increase in BNG
- e. Numbers of 1 and 2 bedroom homes,
- f. Quality of the fencing located near to the quarry,
- g. Transport to schools,
- h. Which geographical location the funding from S106 will be spent,
- i. The maintenance of landscape and dog bins on the site.

RESOLVED:

1. That the Late Representations report be noted;
2. That the application be DEFERRED for the following
 - a. Drainage – resolve outstanding concerns with the LLFA.
 - b. Foul drainage – Severn Trent to be reconsulted.
 - c. BNG discussions
 - d. Education and open space contributions - to confirm where the money is to be spent and ask if this can be as local as possible.
 - e. Facilities for disabled children in the play area
 - f. Fence to north beside former quarry to be specified in more detail

(Proposed by Councillor Roberts and seconded by Councillor Kempster)

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

78

SMD/2023/0568 - CELLARHEAD ELECTRICITY SUBSTATION, ROWNALL ROAD, WETLEY ROCKS

Application to Grant a Certificate of Lawful Development.

The application sought to demonstrate that the land was operational land and therefore benefitted from permitted development rights provided for in Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning Applications Committee - 17 October 2024

(Report recommended approval)

Received representations from the undermentioned speakers:

Against the application:

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

Susan Beardmore – Local resident

For the application:

Denise Shaw – Applicant

Members were reminded that normal planning considerations were not applicable on this application.

Members expressed empathy with the speakers concerns and made them aware that these could not be considered at today's meeting.

Members expressed their disappointment in the nature of the emails they had received from the applicant. They implored the applicant to speak with local residents for their input should major work be carried out in the future.

RESOLVED:

1. That the Late Representations report be noted;
2. That the Certificate of Lawful Development be APPROVED;
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 Parkes)

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

79 **SMD/2023/0275 - WESTWOOD HALL FARM, WESTWOOD PARK DRIVE, LEEK DEFERRED**

80 **SMD/2023/0276 - WESTWOOD HALL FARM, WESTWOOD PARK DRIVE, LEEK DEFERRED**

81 **SMD/2023/0277 - WESTWOOD HALL FARM, WESTWOOD PARK DRIVE, LEEK DEFERRED**

82 **SMD/2023/0574 - HILLCROFT FROGHALL ROAD FROGHALL ST10 2HQ**

Extensions to Dwelling and Replacement Outbuildings with Landscaping Works.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Planning Applications Committee - 17 October 2024

For the application:

Gemma Edin – Applicant

William Kemp – On behalf of Agent

Cllr Linda Malyon – Ward Councillor

Members discussed curtilage, supporting young people in villages, and the size of the proposed garage.

RESOLVED:

1. That contrary to officers' recommendation the application be APPROVED the following reasons:
 - a. The development is within curtilage.
 - b. The garage size is not excessive.
2. Delegate authority to the Head of Development Services and Chairman to agree conditions to include:
 - a. removal of PD rights
 - b. provision of bat and bird boxes;
 - c. conditions recommended by consultees in 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 Pointon).

83 **SMD/2024/0272 - HERMITAGE FARM, FROGHALL ROAD, FROGHALL**

Application to remove condition 1 of SMD/2004/0970 entirely.

(Report recommended refusal)

Received representations from the undermentioned speakers:

For the application:

Cllr Linda Malyon – Ward Councillor

Nancy Cooke – Applicant

Chris Cooke – Applicant

Members discussed tourism and amenities to the property.

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. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of

Planning Applications Committee - 17 October 2024

Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications 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)

84 **SMD/2024/0321 - RUELOW COTTAGE, HERMITAGE FARM, FROGHALL ROAD, FROGHALL**

Application to remove Condition 3 of SM92-1066.

(Report recommended refusal)

Received representations from the undermentioned speakers:

For the application:

Cllr Linda Malyon – Ward Councillor

Nancy Cooke – Applicant

Chris Cooke – Applicant

Members discussed the site no longer being part of agricultural land and the need for agricultural worker properties.

RESOLVED:

1. That the application be REFUSED for the reasons and based on the policies contained within the report.
2. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of

Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

(Proposed by Councillor Johnson and seconded by Councillor Roberts)

85 **SMD/2024/0310 - SPRINGFIELDS FARM, HULME LANE, WERRINGTON, ST3 5BH**

Retrospective change of use of land to garden and retention of patio and steps.

(Report recommended refusal)

Received representation from the undermentioned speakers:

Against the application;

Andy Beckett – Local Resident

For the application;

Natalie Taylor – Applicant

Cllr Mike Worthington – Supporter

RESOLVED:

Planning Applications Committee - 17 October 2024

1. That contrary to officers' recommendation the application be APPROVED for the following reason:
 - a) the change of use has tidied the land and does not conflict with the purposes of including land within the Green Belt. It does not result in significant encroachment or a loss of openness and would not result in harm to landscape setting. The proposal accords with Policy SS10, Policy DC1 and Policy DC3 of the Staffordshire Moorlands Local Plan and the provisions of the the NPPF.
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.

(Proposed by Councillor Pointon and seconded by Councillor Emery)

86

SMD/2024/0388 - SPRINGFIELDS FARM, HULME LANE, WERRINGTON, ST3 5BH

Variation of Condition 17 of planning permission SMD/2024/0147 for Retrospective change of use from retail to mixed use of retail and cafe within Use Classes E(a) and E(b).

(Report recommended approval with conditions)

Received representation from the undermentioned speakers:

Against the application;
Andy Beckett – Local Resident

Members discussed enforcement and suggested monitoring the site with registers and regular visits.

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. An additional condition be added that a register be kept of the use of the land.
4. An informative be added to remind the applicant that other works including hard standing would require planning permission.
5. 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 Pointon and seconded by Councillor Wilkinson)

87 **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.

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

RESOLVED:

That the exempt minutes from the meeting held on 19 September 2024 be approved as a correct record.

89 **PERFORMANCE ON PLANNING APPEALS**

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

The meeting closed at 5.35 pm

Chairman