

## **BIDDULPH TOWN COUNCIL**

### **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 10 FEBRUARY 2015**

#### **PRESENT**

The Mayor – Councillor Swift  
The Deputy Mayor – Councillor Adams  
Councillor Baddeley  
Councillor Davies  
Councillor Harper  
Councillor Hart  
Councillor Hawley: Chair  
Councillor Redfern  
Councillor Rogers  
Councillor Whilding

#### **61. APOLOGIES**

Apologies were received from  
Councillor Deane  
Councillor Deaville  
Councillor Ellsum

#### **62. DECLARATIONS OF INTEREST**

- a Disclosable Pecuniary Interests and Dispensations: Minute 65, Councillor Hart in the LDF, leaving the Chamber before discussion took place and returning afterwards.
- b Other Interests: Application 0027 - Councillor Hawley knew the applicant; application 0048 - Councillor Hart knew the applicant; application - 0806 Councillor Harper knew the applicant; application 0022 - Councillor Rogers knew the applicant.

#### **63. MINUTES**

It was Approved that the Minutes of the meeting held on 12 January 2015 be signed.

#### **64. PLANNING APPLICATIONS**

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SMD/2014/0806	20 Clyde Avenue	Orangery effect conservatory with brick walls and partial flat roof with glass atrium
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#### **NO ADVERSE COMMENTS**

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SMD/2014/0812	ASD Metal Services Tunstall Road	Demolition of redundant sub-station, switch rooms, lean to's and office, erection of 4m high acoustic fence, alterations to elevations including overcladding, new internal access roadway and resurfacing works
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#### **NO ADVERSE COMMENTS**

#### **WELCOME IMPROVEMENTS TO THE SITE, BUT CONCERN AS TO THE APPEARANCE OF THE FENCE FROM FRONTAGE**

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SMD/2014/0830	66 Station Road	Two storey side extension
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**NO ADVERSE COMMENTS**

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SMD2015/0004      193 Park Lane      Proposed single storey replacement side extension, rear extension to garage with pitched roof over both.

**NO ADVERSE COMMENTS**

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SMD/2015/0022      13 Marsh Green Rd      Attic conversion with front and rear dormer windows

**NO ADVERSE COMMENTS  
SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS**

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SMD/2015/0024      Rushton Cottage  
Hurst Road      Two storey and first floor rear extensions

**NO ADVERSE COMMENTS**

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*The Chair left the Chamber and Vice Chair took over the meeting for discussion of the following application:*

SMD/2015/0027      448 New Street      Variation of condition 2 SMD/2014/0458 for construction of a rear dormer

**NO ADVERSE COMMENTS  
SUBJECT TO USE OF FROSTED GLASS IN DORMER WINDOWS**

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SMD/2015/0048      Hazeldene  
Dam Lane      Demolition of existing single storey rear extension and erection of a single and two storey rear extension

**NO ADVERSE COMMENTS  
SUBJECT TO NO CONTRAVENTION OF THE GREEN BELT**

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**65. BIDDULPH NEIGHBOURHOOD PLAN**

The Chair introduced the consideration of drafting a neighbourhood plan for Biddulph. He reported the LDF target dates: consultation from June to August 2015; preferred options in Jan 2016; public representation in June 2016; submission to the Secretary of State in October 2016; adoption April 2017. He said that we potentially have 2 years before the Plan is in place and that developers could go to appeal, leaving us with development in inappropriate areas.

The level of the current town plan, adopted in 2007, was probably beyond our skills but we could look at putting something forwards based on the site allocations we discussed last year.

Councillor Hart felt that we should go ahead as a Town Council and put forwards these views as our plan. Councillor Rogers said that we did need direction and that the cost of design could be high, so we should be realistic.

Councillor Redfern agreed, in general terms. He would like the Town Council to request advice from the District Council Planning Department on how to proceed. We need to ensure that we come up with something that can be subsequently used. We also need to know the status of the existing Biddulph Area Action plan and Staffordshire Moorlands plan.

Councillor Davies stressed that it is important to be positive and not an option to do nothing. The Staffs Moorlands needs a 5 year supply of housing sites – we only have just over 2 years now. If we go on our own we are repeating what we have done earlier. What legal standing would it have? The Chair felt that if the Town Council had something drafted we could put this forwards.

Councillor Hart said that we should be working in partnership with the District Council and County Council and proposed we contact District Council to request an officer to attend a meeting in the near future to look at a plan for Biddulph. This was seconded by Councillor Redfern and all were in favour. Invite all Councillors to this meeting.

The Chief Officer reported that she had received a telephone call from a Staffordshire Moorlands parish councillor, expressing concerns over the LDF process, as follows:

- 1 was the timetable unrealistic
- 2 Was it achievable?
- 3 should the decision regarding the timetable be amended by the District Council at the February meeting
- 4 there had been no feedback to parishes on the Site Allocations and concern was expressed as to where the process was at present

**66. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

The Decisions were Moved Received.

**67. APPEAL**

SMD/2014/0519      3 Marsh Green Close    Two storey front extension including a first floor part above the existing single storey and alterations to the chimney

REFUSE – out of character for this area (Town Council)

**REFUSED** (District Council)

The design of the proposed scheme is not considered acceptable by virtue of the visual impact on the street scene by virtue of poor design that fails to complement the local character and identity. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

The Notification of Appeal was Received.

**68. CHESHIRE WEST AND CHESTER LOCAL PLAN**

Information about the Cheshire West and Chester Local Plan (Part One) Strategic Policies Adoption Statement was received. An email link to be sent to all members.

The meeting closed at 7.00 pm

Signature . . . . .

Date . . . . .