

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 16 APRIL 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor J T Jones
- Councillor A Holdsworth
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor J Garvey (Chair)
- Councillor J Salt
- Councillor C Smith
- Councillor N R Yates
- Councillor Proudlove
- Councillor J Redfern

Councillor Garvey was in attendance but did not sign the attendance sheet.

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance Officer
- Mrs Angela Williams – Administration Officer
- Miss Jodie Hancock – Events and partnerships Officer
- Councillor Lawton

Councillor Garvey recited the disclaimer regarding the recording of the meeting.

89. APOLOGIES

- Councillor D J Hawley
- Councillor A K Harper (Absent)

90. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests

91. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 19 March 2024.

Proposed by Councillor Jones; seconded by Councillor Proudlove. All **agreed**.

92. STANDING AGENDA ITEM: TO CONSIDER ANY PROPOSED SITES FOR LOCAL LISTING

None.

93. TO RECEIVE VERBAL FEEDBACK ON THE NEIGHBOURHOOD PLAN IMPLEMENTATION WORKING GROUP MEETING, WHICH TOOK PLACE ON MONDAY 8 APRIL 2024

The Chief Officer reported that a small group of current councillors and those who had been involved with the development of the documents met to start the Working Group. Councillor Hawley chaired the meeting where the group read the terms of reference, there were discussions around further amendments and what the workload would be.

It was agreed by the group to put together an action plan and monitor planning decisions. It was also agreed to meet once a quarter.

The Chief Officer explained that when reviewing the Neighbourhood Plan in five years time, these quarterly meetings would assist with adding or removing policies.

The action plan will be written and brought back. The next meeting is 3 July 2024.

The trainer had identified that none of the decisions made by Staffordshire Moorlands District Council since the adoption of the Plan, had referenced the Plan. It was discussed that a letter should be written; the trainer would assist with a draft.

Proposed by Councillor Redfern; seconded by Councillor Jones. All **agreed**.

94. TO CONFIRM A RESPONSE IN RELATION TO FOOTPATH 89 RECOMMENDATIONS (COUNTY COUNCIL COMMUNICATION ATTACHED)

Councillor Jones proposed to forward the tabled notes with agreement from Town Council Planning Committee; seconded by Councillor Jackson. This should be actioned forthwith. There was one abstention.

95. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2024/0090
LOCATION	Unit B High Street Biddulph
PROPOSED DEVELOPMENT	Proposed no internally illuminated projecting sign and no internally illuminated fascia sign

Recommend Approval.

APPLICATION NUMBER SMD/2024/0113
LOCATION Mr Jason Rhodes
PROPOSED DEVELOPMENT Install new Dropped Kerb, remove front stone wall. Dig out part of front garden, build new retaining wall in block with Timber cladding. Tarmac hardstanding to create off road parking with aco drain and soakaway to front of hardstanding. Create new steps and path to the right for property access, remove hedge to the right side and install new fencing. Retain Hedge to the Left.

Recommend Approval.

APPLICATION NUMBER SMD/2024/0143
LOCATION Mr & Mrs Johnson
PROPOSED DEVELOPMENT Proposed single storey entrance area and alterations to existing front gable, proposed single storey rear extension, proposed render finish

Recommend Approval subject to white render not being out of character in the neighbourhood.

APPLICATION NUMBER SMD/2024/0154
LOCATION Rock End Stables New Street Biddulph Moor
PROPOSED DEVELOPMENT Proposed new access, parking area and extension to existing stable for agricultural storage

Recommend Approval subject to non-contravention of greenbelt, no objections from Highways and there are no neighbours valid planning concerns.

96. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None.

97. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0010	Hillside Cottage, Over The Hill, Biddulph Moor, Staffordshire, ST8 7LA	Two storey side extension (Resubmission of SMD/2022/0547)	Agreed to refer to Staffordshire Moorlands to make a decision with regard to green belt considerations.	Planning Permission - Approved 27/3/2024	
SMD/2024/0035	82, Brown Lees Road, Brown Lees, Staffordshire, ST8 6PH	Proposed single storey rear extension.	No adverse comments. Proposed by Councillor Jones; seconded by Councillor Garvey. All agreed.	Planning Permission - Approved 25/3/2024	
SMD/2024/0046	52, Mill Hayes Road, Knypersley, Staffordshire, ST8 7BU	This proposal is for a ground floor rear extension. This includes for removal of an unused chimney stack.	Recommended Approval.	Planning Permission - Approved 26/3/2024	
SMD/2023/0647	Country Park Visitor Centre, Grange Park Drive, Biddulph, Staffordshire, ST8 7TA	New waste management drainage to Visitor's Centre	Recommended Approval; please note that the Town Council have an interest in the Visitor Centre.	Certificate of Lawfulness - Lawful (Approved) 8/4/2024	
SMD/2024/0057	2, Hillside Close, Biddulph Moor, Staffordshire, ST8 7PF	Replacement single storey rear extension to create bedroom and sitting room. Proposed conversion of garage to bedroom	Recommend Approval subject to not exceeding size limitations; Councillors have some concerns about overdevelopment.	Planning Permission - Approved 2/4/2024	
SMD/2024/0075	38, Mill Hayes Road, Knypersley, Staffordshire, ST8 7BU	Single Storey Front Extension to provide porch and sitting area.	Recommended Approval.	Planning Permission - Approved 9/4/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0095	89, Conway Road, Knypersley, Staffordshire, ST8 7AW	Proposed single storey rear extension		Application Withdrawn 19/3/2024	

They were received.

98. APPEAL(S)

There were none.

The meeting ended at 6.08pm.

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