

BIDDULPH TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13 JUNE 2016

PRESENT

The Mayor – Councillor Salt
The Deputy Mayor – Councillor Wood
Councillor Baddeley
Councillor Davies
Councillor Harper
Councillor Hawley
Councillor Jones
Councillor Lawson
Councillor McGuinness
Councillor Nicosia
Councillor Rogers
Councillor Rushton
Councillor Whilding

8 APOLOGIES

Apologies were received from:

Councillor Court

9 DECLARATIONS OF INTEREST

- a Disclosable Pecuniary Interests and Dispensations: none were declared.
- b Other Interests: Minute 14, Councillor Salt was a friend of the family. Minute 11 and 12 Mrs Haydon's extended family owned part of the land included within the Local Plan. SMD/2015/0825, Councillor Nicosia knows the applicant.

10 MINUTES

- a The Minutes of the meeting held on 17 May 2016 were **Approved** and signed as a true record.

Mrs Haydon left the room, Mrs Gaunt serviced the meeting for Minutes 11 and 12

11. BIDDULPH NEIGHBOURHOOD PLAN

- a It was moved to receive the notes of the Neighbourhood Plan Steering Group meeting held on 18 May 2016 and a verbal report of the meeting held on 8 June 2016.
- b Councillor Hawley read from his notes. The Neighbourhood Plan Working Group would no longer be considering site allocations, the majority of those at the meeting had been in favour of this decision, some expressed relief. The following day representatives of the Working Group had met with planners where comments from the group and the workshops were handed over, it had been stressed that these were not recommendations. Planners gave a timeline for the Local Plan. The Working Group would reconvene in August/September to consider the next stage of the Neighbourhood Plan

Councillor Wood felt that it was important to have local input, everyone was protecting their own area, many for the right reasons, however he felt that there could be other sites which may be better choices. He gave an example of the Victoria Colliery site which would be accessible from A527. Councillor Hawley noted that this had been in the pack given to the planners.

Councillor Jones supported Councillor Hawley, noting that ward councillors could represent their wards/residents/community groups

12. CONSIDERATION OF INCLUSION OF WOODSIDE FARM ON LOCAL PLAN

Councillor Davies spoke about Woodside Farm. This site could be accessed via Wharf Road, it was in the green belt but was an ex-industrial site. This could also give access to the Akesmore Lane southern part of proposed site, it was central to Biddulph and within walking distance of the town centre. Councillor Davies proposed that the site was added to the Local Plan

Councillor Wood thought that this would create a concrete jungle on the Inner Relief Road from the Meadows site northwards. He added that Biddulph was branded as the Garden Town of Staffordshire and wanted to preserve the rural aspect of the town. Green Belt should not be built on, brownfields and redundant mill sites should be used first, Councillor Wood felt that the District Council planners had not made any efforts to contact landowners

Councillor Rogers added that the owner of Woodside Farm had documents to say that it was a viable site and he was willing to sell it.

Councillor Jones expressed reservations about building to the west of Haydon Park and estate, and creeping up the valley.

Councillor Salt felt that some contradictions were being bandied about.

Councillor Wood responded that technically the Victoria Colliery site was green belt, but was ex-industrial land.

Councillor Lawson noted that Biddulph was a beautiful town and it would be a shame to spoil it. He felt that plans should be held in abeyance until all currently available plots had been sold.

Councillor Jones responded that the 5 year plan demanded it.

Councillor Hawley noted that the Plan was for a 15 year allocation for potential sites.

Councillor Davies responded that Woodside Farm was not up the hillside, but was on low lying land adjacent to the town centre, it would not join with the Mow Cop settlement, or affect the separation.

Councillor Harper proposed to suggest to the District Council that the site is added to the Local Plan, seconded by Councillor Baddeley. A vote was taken and the proposal was agreed 7 – 6.

Mrs Haydon returned to service the remainder of the meeting

13 PLANNING APPLICATIONS

SMD/2015/0825 141a Tunstall Road Demolition of existing concrete flat roof over Family room and construction of plain tiled roof in lieu

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

HNT/2016/0019 137 Congleton Road Single storey rear extension extending 6m beyond the rear wall of the original dwelling, maximum height of 3.1m and 2.7m height to eaves

HNT/2016/0020 139 Congleton Road Single storey rear extension extending 6m beyond the rear wall of the original dwelling, maximum height of 3.1m and 2.7m height to eaves

**NO ADVERSE COMMENTS
THIS IS PERMITTED DEVELOPMENT
THE JOINT EXTENSION SHOULD KEEP TO BUILDING REGULATIONS WITHIN
LIMITS NOTIFICATION**

SMD/2016/0298 Well House Farm Proposed erection of a single storey rear
Crowborough Road extension

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

SMD/2016/0326 196/8 New Street Removal of Condition 4 attached to planning permission

NO ADVERSE COMMENTS

14 APPEAL

SME/2016/00088 Land adjacent to the Bungalow Lask Edge Farm
Alleged breach - that without planning permission, the erection and installation of a 5kw micro turbine on a 15m tower (the Turbine)
Representations by 28 June 2016 – date of hearing yet to be decided

Councillor Jones proposed that Councillors make their own representations, but that it is important that they read all the documents in relation to the site. Councillor Jones felt that this had been rejected initially on emotional grounds, rather than for planning reasons.

Councillor Harper felt that this was unobtrusive.

Councillor Jones stated that it was a 'fan on a stick'.

It should be noted that this had been tabled.

15 DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

These were Received.

Councillor Salt noted that the trees at 123 Tunstall Road should not have been removed; they have been removed, and she had contacted Enforcement at SMDC.

The meeting closed at 7.12 pm

Signature

Date