

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12 JUNE 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 Wood
The Deputy Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Harper
Councillor Hawley
Councillor Jones
Councillor Lawson
Councillor Nicosia
Councillor Rogers
Councillor Salt
Councillor Swift
Councillor Whilding

Also in attendance: Councillor Jackson

9.17 APOLOGIES

Councillor Redfern

10. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations. None
- b) Other Interests: Councillor Jones knows the applicant in SMD/2017/0278; he would speak but not vote. Councillor Harper knows the applicant in SMD/2017/0296.

11. MINUTES

The Minutes of the meeting held on 16 May 2017 were received.

These minutes will not be received by Town Council until 20 June 2017 and will therefore be signed at the 11 July 2017 Planning Committee meeting.

12. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meeting on 10 May 2017 were received.

It was noted that there is new guidance for Councillors on Neighbourhood Planning: <http://www.nalc.gov.uk/library/publications/801-good-councillors-guide/file>

Paper copies are available on request.

13. PLANNING APPLICATIONS

SMD/2017/0264	43 Fairfax Close	Certificate of lawfulness for proposed extension to the rear of the property
---------------	------------------	--

NO ADVERSE COMMENTS

SMD/2017/0278	Cross Roads Cott Over The Hill	Certificate of lawfulness for an existing use for the siting of a caravan for ancillary residential use
---------------	-----------------------------------	---

There was discussion about whether approval may set a precedent and concern that this was not in-keeping with the rural environment.

Councillor Harper recommended refusal on these grounds; seconded by Councillor Lawson. This was agreed with one against and three abstentions.

RECOMMEND REFUSAL

SMD/2017/0294	63a Congleton Road	Proposed demolition of existing outbuilding and erection of new two storey dwelling
SMD/2017/0295	63 and 63a Congleton Road	Conversion of terraced properties into two 2 bed apartments

These applications were dealt with together.
There was discussion about parking on the site.

Councillor Harper proposed that this should be accepted, providing there were no valid neighbour concerns. This was seconded by Councillor Jones and agreed.

NO ADVERSE COMMENTS for both applications.

SMD/2017/0296	On Tap 83 High Street	Change of use from A1 to A4
---------------	--------------------------	-----------------------------

Councillor Salt was concerned that when Jar Bar had been in a similar location, the sound of waste disposal at night time had been unpleasant; she queried whether timings of waste disposal could be a stipulation attached to this application.

Councillor Nicosia felt that the Council should be looking for diversity on the High Street; we should encourage this business. Councillor Jones agreed that this was a step in the right direction.

All agreed that there was **NO ADVERSE COMMENTS**, and the waste disposal consideration should be raised.

SMD/2017/0299	Craig Y Don Congleton Road Mow Cop	Proposed demolition of existing outbuildings and construction of single storey extension
---------------	--	--

There was discussion about the impact on the greenbelt. It was agreed that there were **NO ADVERSE COMMENTS**, subject to no contravention of the greenbelt.

SMD/2017/0309	5 Conway Road	Single rear extension, alterations to roof to from room in roofspace
---------------	---------------	--

NO ADVERSE COMMENTS, subject to no valid neighbour concerns.

SMD/2017/0323	The Haybarn Marsh Green Road	Change of use of agricultural land to garden and the construction of a patio
---------------	---------------------------------	--

NO ADVERSE COMMENTS

SMD/2017/0327	5 Crofter Close	Single storey front elevation bay window extension with mono pitch roof
---------------	-----------------	---

NO ADVERSE COMMENTS

HNT/2017/0011	2 Shaw Street	Proposed single storey rear extension to kitchen with flat roof
---------------	---------------	---

NO ADVERSE COMMENTS, subject to no valid neighbour concerns.

SMD/2017/0318	20 Northfield Drive	Variation of Condition 4 relating to
---------------	---------------------	--------------------------------------

NO ADVERSE COMMENTS

SMD/2017/0335	The Old School Canteen Unit 1 Shepherd Street	6 three bedroom terrace urban town houses
---------------	--	---

Councillor Jackson thanked the Chair for allowing him to speak, as he is not a member of the Committee. He was concerned that there would be a loss of on-street parking if this application was approved. This is a consideration as some of the properties in this area do not have their own parking. Councillor Jackson was also concerned that the Local Plan seemed likely to recommend that this parcel of land and another in the vicinity should be considered for development; it would be better to wait and incorporate these two plots into one development. The area should be looked at as a whole.

Councillor Jones confirmed that parking was an issue round there, and noted that there may be some over-development of the site.

Councillor Nicosia stated that she may be happier if there were four properties on the site.

Councillor Jones stated that the Council did not want to stop development, but queried whether Leek could defer a decision on this. This is appropriate as the Town Council is an advisory committee.

Councillor Lawson agreed that it was important to look at the bigger picture.

Councillor Hawley proposed that the following recommendation should be made to Staffordshire Moorlands District Council (SMDC):

The Town Council sees the potential for development of this site. However, there are concerns about a reduction in on-street parking and associated Highways issues. In addition, this would appear to be an over-development of the site; four units may be more appropriate. The Town Council would also urge SMDC to consider this application in light of the emerging Local Plan.

All agreed.

14. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions were Received.

SMD/2016/0583	123 Tunstall Road	Proposed erection of detached dwelling and minor changes to existing bungalow
APPROVED		
SMD/2017/0022	Hurst Road	erection of detached dwelling and ground worker's storage building
REFUSED		
SMD/2017/0029	7 Under the Hill	proposed single/two storey rear extension and replacement detached garage
APPROVED		
SMD/2017/0093	3 Crossfield Avenue	two storey front extension
REFUSED		
SMD/2017/0121	Meadow View Well Lane	Single storey rear extension. Raise ridge height new entrance raise site level new garage
REFUSED		
SMD/2017/0133	3 Forrester Close	construction of single storey entrance porch, pitched roof to canopy. Construction of masonry bay below existing lounge window, construction of new single storey lean to rear extension. Alterations to existing garage including new pitched roof and cladding to external walls
APPROVED		
SMD/2017/0160	137 Congleton Road	Single storey rear extension
APPROVED		

SMD/2017/0161 APPROVED	139 Congleton Road	Single storey rear extension
SMD/2017/0166 APPROVED	Sainsbury's	Installation of 1 internally illuminated fascia sign
SMD/2017/0193 APPROVED	25 Tunstall Road	Proposed conversion of 3 bedroom terrace to 2 one bed flats
SMD/2017/0201 APPROVED	Moorlands Court	Proposed change of use and alterations to create mobility scooter store
SMD/2017/0215 APPROVED	3A Lyneside Road	Proposed rear extension alterations to existing canopy to front entrance

The meeting closed at 7.10pm

Signature

Date