

## **Biddulph Neighbourhood Planning Working Group Meeting Wednesday 18 May 2016**

### **1. Attendees**

Councillor Dave Hawley	Biddulph Town Council Chair
Councillor Graeme Court	Biddulph Town Council Vice Chair
Councillor Ken Harper	Biddulph Town Council
Sue Fletcher	Poolfold Residents
Sarah Haydon	Biddulph Town Council
Karen Harper	
Bill Hockey	Biddulph North Resident
Paul Kasperowicz	Resident
Chris Lunt	Resident
Andrea Millington	Biddulph North Resident
Arthur Potts	Biddulph North Resident
Angela Turner	Biddulph North Resident
Terry Williams	Biddulph Moor Resident
Philippa Whalley	Biddulph Moor Resident
Margaret Worthington	Knypersley Resident
Alistair McLoughlin- Goldstraw	Resident

### **2. Apologies**

Councillor Jim Davies	Biddulph Town Council/Staffs Moorlands District Council
Councillor John Jones	Biddulph Town Council
Councillor Liz Nicosia	Biddulph Town Council
Councillor Wayne Rogers	Biddulph Town Council
Councillor Jill Salt	Biddulph Town Council
Bob Hart	Biddulph North Community Association
Margaret Jones	Knypersley Resident

### **3. Declarations of Interest**

Chris Lunt – has an interest in BD138 a/b  
Paul Kasperowicz– has an interest in BD087  
Arthur Potts – has an interest in BD068  
Alistair McLoughlin- Goldstraw – has an interest in BD062

### **4. Notes from last meeting 5 May and Matters Arising**

Sarah Haydon has been investigating options for printing artwork.

Paul Kasperowicz had emailed Dai Lerner several times. Paul asked for Local Plan timescales and involvement with the Neighbourhood Plan (NP). He wanted deliverables, and got vague answers.

Dave Hawley said we would try to get agreement in relation to the Local Plan, but we can say something different. They have to have agreement on Local Plan by 2017. Dave is worried that we won't get agreement between NP and Local Plan.

Sue Fletcher stated that people need to be given a voice; that is whole point of

consultation.

Chris Lunt felt the exercise the NP Working Group was undertaking was not relevant.

Dave Hawley stated we want to have ideas for SMDC to develop.

Andrea Millington felt we should be highlighting planning reasons for inclusion/removal of ideas.

Sue Fletcher felt we should make sure our recommendations include feedback from event on 11 May 2016.

Dave Hawley stated that this would happen and that there was a lot of content about other areas.

### *Back to minutes*

Chris Lunt stated that if there was tipping on Akesmore Lane, SMDC should be dealing with that regardless of whether it's recommended.

Ken Harper stated that this was being dealt with.

Dave Hawley had been re-elected as Chair of the Planning Committee with Graeme Court as Deputy.

Dave Hawley felt we shouldn't go through the whole minutes in the future.

Angie Turner suggested we only mention corrections.

## **5. Letter re sites BD138a/b**

Dave Hawley had received a letter from Gez Willard, who wants to address members of the group. Objectors and owners of sites should be able to join us, and Dave suggested that they address the group to say why an area needs to be considered.

Arthur Potts felt we should meet these people.

Paul Kasperowicz felt there was no correlation between the greenbelt review and sites. No document says why sites are green/red.

Graeme Court felt Councillors run the risk of being lobbied.

Alistair McLoughlin- Goldstraw stated that landowners have employed people to lobby on their behalf. It is typical behaviour to attend meetings to make representations.

Margaret Worthington asked if the group were aware of the Gillow Heath Community Association meeting in the Town Hall on 25 May 2016. The Akesmore Lane site is one of the main topics.

Ken Harper felt that Councillors shouldn't meet lobbyist without seeking advice.

Philippa Walley asked if there is a precedent set.

Dave Hawley agreed he would speak to Mark Trillo at SMDC to seek advice.

Angie Turner stated that we should let Gez Willard know about next week's meeting. This is an Open Public Meeting, so they may wish to attend.

## **6. Continue Review of sites for meeting with planners**

Sue Fletcher mentioned the email she had circulated to the group detailing high risk mining areas. Dave Hawley stated that developers would have to take into account high risk areas, but it wouldn't stop building.

### **BD069 - Knypersley Hall Garden Centre**

Dave Hawley summarised previous considerations. This is a Heritage Kitchen Garden. If funding is not available for restoration, it should be developed sympathetically.

Chris Lunt had lots of information about the site. 2010 Historic Park/Garden report by Staffordshire County Council (SCC) stated development in this area was not recommended. It was the only site in the report that got 'high' in every area. The Historic Sites Assessment Report states that it should be restored and conserved' it contains wells and pools.

Dave Hawley accepted what was being said about this site. He requested that Chris Lunt precis the document for the meeting with planners. Time should be given to restore the site.

Paul Kasperowicz queried where the High School would expand to: Isn't this the only area?

### **ADD04 – Land to North of Mill Hayes**

Chris Lunt stated that this had changed rating since the first consultation. He queried where access would be.

Dave Hawley stated that we had previously said we'd look at what consultation said as this is the first time it has been consulted on.

### **Alternative to ADD03**

Dave Hawley informed the group that Woodside Farm is available. Should this be considered in addition to ADD03?

Dave Hawley read Councillor Davies' email

Angie Turner asked 'what are Akesmore Lane issues? I'm being Devil's Advocate'. This has the less impact than anywhere else on the plan.

Dave Hawley suggested we include both as possibilities.

Bill Hockey stated that Biddulph North have been proposing this already.

Paul Kasperowicz queried whether if this was a larger site there may be more money from a developer for the town.

Dave Hawley felt there was likely to be more S106 money.

Chris Lunt queried whether people in Biddulph prefer infill, as with Biddulph Moor. Dave Hawley stated that SMDC need big sites to ensure the numbers are reached.

There was discussion about the inclusion of the Woodside Farm site in previous documents. Dave Hawley believed this had not been on the plan from the start in 2014.

Angie Turner felt that people have got no idea what the options now are.

Andrea Millington stated we should look at what's feasible for the town and make it as painless as possible.

Dave Hawley felt that fighting within communities is concerning, and it happens round this table.

Chris Lunt stated it is better for all to take their fair share.

Bill Hockey said that if we build close to the town centre it helps us to redevelop the town centre.

Dave Hawley said we want to regenerate the town centre. It is better to have more developments in the centre and create sustainable development.

Chris Lunt said he didn't agree with 'plonking it all in one spot'. He felt that people want to live on the edges of towns.

Angie Turner stated that the core plan is to build west of the by-pass. People should be able to walk to town. There is an aging population who need easier access to facilities.

Dave Hawley stated that we would raise all these issues at the meeting with planners. We will consider both the Woodside Farm and Akesmore Lane options.

### **Biddulph Moor Sites**

Dave Hawley and John Jones had met with Mark James and stated that 45 dwellings in one place is not acceptable. He proposed houses should be 'one-deep' off existing roads. Mark James was prepared to talk to the greenbelt team about the options.

Philippa Walley stated that Hot Lane already has access issues.

Dave Hawley said that more people will have houses near them, rather than one spot. John Jones has agreed to call a village meeting to discuss the options, and to propose small developments.

There was a discussion about small numbers of houses, whether these would be acceptable for developers, and whether social housing could be a consideration.

Terry Williams was concerned that the suggestion from Dave Hawley reduces access for farmers.

Paul Kasperowicz felt that Biddulph Moor is an aging community and needs accommodation for older people.

Dave Hawley stated that we can specify this in NP not Local Plan.

Alistair McLoughlin- Goldstraw felt that four plots of ten or more made sense.

Dave Hawley stated that the community did not want new roads.

Philippa Walley said that smaller numbers meant the school has chance to grow and accommodate new children.

Karen Harper asked if there was any chance of building on existing plots.

Dave Hawley felt this probably wasn't going to be an option.

Terry Williams has written two sides of A4 on why new housing shouldn't be built in these areas, and highlighted lots of other problems.

## **7. Alternative Options**

### **Chells Builders Yard and land to roundabout**

Ken Harper said that planners are aware of this site, but it is currently visual open space. However, it's not beautiful woodland.

**Shepherd Street wood yard.** The group were happy to propose this.

### **Newpool Road Caravan Site**

Paul Kasperowicz thought there was an issue with the site. They have tried to develop it before.

There is also a farm at the back.

### **Brown Lees Chapel**

There are lots of issues with this site. Arthur Potts said:

- It was not economic to develop as the building is falling down.
- Transportation is a problem.
- There is no known ownership of the parking area at the back.
- Someone is now looking at the potential for development, within fabric of existing building.

BD14 108/109- access from Tower Hill Road

Chris Lunt was concerned that there were no reps here from that area.

### **Land off Childerplay Rd/Quarry site on A527(ADD02)**

The group discussed the possibility of urban creep. It was a concern that there would be no boundary between Stoke on Trent North and Staffordshire Moorlands.

The group felt this should be left out; there must be visual separation.

### **Other Options?**

**Quarry at Biddulph Park**

This is contentious and there is a possible developer already.

**Houses up Moorlands Road**

Alistair McLoughlin- Goldstraw stated there should be visual separation between housing estates.

**Gas Works Station Road**

12 houses could be added there.

**Top of Mow Lane BD064**

Wet-stone mine; a brownfield site within green belt. It is unlikely that this will be considered for development.

The group agreed that the mills should be included in the '**Mill Triangle**'.

The group also felt that development at **City Bank** should stay in.

The group asked why **BD138 a/ b** are not included.

Andrea Millington stated that planners haven't visited all the sites.

**8. Meeting with Planners**

9 June 2016 10.30-12.

Philippa Walley asked if Biddulph Moor people will be able to meet before 9 June. Dave Hawley felt this was unlikely.

Attendees at the meeting will be Dave Hawley, Graeme Court, Sarah Haydon, Angie Turner and Philippa Walley.

**Date of next meeting**

Wednesday 8 June 2016 6.30 pm

Apologies from Andrea Millington, Margaret Worthington and Karen Harper.

Chris Lunt doesn't think he will come again.

The meeting closed at 8.46 pm.

Signed ..... Date .....