

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 18 JUNE 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor J Garvey (Chair)
- Councillor K J Jackson
- Councillor J T Jones
- Councillor Rogers (Approved substitute for Councillor Hawley)
- Councillor J Salt
- Councillor C Smith
- Councillor N R Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance and Governance Officer
- Miss Jodie Hancock – Events and Partnerships Officer
- Councillor J Redfern – from 6.13pm
- Councillor A Parkes – from 6.13pm

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

10. APOLOGIES

- Councillor D Hawley - Substitute Councillor Rogers
- Councillor M A Hopkins
- Councillor A Holdsworth
- Councillor Lawton
- Councillor D Proudlove (Absent)

11. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests:

Councillor Smith declared an interest in application SMD/2024/0060.

Councillor Garvey declared an interest in application SMD/2024/0246.

12. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 21 May 2024

These had been received at the Town Council meeting and were **approved** as an accurate record of the meeting.

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

Councillor Smith considered the management of a piece of land. The Chief Officer suggested it be added to the agenda for the Recreation and Amenities Committee.

14. TO RECEIVE AN UPDATE ON BIDDULPH PLANNING APPLICATIONS WHERE THERE HAS BEEN REFERENCE TO THE NEIGHBOURHOOD PLAN

Chief Officer tabled a document that demonstrated that in all the planning decisions that had been made by the District Council since the Plan was made, there was no reference to the Neighbourhood Plan. This had been considered since the training with Urban Vision. There had been a suggestion that the Town Council should write to the District Council, noting our disappointment.

Proposed by Councillor Garvey; seconded by Councillor Salt. All agreed.

Councillor Jones agreed we should write, and suggested Councillor Garvey should also raise the issue at District Council. Councillor Garvey agreed and suggested an amendment to the original proposal; seconded by Councillor Salt and all voted to agree the additional action.

15. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2024/0060
LOCATION	Higher Overton Farm Overton Road Congleton
PROPOSED DEVELOPMENT	Listed Building Consent for a full roof overhaul and roof spread correcting

No adverse comments. All voted in favour.

APPLICATION NUMBER	SMD/2024/0238
LOCATION	1 Church Mews Knypersley
PROPOSED DEVELOPMENT	Proposed garage conversion to bedroom for disability needs, provision of 1 additional parking space

Recommended approval with condition that sustainable drainage should be considered for the new parking space (INF 2). Proposed by Councillor Salt, seconded by Councillor Jones. All voted in favour.

APPLICATION NUMBER	SMD/2024/0257
LOCATION	17 Oxhey Drive Biddulph
PROPOSED DEVELOPMENT	Hip to Gable Conversion with Rear Dormer, and Proposed Front Porch

Councillor Garvey read out comments received from a local resident.

Councillor Garvey referred to the neighbourhood plan; he felt this conversion is does not comply with DES1 requirements for sympathetic design.

Councillor Yates advised he agreed with the residents' comments received, and suggested a double storey extension on the back, instead of a single storey.

Councillor Garvey proposed refusal on the grounds of design; this is over-development. Seconded by Councillor Jones; all agreed.

Councillor Smith abstained and declared an interest because she knew the applicant.

16. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2024/0246
LOCATION	Birch Trees Farm Eliases Lane Biddulph Moor
PROPOSED DEVELOPMENT	Proposed first floor extension to create bathroom, proposed plant room extension to rear, proposed single storey side extension.

Councillor Garvey suggested approval with a condition to remove permitted development rights, as the development is in the green belt; materials should match the existing building. This would bring a property into use. Councillor Jones declared an interest as he knew the applicant; both he and Councillor Garvey did not vote.

Recommendation proposed by Councillor Rogers; seconded by Councillor Yates. Agreed.

APPLICATION NUMBER SMD/2024/0252
LOCATION 13, High Street, Biddulph, Staffordshire, ST8 6AW
PROPOSED DEVELOPMENT Change of Use from Butchers (Class E) to Hot Food Takeaway (Sui Generis) serving English & Slovakian Food.

Councillor Salt was concerned about the traditional frontage of the shop being removed; this is an historic frontage, and the tiles should be retained.

Councillor Jones agreed with Councillor Salt; the tiles should stay.

Councillor Rogers was concerned with the extraction of fumes.

Councillor Garvey suggested the Committee recommend approval with the following conditions:

- retain the existing tiles for historical purposes.
- ensure compliance with the Neighbourhood Development Order
- this should only be for hot take away food.
- appropriate filtration and extraction should be installed.

Proposed by Councillor Salt; seconded by Councillor Jones. Agreed.

Councillor Redfern and Councillor Parkes entered the meeting at 6.13 pm.

17. 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/2024/0143	4 Shebri, Mill Hayes Road, Knypersley, Staffordshire, ST8 7BH	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.	Planning Permission Approved 21/5/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0154	Rock End Stables, New Street, Biddulph Moor, Staffordshire, ST8 7NW	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.	Planning Permission - Refused 31/5/2024	The development would be inappropriate and, by definition, harmful to the Green Belt. The development would lead to prominent intrusion into the countryside and be harmful to the character and appearance of the area. It would fail to respect or enhance local landscape character. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Notices and decisions were received.

APPEAL(S)

None.

The meeting ended at 6.20pm.

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