

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11 JUNE 2018**

PRESENT

The Mayor - Councillor McGuinness
The Deputy Mayor – Councillor Davies
Councillor Baddeley
Councillor Harper
Councillor Hawley
Councillor Lawson
Councillor Nicosia
Councillor Swift
Councillor Whilding

Councillor Jones was also in attendance.

10. APOLOGIES

Councillor Court
Councillor Rogers
Councillor Salt

11. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: SMD/2017/0518- Councillors Harper and McGuinness had used this company. SMD/2018/0302- Councillors Hawley, Harper and Jones know the applicant and/ or frequent the premises.

12. TERMS OF REFERENCE

The tabled Terms of Reference for the Planning Committee were considered. The Chief Officer noted that these would form part of a Terms of Reference pack, which would be circulated again prior to approval.

It was agreed to make reference to the Standing Orders in section 1.

4d) should be amended to read that this Committee would make 'recommendations to the Planning Authority'.

All agreed that this document was appropriate and reflected the work of the Committee.

13. MINUTES

The Minutes of the meeting held on 15 May 2018 were received; they would be signed at the next meeting, following receipt at Town Council.

14. BIDDULPH NEIGHBOURHOOD PLAN

A verbal update of the Neighbourhood Plan Working Group meeting held on 6 June 2018 was received.

Councillor Hawley noted that the Plan was progressing well. The Group had received early drafts of the Infrastructure and Housing Design sections. The referendum for the Plan would be in July 2019, following the consultation processes.

The Chief Officer updated the Committee about progress with the Neighbourhood Development Order (NDO). Following consideration of the householder questionnaires, there were some clear themes emerging about the development of the High Street. Hannah from Urban Design had asked the group whether they wanted to consider a Neighbourhood Development Order; this would make it easier for developers to create certain types of businesses on the High Street and to use frontages and upstairs units differently. The Chief Officer had been investigating grants and technical support and had been advised by Locality that Biddulph would be used as a case study; there were no other groups that were developing a Neighbourhood Plan and Neighbourhood Development Order simultaneously. Biddulph would receive support to do this.

To start this process there would be **a Town Walk on Saturday 7 July at 10am**, meeting at the Town Hall. All were welcome.

Councillor Jones thought this was a 'cracking idea'. He noted that the NDO would not preclude businesses from opening, but it would make it easier to open certain businesses. This would make the town aesthetically much better.

Councillor Hawley felt that this would help to encourage uniformity and conformity. This was good credence for Biddulph.

Councillor Harper felt there should be a vote of thanks for the Chief Officer; she had been 'grafting' on this project.

Councillor Jones noted that Councillor Hawley had been doing a sterling job.

15. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2017/0518	Lifestyle Design Ltd Vehicle Repair Workshop Lea Forge Congleton Road	Proposed conservatory show room extension
<p>Councillor Hawley noted that there had been Highways feedback in relation to this application, which highlighted some concerns.</p> <p>Councillor Harper felt that this application should be refused until the problem with the parking had been resolved.</p> <p>It was agreed to recommend refusal until Highways considerations had been addressed.</p>		

SMD/2018/0283	Salters Ford Farm Newtown Road	Erection of extensions to existing dwelling and erection of outbuilding
<p>There was consideration of the maps provided.</p> <p>No adverse comments.</p>		
SMD/2018/0286	22 Cornfield Road	rebuilding and extending existing garden room
<p>There was consideration of the maps provided.</p> <p>No adverse comments.</p>		
SMD/2018/0298	Land opposite Whitehouse End Cottages Tower Hill Road Mow Cop	Proposed erection of a stable building and change of use of the land for horse grazing purposes
<p>There was discussion about the ecological survey and the coal mining assessment.</p> <p>It was agreed to recommend approval providing there were no Highways concerns.</p>		
SMD/2018/0302	The Picklejar The Foxhound 56 Hot Lane	relocation of existing car park
<p>Councillor Hawley noted that the relocation of the car park would mean there was no need to park on Hot Lane; this would be beneficial.</p> <p>Councillor Jones would like to support a business that was trying to expand. He noted that the footpath goes across the existing car park; subject to the footpath route being clarified, he fully supported this application.</p> <p>It was agreed to recommend approval subject to Highways requirements being clarified and met.</p>		
SMD/2018/0311	15 Smithy Lane	Construction of single storey lean to rear and recladding of existing single storey side extension. Conversion of existing roof space with dormer extension to roof to provide master bedroom. Rendering of existing building and extensions
<p>Councillor Nicosia had some concerns about the size of the extension; this could be overbearing and cause overshadowing.</p> <p>There was consideration of the maps provided.</p> <p>The Committee queried the height of the dormer; the drawings seemed to suggest that this exceeded the height of the roof.</p> <p>It was agreed to recommend refusal. The height of the dormer needs to be clarified and there are concerns about potential overbearing/ overshadowing issues.</p>		

SMD/2018/0314	21 Colwyn Drive	Rear extension
No adverse comments.		
SMD/2018/0316	Dane and Trent and Lask Edge Methodist Church Cowellmoor Lane Lask Edge	Proposed change of use from place of worship to residential
<p>Councillor Hawley noted that there were in the region of a dozen objections online. These were mainly from people that had loved ones in the burial ground. There were also concerns about parking and the sewers.</p> <p>Councillor Rogers felt this should be accepted; what would the building be used for if not as a residential premises.</p> <p>Councillor Jones was in two-minds. He wanted to see the building used sensitively, but there must be clear demarcation between the residence and the churchyard. He would like to see the building used.</p> <p>Councillor Lawson objected to the application on the grounds that the entrance was onto a busy road.</p> <p>Councillor Hawley clarified that access would now be from Lask Edge Road.</p> <p>Councillor McGuinness noted that this was not a closed churchyard; this was an awkward situation.</p> <p>Councillor Harper felt this development was preferable to it being a wreck and vandalised; there must be safeguards for the burial ground. The old vicarage at St Lawrence's is a precedent.</p> <p>Councillor Hawley proposed that the Committee recommends approval subject to satisfactory sympathetic screening and consideration of the burial plots.</p> <p>It was agreed to approve the proposal above, with the addition that clarity should be sought about whether this was consecrated ground.</p>		
SMD/2018/0355	23 Norfolk Grove	2 storey side extension, new front elevation canopy and new roof over existing side conservatory
<p>Councillor Harper queried the car parking availability; there was suitable parking space.</p> <p>Councillor Nicosia had concerns about the 45 degree visibility splay. She also wondered whether this would be overbearing and cause overshadowing.</p> <p>It was agreed to recommend approval subject to consideration of the visibility splay and potential overbearing/ overshadowing issues.</p>		
SMD/2018/0367	62 Congleton Road	demolition of existing single storey lean to extension. Erection of new single storey rear extension to create a shower room and open plan dining/kitchen/family room
No adverse comments.		

16. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		Town Council recommendation	SMDC Decision
SMD/2018/0163	Gutters Cottage Eliases Lane	Approval subject to satisfying Greenbelt requirements	APPROVED
SMD/2018/0133	1a and 1b High St	No adverse comments	APPROVED
SMD/2018/0190	Land adjacent Woodland Cottage	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.	APPROVED

Decisions and notices were received by the Committee.

The meeting closed at 7.25pm

Signature

Date