

**BIDDULPH TOWN COUNCIL  
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 14 JULY 2015**

**PRESENT**

The Mayor – Councillor Baddeley  
The Deputy Mayor – Councillor Salt  
Councillor Court  
Councillor Davies  
Councillor Harper  
Councillor Lawson  
Councillor Nicosia  
Councillor Redfern  
Councillor Rogers  
Councillor Rushton  
Councillor Swift  
Councillor Whilding

**17.15. APOLOGIES**

Apologies were received from:  
Councillor Hawley  
Councillor Jones  
Councillor McGuinness

**18. DECLARATIONS OF INTEREST**

- a Disclosable Pecuniary Interests and Dispensations:
- b Other Interests: SMD/2015/0068 Councillors Harper and Whilding as friends of Mr Birchall

**19. MINUTES**

The Minutes of the meeting held on 8 June 2015 were **Approved** and signed as a true record.

**20. PLANNING APPLICATIONS**

|               |  |   |
|---------------|--|---|
| SMD/2015/0068 | land adjacent to<br>Palmerston Way<br>Thames Drive | Outline planning permission with some matters reserved<br>(except access and landscaping) for the erection of five<br>bungalows and two semi-detached dwellings |
|---------------|--|---|

**RECOMMEND REFUSAL – HIGHWAY SAFETY; DRAINAGE AND WATER SUPPLY; TWO PUBLIC RIGHTS OF WAY ACROSS SITE; UNCERTAINTIES REGARDING LAND OWNERSHIP. REQUEST MADE THAT THIS APPLICATION IS PUT BEFORE THE PLANNING APPLICATIONS COMMITTEE, SHOULD THE DELGATED DECISION BE TO APPROVE THE APPLICATION.**

Three letters of objection were received. The Vice Chair invited Tony Birchall to speak on behalf of the Palmerston Way Action Group. Mr Birchall gave out a paper outlining the objections and added that the County Council Highways officers were recommending refusal. There were two Public Rights of Way on the land.

Councillor Harper commented that Staffordshire County Council say the developers have failed to give information as requested. The Coal Authority say a mining appraisal is necessary, or refusal will be recommended. This has not been carried out. He also spoke of the financial implications

should residents seek a blight notice. Councillor Harper proposed refusal on the above grounds and Councillor Salt seconded the proposal.

Councillor Lawson had visited the site and understood residents' concerns. This was a very busy road and the application was not sustainable.

A vote was taken and all were in favour of refusal, except Councillor Davies, who does not vote at the Committee as member of the SMDC Planning Applications Committee.

---

|               |                                   |  |
|---------------|-----------------------------------|--|
| SMD/2015/0306 | 1 Stone Villas<br>Tower Hill Road | Retention of tack room, hay barn, corn/fodder store,<br>implement store/workshop |
|---------------|-----------------------------------|--|

**NO ADVERSE COMMENTS**

---

|               |   |                                   |
|---------------|---|-----------------------------------|
| SMD/2015/0320 | Higher Wardle Farm<br>Top Road<br>Biddulph Moor | erection of agricultural building |
|---------------|---|-----------------------------------|

**NO ADVERSE COMMENTS**

---

|               |                  |  |
|---------------|------------------|--|
| SMD/2015/0330 | 22 Fairfax Close | alterations to elevations and creation of an additional<br>parking space |
|---------------|------------------|--|

**NO ADVERSE COMMENTS**

---

|               |                                 |  |
|---------------|---------------------------------|--|
| SMD/2015/0333 | Bestway Group<br>62 High Street | Advertisement consent for 1 internally illuminated fascia sign,<br>2 non illuminated fascia signs, 1 internally illuminated<br>projecting sign |
|---------------|---------------------------------|--|

**NO ADVERSE COMMENTS**

---

|               |                                  |  |
|---------------|----------------------------------|--|
| SMD/2015/0343 | 1 Hall Bank Cott<br>Overton Road | Single storey one room extension and internal alterations<br>(resubmission of SMD/2015/0065) |
|---------------|----------------------------------|--|

**NO ADVERSE COMMENTS: SUBJECT TO NON-CONTRAVENTION OF GREEN BELT POLICY**

---

|               |  |   |
|---------------|--|---|
| SMD/2015/0349 | Daisy Bank Farm<br>Congleton Road<br>Mow Cop | Two storey extension and single storey extension to<br>entrance porch/lobby, demolition of two outbuildings and<br>erection of detached garage/workshop |
|---------------|--|---|

**NO ADVERSE COMMENTS**

---

|               |                  |   |
|---------------|------------------|---|
| SMD/2015/0365 | 86 Tunstall Road | Conversion of existing ground floor and first floor shop<br>into 2 one bedroom flats, alterations to elevations<br>including construction of a new external rear staircase. |
|---------------|------------------|---|

**NO ADVERSE COMMENTS**

---

SMD/2015/0377      Andbry House  
97 John Street      Demolition of existing garage and outbuilding and erection of a garage/workshop. Alterations to driveway including new access and replacement 1.8m boundary wall.

**NO ADVERSE COMMENTS**

---

SMD/2015/0378      77 Tunstall Road      Variation of condition 2 (minor fenestration alterations and raising the building to facilitate levels on site (12/01353/FUL) – conversion into two apartments and new dwelling

**NO ADVERSE COMMENTS**

---

SMD/2015/0383      Marsh Green Farm  
Marsh Green Road      Construction of new garage and store

**NO ADVERSE COMMENTS**

---

SMD/2015/0385      2 Robin Hill and  
194, 196, 198, 198b      Conversion of redundant stone masons showroom to 3  
New Street      two storey dwellings, erection of a first floor rear extension and alterations to elevations

**NO ADVERSE COMMENTS: SUBJECT TO NO NEIGHBOURS VALID PLANNING OBJECTIONS AND TO ADEQUATE PARKING PROVISION**

---

SMD/2015/0388      61 Brown Lees Road      Single storey rear extension and alterations to elevations

**NO ADVERSE COMMENTS: SUBJECT TO NO NEIGHBOURS VALID PLANNING OBJECTIONS**

---

SMD/2015/0399      Mole House Farm  
Crowborough Road      Proposed hay barn, replacement of existing dilapidated stable, timber cladding to existing metal container and formation of ménage

**NO ADVERSE COMMENTS: SUBJECT TO GREEN BELT**

---

SMD/2015/0413      Mole House Farm  
Crowborough Road      Demolition of existing attached garage and proposed attached double garage

**NO ADVERSE COMMENTS**

---

SMD/2015/0418      37 Newpool Road      Single storey rear extension and loft conversion

**NO ADVERSE COMMENTS**

---

HNT/2015/0022      Marshfield Gate Fm  
Marshfield Lane  
Gillow Heath      single storey side extension

**NO ADVERSE COMMENTS**

---

SMD/2015/0406

Stable Cottage  
Grange Road

Single storey extension to existing residential cottage  
(resubmission of SMD/2014/0778)

**NO ADVERSE COMMENTS, AS THE PUBLIC RIGHT OF WAY HAS NOW BEEN ACKNOWLEDGED**

---

**21. NEIGHBOURHOOD PLAN/SITE ALLOCATIONS**

The Chief Officer reminded members that there would be a public event to view and comment on the Site Allocations on Thursday 16 July between 4-8pm, in the Council Chamber.

The Neighbourhood Plan would be discussed at the August meeting of this committee.

**22. STAFFS COUNTY COUNCIL MINERAL PLANNING FINAL DRAFT CONSULTATION**

Information was **Received**. The consultation is available on the Consultation Portal of the cc website:

<http://www.staffordshire.gov.uk/yourcouncil/consultationandfeedback/consultationdetails.aspx?consultationid=staffordshire-minerals-local-plan&consultationdeptid=environment>

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

Decision Notices from the District Council were received by members.

The meeting closed at 7.10 pm.

Signature .....

Date .....