

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 NOVEMBER 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
The Deputy Mayor - Councillor Wood
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Harper
Councillor Hawley
Councillor Lawson
Councillor McGuinness
Councillor Nicosia
Councillor Rogers
Councillor Rushton
Councillor Swift
Councillor Whilding

40.16 APOLOGIES

Apologies were received from:
Councillor Jones
Councillor Redfern

41 DECLARATIONS OF INTEREST

- a Disclosable Pecuniary Interests and Dispensations:
- b Other Interests: SMD/2016/0604 and 0660- Councillor Hawley is friends with relatives of the applicant and would withdraw during discussion.
SMD/2016/0660- Councillor Harper was a friend of the brother of the applicant.
SMD/2016/0599 Councillor Court- the applicants are the parents of his neighbour.

42 MINUTES

The Minutes of the meeting held on 11 October 2016 were **Approved** and signed as a true record.

43 BIDDULPH NEIGHBOURHOOD PLAN

Councillor Hawley gave a verbal report from the meeting held on 2 November 2016.

Councillor Hawley explained that the meetings have reconvened. Working Groups have been set up to discuss specific areas and will meet this month. Consideration will be given to questions for a questionnaire, possible consultancy assistance, additional resources, etc. The next meeting of the main group will be held at the end of November 2016.

44 PLANNING APPLICATIONS

SMD/2016/0599	52 Grangefields	Roof alteration to provide first floor level and single storey rear extension
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There was discussion about the neighbour considerations and other houses in the vicinity.

**NO ADVERSE COMMENTS
SUBJECT TO NO NEIGHBOUR VALID PLANNING CONCERNS**

SMD/2015/0542	Land opposite Whitehouse End Cott Tower Hill Road	Construction of pig farrowing unit and store for associated animal feed
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Concerns were raised in relation to:

- Red brick is out of character with the area
- Will smell be managed appropriately
- Necessary to ensure this doesn't contravene green-belt.

APPROVED SUBJECT TO CLARIFICATION OF THE ABOVE

SMD/2016/0622	23 Humber Drive	Certificate of Lawfulness for construction of new single storey Extension
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**NO ADVERSE COMMENTS
SUBJECT TO NO NEIGHBOUR VALID PLANNING CONCERNS**

SMD/2016/0604	Newlands Lodge Barn Road	50mm PIR insulation boards and K Rend render to external elevations of the bungalow
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Councillor Hawley handed over the Chair to Councillor Court.

There was debate about the colour of the proposed products. Powder blue should not be considered.

NO ADVERSE COMMENTS SUBJECT TO COLOUR DECISION

SMD/2016/0660	Hope House Wraggs Lane	Ground floor alterations and first floor rear extension. Proposed detached garage and demolition of outbuildings
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Councillor Harper highlighted that all Councillors will have had some contact with this applicant. Councillors Harper and McGuinness would not vote.

NO ADVERSE COMMENTS

SMD/2016/0668	2 Potters End	Erection of detached dwelling and new vehicular/pedestrian access
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There was concern that there would be a detrimental visual impact and this would change the policy of the wide curtilages on the estate.

RECOMMEND REFUSAL

45 DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2016/0326	196/8 New Street	Removal of Condition 4 attached to planning permission
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NO ADVERSE COMMENTS
APPROVED

SMD/2016/0409	35 Carriage Drive	Proposed removal of existing conservatory and erection of new single storey extension
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NO ADVERSE COMMENTS
APPROVED

SMD/2016/0475	Bank Top Bungalow	retrospective application or erection of rear Conservatory Congleton Road
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NO ADVERSE COMMENTS
REFUSED

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
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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.

APPROVED

Councillor Rogers wished to note that Biddulph Town Council had not been consulted on changes to an application on Well Lane. Councillor Davies stated that this was for outline planning permission, so there would be another opportunity to have an involvement.

The meeting closed at 6.55 pm

Signature

Date