

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13 FEBRUARY 2018**

Present

The Deputy Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Court
Councillor Hawley
Councillor Nicosia
Councillor Rogers
Councillor Salt
Councillor Whilding

59.17 Apologies

The Mayor- Councillor Wood
Councillor Davies
Councillor Harper
Councillor Lawson
Councillor Redfern
Councillor Swift

60. Declarations of Interest

- a) Disclosable Pecuniary Interests and Dispensations: None.
 - b) Other Interests:
 - SMD/2018/0031- It was noted that Councillors knew the applicant as a result of work on the community gardens in the town.
 - SMD/2018/0041- All Councillors know Councillor John Jones (applicant)
 - SMD/2017/0853- Councillor Rogers knows the applicants and won't speak on this application.
- It was noted that application SMD/2018/0048 is an application submitted by the Town Council.

61. Minutes

The Minutes of the meeting held on 8 January 2018 were signed as an accurate record.

62. BIDDULPH NEIGHBOURHOOD PLAN

Councillor Hawley updated the group that all the householder questionnaires had been inputted; the data had been sent to the Working Group for their consideration and there is a meeting on Thursday with Hannah Barter from Urban Vision.

The Housing Needs Assessment draft has been received and a draft of the masterplan is also being considered. Councillor Hawley felt it was pleasing that someone independent had said what the Group had been thinking.

63. FOOTPATHS SUB-COMMITTEE

The Chief Officer updated the group that there had been a Footpaths Sub-Committee meeting held on Monday 12 February 2018. The Sub-Committee would be making a recommendation to the Town Council that consideration is given to joining the Walkers are Welcome scheme. There had also been a number of footpaths that had identified as needing maintenance work.

Councillor Rogers noted that the Footpaths Sub-Committee would be developing the Biddulph Trail and considering the quality of paths. The Tourism Sub-Committee could then promote this; there is a lot of work to be done.

64. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2017/0510	121 Tunstall Road	demolition of existing dwelling and associated outbuildings. Erection of 6 detached dwellings Plan revised February 2018
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Councillor Hawley felt that the decision on this may be dependent on the response from Highways.

Councillor Nicosia noted that there may be twelve vehicles on site that try to join an already horrendous road. Councillor Nicosia felt that the site was overcrowded and that the access was dangerous; the Town Council should refuse this application.

Councillor Salt noted that it may be beneficial to put barriers along the access point; this would have to be well thought through.

Councillor Rogers felt that Highways was a major concern with this application.

Councillor Hawley did not think the site looked bad with six houses; the entrance is the key.

Councillor McGuinness agreed with Councillor Nicosia; this should be refused on the basis on concerns about Highways.

Councillor Hawley stated that if Highways is a concern, then this Committee should refuse the application. Having listened to the discussion, Councillor Hawley proposed that this should be refused on the basis that the number of dwellings would cause problems in relation to accessing the site, and the access itself was dangerous. There was a vote and all were in favour.

RECOMMEND REFUSAL

SMD/2017/0787 455 New Street Proposed new single 2 bed dwelling with shared vehicle access on land adjacent to 455 New Street.

Councillor Rogers stated that he believed there should be no development on Biddulph Moor. Councillor Hawley clarified that this was just development on green belt that was prohibited. This site is not in the green belt.

There was discussion about conflicting information about parking and concern that this would mean more roadside parking, which would add to an already contentious junction.

Councillor Hawley proposed that this application should be refused on the basis that there was conflicting Highways information.

Councillor Nicosia agreed; if Highways have concerns then the Town Council should also be concerned. This should be refused until they are satisfied.

There was a vote and all were in favour.

RECOMMEND REFUSAL

SMD/2017/0827 66 Station Road Single storey side extension

Councillor Rogers noted that this house had been extended a lot over the years and that work had already started. There was a discussion about the permitted increase in the size of developments.

Councillor Hawley stated that there appeared to be no issues with this application, as long as it was within the regulations. All agreed.

RECOMMEND APPROVAL SUBJECT TO THE APPLICATION MEETING THE REQUIREMENTS OF THE REGULATIONS

SMD/2017/0853 Mount Pleasant Fm
Well Lane Two storey extension to the rear. Alterations to existing pitched roof over bathroom to form flat roof and single storey flat roof extension to existing kitchen

Councillor Hawley noted that the applicants had withdrawn a previous application.

Councillor Nicosia was not sure about the aluminium frames.

Councillor Hawley noted that the colour of the frames was yet to be agreed, and informed members that this property was in the green belt.

All agreed that this Committee should **RECOMMEND APPROVAL SUBJECT TO ACCEPTABLE COLOUR OF ALUMINIUM AND NO CONTRAVENTION OF THE GREEN BELT.**

SMD/2018/0007 107 Woodhouse Ln Front/rear extensions with new detached garage

Councillor Court wondered whether this looked too big. There was discussion about acceptable increases in the size of properties.

All agreed that this Committee should **RECOMMEND APPROVAL SUBJECT TO ACCEPTABLE SIZE REQUIREMENTS AND ANY VALID NEIGHBOUR CONCERNS.**

SMD/2018/0016 273 Congleton Road Construction of low level garden wall, complete with decorative wrought iron railing and double gates

NO ADVERSE COMMENTS

SMD/2018/0018 Former Mill Erection of dwelling on brownfield land. First
Under the Hill revision of approved plans SMD/2017/0074

Councillor Hawley noted that this revision was for a smaller dwelling and proposed that this Committee **RECOMMEND APPROVAL SUBJECT TO SATISFYING HIGHWAYS CONDITIONS.**

All agreed.

SMD/2018/0031 37 Portland Drive two storey extension and domestic alteration to
existing residential dwelling

Councillor Hawley noted that all Councillors had worked with the applicant on the development of the Community Gardens in Biddulph and proposed that a dispensation should be considered to permit Councillors to speak on this application. There was a vote and all were in favour of a dispensation being granted.

Councillor Court noted that the development appeared to be right next to the boundary.

Councillor Nicosia noted that she did not like developments that were so close to the boundary and queried whether there were windows on the side of either property. Councillor Nicosia was concerned about a tunnelling effect. This may also be overbearing.

On the basis that a recommendation should be made to the Planning Officer to consider possible overbearing and tunnelling concerns, all agreed to **RECOMMEND APPROVAL.**

SMD/2018/0037 Ontap change of use of upstairs to incorporate storage and
83a High Street use of the front room for a meeting/function room

NO ADVERSE COMMENTS

Councillor Rogers noted that he was all for someone who was trying to improve the High Street.

SMD/2018/0041 348 New Street front facing dormer to existing dwelling

Councillor Salt was concerned that members of this Committee were too close to the applicant to consider making a recommendation in relation to this planning application.

Councillor Nicosia felt that the Town Council should not comment and that this should be passed to Staffordshire Moorlands District Council to make a decision.

Councillor Hawley proposed that this Committee did not make a comment; all were in favour.

THE TOWN COUNCIL MAKES NO COMMENT IN RELATION TO THIS APPLICATION.

SMD/2018/0048 Community Garden improvements to existing community garden area
Station Road

Members of the Committee agreed that this application had been approved by the Town Council and no further comment was necessary.

SMD/2018/0058 1 Highland Close Demolition of existing single storey extension to
front of dwelling and construction of new single
storey extension to front of dwelling

NO ADVERSE COMMENTS

SMD/2018/0062 198 Park Lane proposed demolition or existing rear
projection/extension, erection of new rear and side
extensions and erection of new porch using
permitted development rights. Prior approval not
required.

SUBJECT TO NO VALID NEIGHBOUR CONCERNS

HNT/2018/0001 7 Woodhouse Lane single storey rear extension, measuring 4.5 metres
from the rear wall of the existing dwelling and
maximum height of the proposed extension 2.38
metres high measured externally from ground level.
Prior approval not required.

This application had already been determined by Staffordshire Moorlands District Council.

SMD/2017/0528 Land adjacent to retrospective permission for double garage flat roof
60 Brown Lees Rd concrete base. Previous asbestos garage removed.

NO ADVERSE COMMENTS

SMD/2018/0075 Parks Farm Timber clad machinery and fodder store
Rudyard Road

Councillor Nicosia was concerned that the applicant might build a house on this land in the future. Councillor Hawley noted that the Committee cannot refuse the application on this basis.

Councillor Salt noted that this was in the green belt.

Councillor Hawley stated that this was agricultural land and the regulations were different.

Councillor Salt felt that this was not near other farm buildings. Councillor Nicosia agreed and felt that 18 metres was too big. Councillor Hawley noted that there were no residential buildings nearby and no other farm buildings in the vicinity.

Councillor Nicosia proposed that the Committee **RECOMMEND REFUSAL BASED ON CONCERNS ABOUT THE SIZE OF THE BUILDING AND POSSIBLE CONTRAVENTION OF THE GREEN BELT**. This was seconded by Councillor Court; all were in favour.

65. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions and notices were received:

SMD/2017/0710 40 Grange Road There was discussion about whether this site was in the greenbelt and consideration of the location. SUBJECT TO NO VALID NEIGHBOUR CONCERNS AND CONTRAVENTION OF THE GREENBELT

REFUSED

The development is inappropriate in the Green Belt.

SMD/2017/0765 50 Halls Road Councillor Court noted that the groundwork appeared to have begun and there was no visual impact of the garage. SUBJECT TO NO VALID NEIGHBOUR CONCERNS

APPROVED

SMD/2017/0777 Linden Lea, Woodhouse Lane. Councillor Hawley wondered whether this would make the house too close to the boundary; it was difficult to tell from the plans. Councillor Rogers noted that a previous application had been declined. Councillor Nicosia did not think there was a problem; the house sits in its own grounds. Councillor Hawley suggested that this should be **approved subject to the distance to the boundary being acceptable**. All agreed.

APPROVED

SMD/2017/0805 Dove Grove NO ADVERSE COMMENTS

APPROVED

SMD/2017/0828

9 Chapel Lane

SUBJECT TO CONSIDERATION OF SEVERN
TRENT CONCERNS

APPROVED

SMD/2017/0832

Avondale , Woodhouse Lane NO ADVERSE COMMENTS

APPROVED

The meeting closed at 7.15pm

Signature

Date