

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

PRESENT

The Deputy Mayor – Councillor Davies
Councillor Court
Councillor Hawley
Councillor Lawson
Councillor Nicosia
Councillor Swift

55. APOLOGIES

Were received from
The Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Redfern
Councillor Rogers
Councillor Salt
Councillor Whilding

56. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: SMD/2018/0646- Councillor Court is friends with the next-door neighbour.

57. MINUTES

The Minutes of the meetings held on 13 November 2018 were signed as an accurate record.

58. BIDDULPH NEIGHBOURHOOD PLAN

Councillor Hawley noted that the consultation event for the Local Green Space Designation and the Neighbourhood Development Order had been a success, with over 80 people adding valuable comments to the sites and emerging proposals. Eight new sites had been identified and had become part of the consultation. This event would be repeated on 19 January 2019.

The Chief Officer queried how Councillors wished to be consulted with regard to the Town Council owned and managed sites. Members felt it would be appropriate for this to be added to a Town Council agenda; this would happen in January 2019.

The Minutes of the Neighbourhood Plan Working Group meeting on Thursday 8 November 2018 were **received**.

Councillor Hawley noted that there was another Neighbourhood Plan Working Group meeting the week before the next consultation event. The Group are currently completing different sections of the Plan; this will then go to the District Council for screening in January. There would be a number of consultation processes after this.

59. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0646	206 Congleton Road	Proposed erection of balcony railings to garage roof Councillor Court noted that he is friends with the next-door neighbour and believed that they had no issues with the proposals. Councillor Court did not like the look of the railings though.	
Approved, subject to no valid neighbour planning concerns.			
SMD/2018/0666	2 Linnet Drive	Proposed single storey side extension to provide bedroom and shower room for disabled child	
Approved, subject to no valid neighbour planning concerns.			
SMD/2018/0678	17 Northfield Drive	Single storey extension to part of front elevation Councillor Davies wondered whether the design was in-keeping with the surroundings. Councillor Nicosia felt it seemed to be similar in appearance, but wondered how this addition affected the street-scene.	
Approved, subject to design fitting with street scene.			
SMD/2018/0680	10 Blackbird Way	Certificate of Lawfulness for a proposed garage door converted to brick and window and internal alterations	
No adverse comments.			
SMD/2018/0723	The Pickle Jar The Foxhound 56 Hot Lane	Application for a lawful development certificate for the construction of additional car parking south west of licensed premises Councillor Hawley noted that this application had previously been turned down by the Planning Department, as the site was within the greenbelt and there were no special circumstances. However, Biddulph Town Council had recommended approval. Councillor Court felt that the Town Council should continue to support this application to help develop a business. The town is losing too many pubs; we don't want to lose this. Councillor Court noted that the application appeared to replace the green space. Councillor Lawson agreed. Councillor Davies stated that the technical and legal argument would continue (in relation to an approval from the 1960s), but the Town Council should continue to support this application.	
Approved.			

SMD/2018/0735	3 Highfield Road East	Proposed two storey side extension and loft conversion with flat roof dormer to rear
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Councillor Nicosia wondered whether this would affect the street-scene. In addition, it may be overlooking and overbearing.

Councillor Hawley noted that this was mostly at the rear of the property.

There was a discussion about the size of the extension; Councillor Davies noted that there was no figure in relation to 'reasonable'.

Councillor Court felt this was large.

Councillor Davies noted that this could be seen from the rear; the design element was a problem. In addition, the dormer appears to be very large.

Councillor Hawley noted that the dormer appeared to be overbearing.

Agreed to recommend refusal on the grounds that the dormer is overbearing.

SMD/2018/0736	42 Mow Lane	Proposed single storey rear extension
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Councillor Nicosia noted that this adhered to the 45-degree splay.

Approved, subject to no valid neighbour planning concerns.

SMD/2018/0738	12 Derwent Drive	Proposed single storey rear extension with flat roof and brick construction
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There was discussion about adherence to the 45-degree splay in relation to this application.

Approved subject to non-contravention of splay guidance.

SMD/2018/0745	161 Park Lane	Proposed garage conversion and replacement detached garage
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Councillor Hawley had concerns about the positioning of the garage.

There was discussion about the location of the hedge and the garage. Councillor Nicosia felt that the hedge did screen the garage.

Councillor Hawley reminded members that applications could not be split; it is not possible to approve part of the application.

Councillor Nicosia wondered whether the garage could be located elsewhere; there was consideration of the site. It was noted that this did appear to be a quality build.

Recommend refusal as a result of concerns about the positioning of the garage.

SMD/2018/0759	163 Park Lane	Two storey side extension including extension of existing garage and proposed single storey rear extension
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Approved, subject to no valid neighbour planning concerns.

60. APPEAL

SMD/2017/0766, Brook Works, Brook Street, Brown Lees
Outline application for residential development comprising the erection of 10 x 4-bedroom dwellings

Town Council decision at meeting held January 2018

Councillor Wood felt 'venomous' about this application. It was in the greenbelt. This was a resubmission of a previous application and the applicant hasn't paid a second fee. It is a dangerous road. There are no special circumstances that would justify encroachment into the greenbelt. The Highways issues are massive. It should be rejected based on danger to new residents, pedestrians and people who already live in the area. The residents are 'up in arms' and Councillor Wood fully supports them.

Councillor Rogers noted that the area is an eyesore, but he understood the greenbelt and Highways issues. If anything, it should be executive homes, not affordable.

Councillor Swift agreed with Councillor Wood. This road is an 'accident waiting to happen'.

Councillor Harper clarified the location and stated that there had never been an accident there. He felt that once building started on the greenbelt it can 'snowball'. However, Councillor Harper thought they should go ahead with it.

Councillor Hawley noted that this development had been discussed previously when it seemed the site may be included within the Local Plan. In the most recent version of the plan, this site was not included so is still greenbelt. This may be an attempt to 'jump the Local Plan'.

Councillor Nicosia noted that it is difficult to deal with issues in your locality. This Committee must consider material planning considerations. If there are significant Highways issues, then the application will not be approved. This should be considered by the District Council Planning Committee and not as a delegated decision. It is not 'pristine' greenbelt land and some residents do have concerns about the site in its current form. It is a delicate application but should be refused.

Councillor Hawley suggested that this application was refused on the basis of greenbelt and access concerns. This was proposed by Councillor Wood and seconded by Councillor Swift; a vote was taken. All were in favour with the exception of Councillor Harper.

There was a discussion about this appeal. Town Councillors noted that their original decision was un-changed.

61. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0609	105 Moorside Woodhouse Lane	Approved	No Adverse Comments
SMD/2018/0635	198 Park Lane	Approved	Agreed, subject to no valid neighbour planning concerns.
SMD/2018/0518	Booth's Garage Rock End	Refused a Principle of development (Green Belt) b Design and visual amenity c Access/parking	Stipulation should be that this could be sited for 12 months and must be used for residential purposes
SMD/2018/0527	3 Oxhey Crescent	Approved	No Adverse Comments
SMD/2018/0532	73 Congleton Road	Approved	No Adverse Comments providing that there were no valid neighbour concerns

The meeting closed at 2.55pm

Signature Date