

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 FEBRUARY 2017**

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. Biddulph Town Council 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 Baddeley
Councillor Court
Councillor Davies
Councillor Harper
Councillor Hawley
Councillor Jones
Councillor Lawson
Councillor McGuinness
Councillor Nicosia
Councillor Rogers
Councillor Rushton
Councillor Swift
Councillor Whilding

Councillor Lovatt as also in attendance

59.16 APOLOGIES

Apologies were received from:

Councillor Wood

60 DECLARATIONS OF INTEREST

- a Disclosable Pecuniary Interests and Dispensations: None
- b Other Interests: Councillor Davies knew the applicant in relation to SMD/2017/0022 and left the room during this discussion. Councillor Court knew the applicant in relation to SMD/2017/0015 and 0016.

61 MINUTES

The Minutes of the meeting held on 9 January 2017 were **Approved** and signed as a true record.

62 BIDDULPH NEIGHBOURHOOD PLAN

The Notes from the 30 November 2016 and 11 January 2016 meetings were received (verbal updates were given previously) and there was a verbal update of the 8 February 2017 meeting.

63. PLANNING APPLICATIONS

SMD/2016/0781	Trent Head Farm Barrage Road	Outline planning permission with all matters reserved (except access, layout and scale) for proposed residential development, alteration and extension of an existing outbuilding to create a communal meeting room with facilities, attenuation pond and demolition of existing kennel buildings
---------------	---------------------------------	---

It was noted that this was a good scheme for an ageing population, and was dealing with an area that was currently an eyesore.

NO ADVERSE COMMENTS

SMD/2017/0015	52 Grangefields	Removal of condition 4 (obscure glazing) on planning permission (SMD/2016/0599)
---------------	-----------------	---

NO ADVERSE COMMENTS, SUBJECT TO NEIGHBOUR CONCERNS

SMD/2017/0016	52 Grangefields	alterations to approval SMD/2016.0599 roof alterations to provide a first floor level and single storey rear extensions to now include a rear dormer in lieu of roof windows
---------------	-----------------	--

It was noted that the height of the roof had changed significantly.

RECOMMEND REFUSAL

SMD/2017/0022	Workshop	Erection of detached dwelling and ground worker's storage building
---------------	----------	--

(resubmission of SMD/2016/0371 – Town Council NO ADVERSE COMMENTS)

NO ADVERSE COMMENTS

SMD/2017/0029 Chapel House
7 Under The Hill Proposed two storey rear extension; internal alterations; new windows and doors; alteration to roof line and replacement garage building

NO ADVERSE COMMENTS

SMD/2017/0065 Top Of The Trent
Woodland Street Proposed erection of 14 dwellings comprising 6 semi-detached 3-bedroomed dwellings and 2 detached 4-bedroomed dwellings and associated works

DEFERRED AS INFORMATION NOT AVAILABLE FROM SMDC.

SMD/2017/0074 Former Provender Mill
Mill Under The Hill
Biddulph Moor Erection of dwelling on brownfield land

It was noted that the construction should use stone, rather than red brick, as this would be in-keeping with the area. This should be investigated.

NO ADVERSE COMMENTS

SMD/2017/0081 13 Lanchester Close Front single storey extension

DEFERRED AS INFORMATION NOT AVAILABLE FROM SMDC.

Sent to Committee for consideration by email 18 January 2017:

SMD/2016/0816 West View Single storey rear extension
Knypersley Hall
Harlech Drive

All agreed with the recommendation from Councillor Hawley, which had been forwarded to SMDC.

64. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

- **SMD/2016/0680** Top Of The Trent Woodland Street ST8 6LW
Proposed erection of 9 no. dwellings and new access **Application Withdrawn**

BTC- RECOMMEND REFUSAL ON A NUMBER OF GROUNDS

- **SMD/2016/0728** 81 Conway Road Knypersley ST8 7AW
Proposed single storey bedroom extension to rear with pitched roof to replace conservatory **Approved**

BTC- NO ADVERSE COMMENTS

- **SMD/2016/0705** 263 Congleton Road Biddulph ST8 7RQ
Proposed extension to add first floor with dormer windows and rear two storey extension with balconies **Approved**

BTC- NO ADVERSE COMMENTS

- **SMD/2016/0757** 2 Marshfield Lane Biddulph ST8 6RG
Front and side extension, alterations to existing house and provision of a detached garage. **Approved**

BTC- Councillors raised some concerns that should be considered. Approve subject to no valid neighbour concerns.

- **SMD/2016/0622** 23 Humber Drive Biddulph ST8 7LW
Certificate of lawfulness for construction of new single storey rear extension **Approved**

BTC-NO ADVERSE COMMENTS

- **SMD/2016/0668** 2 Potters End Biddulph ST8 6SX
Erection of detached dwelling and new vehicular/pedestrian access **Refused**

BTC- RECOMMEND REFUSAL

- **SMD/2016/0736** Biddulph High School Conway Road Knypersley ST8 7AR
Proposed replacement of redgra sports pitch with astroturf recreation area **Approved**

BTC- NO ADVERSE COMMENTS

- **SMD/2016/0765** Biddulph Grange National Trust Grange Road Biddulph ST8 7SD
Listed Building Consent for refurbishment and alteration of the tea room including the formation of a new door between the kitchen and lobby, installation of services through the wall between the kitchen and tea room, removal of a section of dado and installation of a section of skirting **Approved**

BTC- NO ADVERSE COMMENTS

65. TO CONSIDER THE PROPOSAL THAT £500 FROM THE FOOTPATHS SUB-COMMITTEE BUDGET IS USED FOR IMPROVEMENT WORK AT BIDDULPH VALLEY PARK

Councillor Lovatt spoke to the Committee as Chair of the Biddulph Valley Park Group and as an East Ward Councillor.

Councillor Lovatt was seeking approval, in principle, that the £500 allocated for footpath development, which was the responsibility of the Planning Committee, could be used towards the improvement of Biddulph Valley Park. A map and photograph had been sent to Committee members, in advance of the meeting.

In the past, hundreds of trees had been planted, there had been litter picks, and a wild flower meadow and Royal Oak had been planted on the site.

This project would be in conjunction with SMDC. There are deep ruts in the path and it is dangerous when wet; access is a problem, and this is a safer route to school.

The £500 would go towards resurfacing work. The total cost of the project was in excess of £4000. £1000 would also be sought from the lengthsman budget.

This is SMDC land, and Councillor Lovatt is awaiting the outcome of their decision-making in relation to whether they will contribute a sum of money towards the project.

Councillor Lovatt confirmed that the work would be completed by a local contractor, and the path would be tarmac, approximately one metre wide. Councillor Lovatt also confirmed that this path network had been developed in 2000, and there had been no significant maintenance since its development.

Councillor Harper proposed that £500 should be allocated to support this project. Councillor Jones seconded this. All were in favour, and this was approved.

66. CONSIDERATION OF THE DIVERSION OF PUBLIC FOOTPATH 29

An email had been circulated to members in advance of the meeting, which stated:

An Order was made in 2007 to divert part of Public Footpath No. 29 Biddulph Parish to avoid a collapsed tunnel, making access through it unsafe. The diversion proposal is shown on the attached map. An alternative route was agreed with the landowner at the time which has been in use ever since.

At the time, your Council did not wish to support the permanent diversion of the route, preferring the tunnel to be repaired. The county council does not own the tunnel or land crossed by the footpath and the repairs and their funding are the responsibility of the landowner. Despite protracted discussions between the county council's Archaeology Team, English Heritage and the District Council, no funding stream has yet been identified for the repairs.

Although the current arrangement has been in operation for about 10 years, it was only intended to be a short-term solution and cannot prevail in the longer-term. In the absence of any available funding, the county council is minded to refer the Diversion Order to the Secretary of State for determination and I would welcome your council's views before taking any further action. If funding is identified at a later date, the tunnel can still be repaired and made a "feature" on the route.

Councillor Hawley read the letter that had been sent from the Town Council in 2007 in relation to these considerations. This stated:

It was moved to write to say that the Town Council supports temporary closure for repairs to the tunnel but that repairs/restoration are carried out in due course to preserve the heritage of

Biddulph. This was a historic walk and should not be lost to the public. It was moved to point out that grants are available for this type of work.

Councillor Jones was surprised that funding had not been found for this project, and suggested that this could be pulled into the Country Park bid to the Heritage Lottery Fund. Councillor Jones felt that the Town Council should seek an extension to this temporary closure, and actively pursue funding.

Councillor Davies believed that the cost of restoration would be considerable as the tunnel was now impassable.

Councillor Lovatt stated that this was a Bateman tunnel, and felt it was a shame it had never been repaired. Councillor Lovatt felt the Town Council should request the costings for this project, and look for sources of funding.

Councillor Salt suggested that the Chief Officer should request details of the 'protracted discussions', and the history of these negotiations.

Councillor Hawley confirmed that the Town Council would respond to this request to ask for details of previous discussions and a further extension to the closure, whilst the Town Council investigates funding opportunities.

Councillor Nicosia felt there was now more focus on restoration and heritage work, and that this would fit well with other projects.

All agreed that this response should be sent.

The meeting closed at 7.28 pm

Signature

Date