

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12 SEPTEMBER 2017**

PRESENT

The Mayor - Councillor Wood
The Deputy Mayor - Councillor McGuinness
Councillor Court
Councillor Davies
Councillor Harper
Councillor Jones
Councillor Lawson
Councillor Nicosia
Councillor Swift
Councillor Salt
Councillor Whilding

28.17 APOLOGIES

Councillor Baddeley
Councillor Hawley
Councillor Rogers

29. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: SMD/2017/0510, Councillor Davies knows the applicant and the architect and will leave the room. SMD/2017/0489, Councillor Harper knows the applicant.

30. MINUTES

The Minutes of the meetings held on 8 August 2017 were signed.

31. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meeting on 10 August 2017 were received and considered.

The Chief Officer highlighted several key points within the minutes. The meeting had consisted of two parts; the latter part included discussion with the consultant about the development of the Plan.

The Chief Officer confirmed that a £9,000 grant had been received from Locality, which would contribute towards the cost of the consultancy work. Technical support would also be provided in relation to master-planning/ urban design and housing need and design.

A postcard competition is currently taking place with Year 4 pupils and the Primary Schools; 'Welcome to Biddulph 2035'. The winning design would form the front cover of the questionnaire, which is due to go to households in the town during November. Biddulph Times will help with the delivery of this questionnaire.

Councillor Wood noted that a lot of hard work was taking place. Councillor Wood felt that paragraph three within the minutes was not factually correct; there is a lot of opposition to the proposed sites within the Local Plan, and lower numbers at the consultation event did not suggest that people were happier with the proposed locations. Councillor Wood also felt there was insufficient consideration of education within the Local Plan. Councillor Court noted that this had been speculation at the meeting.

Councillor Nicosia suggested that low numbers at the Local Plan consultation event may also have been because there was insufficient advertising of the event.

Councillor Lawson queried whether there was ongoing discussion between the Local Plan team and the Neighbourhood Plan Working Group. The Chief Officer confirmed that there were good relationships and open dialogue.

Councillor Salt felt that there were consistently high numbers of volunteers involved in the Neighbourhood Plan Working Group and this Council should thank them for their hard work. Councillor Harper agreed; without the help of these people we could not do the work. The Chief Officer would pass on the thanks of the Committee.

32. PLANNING APPLICATIONS

SMD/2017/0402 Rydal Cottage Single storey side extension
450 New Street

Revised details

Councillor Court noted that this had been considered by this Committee in July. The revised details were in relation to a stone wall. All agreed that this was appropriate.

RECOMMEND APPROVAL

SMD/2017/0406 Land adjacent to proposed new build of 3 x 2 storey 2 bedroom
66 Albert Street terraced houses

Councillor Harper felt that there was a need for housing within the town and proposed that this should be accepted.

Councillor Lawson was concerned that this area is congested already. Councillor Nicosia noted that there were driveways on the plan, so on-street parking was not necessary. Councillor Nicosia did not feel there are any material planning considerations that would prevent the Town Council from approving this application. All agreed.

RECOMMEND APPROVAL

SMD/2017/0487 88 Thames Drive Alterations to existing bungalow to reconfigure
existing rooms and reconstruct original extension

Councillor Harper noted that there were no greenbelt restrictions or enlarged boundaries. Councillor Court observed that a daylight study had been completed, which was found to be acceptable.

RECOMMEND APPROVAL

SMD/2017/0488 12 Ruthin Grove Proposed two storey side and rear extension over the existing single storey attached garage and replacing the rear conservatory

It was noted that there was no change to the footprint of the property.

NO ADVERSE COMMENTS

SMD/2017/0489 On Tap Variation of condition 2 relating to SMD/2017/0296
83 High Street 08:00-22:00 Weekdays; 10:00-22:00 Sundays; 10:00-24:00 Public and Bank Holidays

There was discussion about the change in opening hours. Councillor McGuinness felt that 8am was too early; Councillor Salt noted that this was to enable them to serve breakfast.

Councillor Wood felt that this was a new business and that as long as they were complying with the licensing regulations, the Town Council should support them. All agreed.

RECOMMEND APPROVAL SUBJECT TO NO ADVERSE COMMENTS FROM LICENSING

SMD/2017/0500 4 Meadowside Two storey side extension to 3 bedroom dwelling

It was noted that there had been no recorded objections. Councillor Nicosia stated that there was a long driveway and the property did not overlook other properties.

NO ADVERSE COMMENTS SUBJECT TO NO VALID NEIGHBOUR CONCERNS

Councillor Davies left the meeting.

SMD/2017/0510 121 Tunstall Road Demolition of existing dwelling and associated outbuildings. Erection of 6 detached dwellings

Councillor Court noted that there was plenty of history with this site and queried why this application did not make use of the additional driveway that had already been agreed for the development.

Councillor Salt felt that this was a very busy road and additional traffic from this estate at peak times would cause additional congestion. Highways advice should be sought. Councillor Harper agreed.

Councillor Nicosia felt that this site would be overcrowded.

Councillor Salt queried what would happen with the large trees; Councillor Court stated that the development would work around them.

All agreed that the Committee would **RECOMMEND REFUSAL** on the grounds of concerns around access issues and overcrowding.

Councillor Davies returned to the meeting.

DET/2017/0024 Bentley House Farm Prior approval for a proposed change of use of agricultural Newtown Road building to a dwelling house

Councillor Nicosia was concerned that she could not access information online for this application.

It was noted that this application was 'testing the water' and that there were **NO ADVERSE COMMENTS** subject to no encroachment onto the greenbelt and no extension of the current footprint of the building.

33. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The decisions and notices received were noted.

HNT/2017/0016 17 Oxhey Drive Proposed single storey rear extension

Town Council – subject to neighbours
District Council - Prior approval granted

SMD/2017/0424 412 New Street single storey side extension

Town Council – subject to neighbours
District Council - APPROVED

SMD/2017/0309 5 Conway Road Single storey rear extension

Town Council - Recommend Approval
District Council - APPROVED

SMD/2017/0278 Cross Roads Cott The use on 'the Land' of the 'park home' style static caravan

Town Council – recommend refusal
District Council - Certificate of Lawfulness

The meeting closed at 7.04pm

Signature

Date