

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 OCTOBER 2017**

PRESENT

The Mayor - Councillor Wood
The Deputy Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Hawley
Councillor Jones
Councillor Rogers
Councillor Salt (arrived at 6.30pm)
Councillor Swift
Councillor Whilding

34.17 APOLOGIES

Councillor Harper
Councillor Lawson
Councillor Nicosia

35. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests:
 - SMD/2017/0515 Councillor Court knows the applicant.
 - SMD/2017/0611 Councillor Hawley knows the applicant and Councillor Court would Chair this part of the meeting.
 - SMD/2017/0515 Councillor Wood knows the applicant.
 - SMD/2017/0568 Councillor Rogers knows the family.

36. MINUTES

The Minutes of the meetings held on 12 September 2017 were signed.

37. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meetings on 6 September 2017 (verbal update provided previously) and 28 September 2017 were received.

Councillor Hawley noted that the meeting on 28 September had been enlightening and he felt reassured that the consultant is guiding the group in the right direction.

A verbal update of the Neighbourhood Plan Working Group meeting on 5 October 2017 was received.

Councillor Hawley noted that the group had spent time looking at the format of the questionnaire and considering examples from elsewhere. There would be three questions from each subject area. The questionnaire would be circulated to every household with the December/ January edition of the Biddulph Times, and by hand to

those that were not included in this distribution. A final draft would be created on 13 October to ensure it went to the printers on time. Questionnaires would be distributed in the week commencing 22 November 2017.

Councillor Hawley asked all Councillors to choose their favourite postcards from those displayed at the back of the room. Five of the first schools had been asked to consider 'Biddulph 2035' and these would be re-printed in the questionnaire. There had been some really good ideas.

Councillor Hawley made Councillors aware of the costs associated with this part of the Neighbourhood Plan development:

- The quotation for printing 9,000 questionnaires is £498.
- The cost for Biddulph Times to distribute 7,500 questionnaires is £375.
- Use of Survey Monkey for a year is £408; the Town Council will be able to use this to consult on other areas of work.
- The approximate cost of providing freepost envelopes would be £500. This would increase the uptake.

Councillor Rogers noted that it was a good idea to print envelopes in this way; the Council only needed to pay for the envelopes that were returned.

All agreed the costs and approach were appropriate.

38. PLANNING APPLICATIONS

SMD/2017/0515	Grange Cottage Grange Park Drive	Proposed 2 storey and single storey rear extension
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Councillor Hawley felt it was important that the heritage of the building and site was not compromised.

Councillor Davies wondered whether there were development restrictions on the site that the District Council would need to consider.

All agreed **NO ADVERSE COMMENTS.**

SMD/2017/0551	Hillside Hurst Road	Construction of dormer to rear of dwelling. Removal of existing front bay window, replacement with double doors, side screens, Juliet balcony. New render finish to existing facing brickwork.
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NO ADVERSE COMMENTS

SMD/2017/0568	3 Newpool Road	Conversion of dormer house to full house with side and rear extension and rear outbuildings demolished
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Councillor Hawley had some initial concerns that this was over-development, but it did appear to use the existing footprint of the building.

Councillor Rogers noted that the neighbours on either side would not be overlooked; he would be surprised if there were neighbour objections. Councillor Rogers proposed **NO ADVERSE COMMENTS**; this was seconded by Councillor McGuinness. All agreed. Councillor Salt abstained as she had just entered the meeting.

SMD/2017/0577 162 Squirrel Hayes Ldg Replacement of existing windows and external doors
Park Lane

Councillor Hawley noted that this was a Grade 2 listed building.

Councillor Rogers felt that this was the only reason for the application.

NO ADVERSE COMMENTS

SMD/2017/0590 198 Park Lane Rear and side extensions with alterations to roof

SUBJECT TO NO VALID NEIGHBOUR CONCERNS

SMD/2017/0611 Moor Top Farm Creation of new agricultural access
Lask Edge Road

Councillor Court chaired the meeting for this application. It was noted that the applicant was in attendance.

Councillor Court stated that there had been some Highways concerns regarding visibility and the application had been adjusted to accommodate these suggestions.

Councillor Rogers felt it was positive that the applicant had worked with Highways to find a resolution. This meant there was no reason why this application should not be approved.

NO ADVERSE COMMENTS

Councillor Hawley resumed the Chair.

SMD/2017/0607 8 Harlech Drive Single storey side and rear extension

NO ADVERSE COMMENTS

39. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2017/0403 1 New Street Single storey rear extension

SUBJECT TO NO VALID NEIGHBOUR PLANNING CONCERNS
APPROVED

SMD/2017/0488 12 Ruthin Gv Proposed two storey side and rear extension over the

Existing single storey attached garage and replacing the rear conservatory

It was noted that there was no change to the footprint of the property.

NO ADVERSE COMMENTS

APPROVED

The meeting closed at 6.37pm

Signature

Date