

**BIDDULPH TOWN COUNCIL  
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 APRIL 2018**

**PRESENT**

The Mayor- Councillor Wood  
The Deputy Mayor - Councillor McGuinness  
Councillor Harper  
Councillor Hawley  
Councillor Lawson  
Councillor Nicosia  
Councillor Redfern  
Councillor Rogers  
Councillor Salt  
Councillor Whilding

**66.17 APOLOGIES**

Councillor Baddeley  
Councillor Court  
Councillor Davies  
Councillor Swift

**67. DECLARATIONS OF INTEREST**

a) Disclosable Pecuniary Interests and Dispensations: None.  
b) Other Interests:  
SMD/2018/0160- Councillor Whilding knows the applicant  
SMD/2018/0163- Councillor Rogers knows the applicant

**68. MINUTES**

The Minutes of the meeting held on 13 March 2018 were signed as an accurate record.

**69. BIDDULPH NEIGHBOURHOOD PLAN**

The Minutes of the Neighbourhood Plan Working Group meeting held on 15 March 2018 were received.

Councillor Hawley reminded Councillors that the next meeting is on Wednesday 11 April; this would be the opportunity to look at the format of the plan and delegate tasks.

**70. PLANNING APPLICATIONS**

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0154	6 Newpool Cottages extension	Rear flat roof extension and first floor pitched roof over part existing garage
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**RECOMMEND APPROVAL SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

SMD/2018/0160      12 Farnham Drive      Proposed porch extension

**NO ADVERSE COMMENTS**

SMD/2018/0163      Gutters Cottage      replacement dwelling  
Eliases Lane

Councillor Hawley noted that the previous application had been refused on the grounds that the proposed dwelling was larger than the original site.

Councillor Rogers was concerned that the applicant was concerned about 'financial gain', and didn't want to live in the property. Councillor Wood noted that this was not an appropriate planning consideration.

Councillor Hawley noted that this application was on the site of the existing cottage. Councillor McGuinness queried whether the footprint was the same. Councillor Hawley confirmed that it take up a number of outbuilding, so was 'not far off'.

Councillor Harper queried whether there were any concerns about access. Councillor Hawley confirmed that the property would use the existing access.

Councillor Lawson proposed that this should be approved.

All agreed.

**RECOMMEND APPROVAL SUBJECT TO SATISFYING GREENBELT REQUIREMENTS**

SMD/2018/0133      1a and 1b High St      Change of use from bar and restaurant to retail unit  
with single flat over

Councillor Rogers welcomed this application 'with open arms'. This was the relocation of the florist, which would be attractive.

Councillor McGuinness felt that flowers at this location would look fabulous.

Councillor Whilding noted that a few had tried and failed in this location.

There was a discussion about whether the 'tea room' would sell items or be a staff room.

**NO ADVERSE COMMENTS**

SMD/2018/0190      Land adjacent      Proposed pair of semi-detached dwellings  
Woodland Cottage  
Congleton Road

Councillor Hawley wondered whether the existing access would cause problems; one access for three houses.

Councillor Lawson queried whether Highways may have suggested this was appropriate, given location.

Councillor Nicosia wondered whether there were any greenbelt restrictions. Councillor Hawley noted that there were other houses in this location.

Councillor Harper felt that surface water may be an issue at this location; there would be more on the road if the site was developed.

Councillor Wood felt that this Committee could only flag issues up to the District for them to consider.

All agreed. **RECOMMEND APPROVAL SUBJECT TO CONSIDERATION OF THE FOLLOWING:**

- 1) Potential access issues and Highways' recommendations.**
- 2) Completion of a flood risk assessment, considering surface water.**
- 3) Potential contravention of the greenbelt.**

## **71. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

The following decision and notices were received:

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

RECOMMEND APPROVAL  
SUBJECT TO ACCEPTABLE SIZE REQUIREMENTS AND ANY VALID NEIGHBOUR CONCERNS.  
**APPROVED**

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

RECOMMEND APPROVAL SUBJECT TO SATISFYING HIGHWAYS CONDITIONS.  
**APPROVED**

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

RECOMMEND APPROVAL.  
**APPROVED**

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  
**APPROVED**

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

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

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.

**APPROVED**

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

**APPROVED**

The meeting closed at 6.42pm

Signature .....

Date .....