

## **BIDDULPH TOWN COUNCIL**

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11 OCTOBER 2016**

The Chair opened the meeting and read the following statement:

“Please be aware that meetings open to the public may be recorded by representatives of the media or by members of the public. SMDC has produced a guidance document for the recording of public Council meetings that is available on the Council’s website.

Any persons intending to record this meeting are:

1. Requested not to film the public seating area and to respect the wishes of members of the public who have come to speak at a meeting but do not wish to be filmed; and
2. Reminded that it is not permitted for oral commentary to be provided during a meeting.

As Chair I may ask people to stop recording and leave the meeting if they act in a disruptive manner.”

The meeting was filmed by a member of the public.

## **PRESENT**

The Mayor – Councillor Salt  
Councillor Court  
Councillor Davies  
Councillor Harper  
Councillor Hawley  
Councillor Lawson  
Councillor McGuinness  
Councillor Nicosia  
Councillor Rogers  
Councillor Rushton  
Councillor Swift  
Councillor Whilding

## **38.16 APOLOGIES**

Apologies were received from:  
Councillor Baddeley  
Councillor Jones  
Councillor Redfern  
The Deputy Mayor - Councillor Wood

## **32 DECLARATIONS OF INTEREST**

- a Disclosable Pecuniary Interests and Dispensations:
- b Other Interests: Application SMD/2016/0583 Councillor Davies – his son and the applicant were friends at school.

## **33 MINUTES**

The Minutes of the meeting held on 13 September 2016 were **Approved** and signed as a true record.

### **34 BIDDULPH NEIGHBOURHOOD PLAN**

There have not been any meetings.

A meeting has been arranged with Joanna Bagnall (SMDC) later in the month to gain an update and then Neighbourhood Plan meetings will begin again.

### **35 PLANNING APPLICATIONS**

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SMD/2016/0509	Royal Shop Top Road	Proposed demolition of an existing brick and single skin metal clad detached building and replacement with a steel framed and stone clad detached building
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#### **NO ADVERSE COMMENTS**

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SMD/2016/0522	Big Kid Circus Land at Akesmore Lane	Proposed change of use of land from equestrian use to use of land for a circus winter storage of travelling circus quarters
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There was considerable debate about the location of this land and how the land would be used.

Councillor Hawley read the design and access statement to the meeting.

Councillor Harper proposed that this was inappropriate use of greenbelt land. Councillor Salt seconded this.

Councillors voted: 7 in favour of this recommendation, 2 against.

#### **INAPPROPRIATE USE OF GREENBELT LAND**

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SMD/2016/0544	61 Thames Drive	Proposed alterations and extension to bungalow
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#### **SUBJECT TO NO VALID NEIGHBOUR PLANNING CONCERNS**

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SMD/2016/0565	9 Chapel Lane	proposed detached garage
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#### **NO ADVERSE COMMENTS**

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SMD/2016/0569	29 Pen-y-bont Walk	proposed extension over front double garage and single storey side extension
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#### **SUBJECT TO NO VALID NEIGHBOUR PLANNING CONCERNS**

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SMD/2016/0583      123 Tunstall Road      Proposed erection of 2 new detached dwellings and minor changes to existing bungalow 121 Tunstall Rod

Councillor Hawley informed Councillors that there was also an appeal for a different planning application that would be discussed later in the agenda.

**NO ADVERSE COMMENTS**

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SMD/2016/0615      Bank Top Bungalow      Erection of rear conservatory outside permitted development rights due to raking ground level

Councillor Hawley informed Councillors that this was the same property as SMD/2016/0034.

**NO ADVERSE COMMENTS FOR BOTH APPLICATIONS**

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SMD/2016/0571      13 Hot Lane      Proposed conservatory to side elevation of property

**NO ADVERSE COMMENTS**

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HNT/2016/0034      11 Congleton Road      Single storey rear extension, extending 4.1m beyond rear wall of the original dwelling, maximum height of 2.5m and height to eaves 2.5m

**NO ADVERSE COMMENTS FOR BOTH APPLICATIONS**

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**36. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

SMD/2016/0477      72 High Street      Proposed change of use of ground floor retail unit to charity drop in centre

NO ADVERSE COMMENTS

**APPROVED**

Received.

**37. CONSULTATION ON AMENDED DESCRIPTION**

SMD/2016/0440      147 Park Lane      Certificate of Lawfulness for existing swimming pool with cover and rear balcony ancillary to the residential use of the site

Biddulph Town Council

**There was discussion about the retrospective nature of this application and the relevance of 'substantially complete'; there will be legislation/ guidance that determine this. All agreed this should be passed back to SMDC for their decision.**

Councillor Hawley clarified that this was a change to the wording. It was agreed to refer this back to SMDC for them to make a decision.

**38. PUBLIC FOOTPATH 117**

Additional information received, with request to reconsider decision.

There was discussion about the new information from Alkane and the Principal Rights of Way Officer.

Councillor Salt stated that the landowner seemed to be trying to formalise a 30 years old footpath.

Councillor Hawley moved that the Town Council withdraw the objection. All were in favour.

**WITHDRAW OBJECTION**

**39. APPEAL**

SMD/2016/0233	123 Tunstall Road	Demolition of existing dwelling and associated outbuildings. Formation of new site access and erection of 7 detached dwellings – resubmission of SMD/2015/0814
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Biddulph Town Council - **NO ADVERSE COMMENTS**  
**SATISFIED THAT MOVING THE ENTRANCE REMOVES PREVIOUS CONCERNS**

Councillor Hawley asked for further comments. There were none.

**NO FURTHER COMMENTS**

The meeting closed at 7.03 pm

Signature . . . . .

Date . . . . .