

**BIDDULPH TOWN COUNCIL  
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 NOVEMBER 2017**

**Present**

The Deputy Mayor - Councillor McGuinness  
Councillor Baddeley  
Councillor Harper  
Councillor Hawley  
Councillor Lawson  
Councillor Nicosia  
Councillor Redfern  
Councillor Rogers  
Councillor Salt  
Councillor Whilding

**40.17 Apologies**

Councillor Court  
Councillor Davies  
Councillor Swift

**41. Declarations of Interest**

- a) Disclosable Pecuniary Interests and Dispensations: None.  
b) Other Interests:  
Councillor Rogers- SMD/2017/0654, had been asked to speak on behalf of the applicants and objectors; he would speak but not vote.  
Councillor Salt- SMD/2017/0549, lives opposite the location.  
Councillor Hawley- SMD/2017/0627 and SMD/2017/0654; he will summarise the application and then pass over to the Deputy Mayor to lead the discussions.  
Councillor Nicosia- SMD/2017/0634, lives near to the location and has been asked to comment as a neighbour. SMD/2017/0654, knows the applicant.  
Councillor Harper- SMD/2017/0654, knows the applicant.

**42. Minutes**

The Minutes of the meetings held on 10 October 2017 were signed.  
The Minutes of the Footpaths Sub-Committee meetings held on 17 October 2017 and 7 November 2017 were received.

**43. Biddulph Neighbourhood Plan**

The Minutes of the Neighbourhood Plan Working Group meetings on 5 October 2017 and 1 November 2017 were received.

Councillor Hawley updated members on progress since the last meeting. The questionnaires have been printed; the Town Council is printing the envelopes and then volunteers are needed to put the envelopes into the questionnaires.

Councillor McGuinness queried whether prizes had been bought for the winners of the postcard competition; Councillor Hawley confirmed that they had.

#### **44. Planning Applications**

SMD/2017/0549	The Homestead John Street	Approval of reserved matters for outline permission SMD/2016/0395
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It was noted that there had been a number of 'tweaks' since the last application.

Councillor Salt wanted the development to begin soon; the site is derelict and dangerous.

There were no objections; Councillor Salt abstained from the vote.

#### **APPROVE**

SMD/2017/0560	6 Barrage Road	Removal of existing side garage and formation of front porch, side facing extension and roof alterations to rear sun lounge
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It was noted that there were no objections, to date.

#### **NO ADVERSE COMMENTS**

SMD/2017/0570	22 Halls Road	Erection of a two storey side extension, with a pitched roof to the rear existing extension and velux windows to the existing rear extension
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#### **NO ADVERSE COMMENTS**

SMD/2017/0614	Former Chapel	variation of condition with regards to SMD/2014/0733 Station Road condition 3 UPVC window frames to be used instead of metal or timber
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Councillor Rogers queried whether these windows were in keeping with the character of the building.

Councillor Hawley noted that there were already white UPVC windows on the property next door.

Councillor Salt felt that white windows were not appropriate; Councillor Nicosia would prefer timber frames.

Councillor McGuinness noted that consideration should be given to the existing street scene.

Councillor Baddeley felt that white UPVC would be in keeping with next door.

**It was agreed that approval should be granted; it is recommended that replacement windows are in keeping with the character of the building.**

SMD/2017/0627      4 Woodhouse Lane      Demolition of existing dwelling and construction of two new dwellings

Councillor Hawley gave an overview of the application and handed the Chair over to Councillor McGuinness.

Councillor Court had sent comments on the application and felt that early demolition would be preferable.

Councillor McGuinness noted that this was currently a substantial building.

Councillor Harper noted that due to the condition of the building it would be beneficial to demolish. The site could accommodate two properties with no difficulties. He proposed that this application is accepted, subject to no valid neighbour concerns.

Councillor Lawson stated that Woodhouse Lane had been busy that evening.

Councillor Nicosia queried whether two four-bed properties would be over-development of the site.

Councillor Rogers noted that it was a large plot.

Councillor Hawley noted that Councillor Court had been concerned about proximity to neighbours.

Councillor Harper stated that these were good builders.

There was a vote on Councillor Harper's proposal: four were against approval; five in favour of approval; one abstention.

### **SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

Councillor Hawley resumed the Chair.

SMD/2017/0628      Lower Overton Fm      Change of use to convert existing barn to single  
Overton Road      dwelling with garage and new vehicular access

Councillor Harper felt that any alterations should be in keeping with existing stone.

### **NO ADVERSE COMMENTS**

SMD/2017/0634      3 Crossfield Ave      proposed single storey rear extension to 3 bedroom residential dwelling to provide an additional bedroom, carers bedroom and internal alterations to provide an ensuite wetroom and utility

Councillor Redfern reminded Councillors that use of the word 'carer' was an emotive term and that the new room would only have this use for the lifetime of the person.

Councillor Hawley agreed and stated that there should only be consideration of whether this was acceptable in Planning terms.

Councillor Nicosia stated that there were no material Planning considerations.

### **SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

SMD/2017/0644	Gutters Cottage Eliases Lane	Replacement dwelling
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Councillor Hawley noted that neighbours were concerned about the hours of work.

The meeting considered the maps available.

Councillor Nicosia felt that brickwork should be in keeping, and there were no material Planning considerations.

### **APPROVAL**

SMD/2017/0654	The Paddock 150 a Congleton Rd	Alterations and extensions to create 1 self-contained granny annexe to the ground floor of the existing property with further, self-contained living accommodation provided at first floor and second floor levels and single storey side extensions
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Councillor Hawley summarised the application and handed the Chair to Councillor McGuinness.

It was noted that there were neighbour objections. Councillor McGuinness stated that this appeared to be on higher ground and was three stories high.

Councillor Rogers had declared an interest, but provided some background information.

Councillor McGuinness felt this was over-development.

The meeting considered the maps available.

Councillor McGuinness proposed that this application should be refused on the grounds that it was overdevelopment and impacted negatively on neighbours. This was seconded by Councillor Redfern.

Three were in favour of refusal; two were against. There were five abstentions from Councillors Salt, Nicosia, Harper, Rogers and Hawley.

### **RECOMMEND REFUSAL**

Councillor Hawley resumed the Chair.

SMD/2017/0662      4 Marsh Green Close      Alterations to the existing roof to provide an extension to the existing dormer window at first floor level on the front elevation fronting the highway

**NO ADVERSE COMMENTS**

SMD/2017/0668      81 Conway Road      Proposed removal of existing conservatory and construction of single storey rear extension

**SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

SMD/2017/679      1 Highland Close      demolition of existing single storey extension to front of dwelling and construction of two storey front extension at first floor level. Single storey front extension to front elevation

**SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

SMD/2017/0703      Meadow View      Single storey rear extension to existing lounge. Alterations to existing roof to raise ridge height and provide room in the roof accommodation. New vehicular access point form Well Lane and alterations to existing levels inside site to provide new garage below front garden.

Councillor Rogers noted that this application had come in 'several disguises'; the height of the ridge was an issue and Staffordshire Moorlands District Council had completed a site visit.

**APPROVAL, SUBJECT TO RIDGE HEIGHT BEING ACCEPTABLE**

HNT/2017/0020      Avondale  
Woodhouse Lane      Rear single storey extension, extending 5.5m beyond the rear wall of the dwelling and 3.9m maximum height

**NO ADVERSE COMMENTS**

HNT/2017/0021      4 Whetstone Road      Single storey rear extension extending 4 metres beyond the wall of the original dwelling, 4 metres maximum height and 3 metres to the eaves

**NO ADVERSE COMMENTS**

DET/2017/0035 Higher Whitemore Fm Change of use of agricultural building to form 2  
Congleton Road dwellings

**NO ADVERSE COMMENTS**

**45. Decisions and notices received from the District Council**

SMD/2017/0283 63 High Street  
NO ADVERSE COMMENTS  
**APPROVED**

SMD/2017/0284 63 High Street  
NO ADVERSE COMMENTS  
**APPROVED**

SMD/2017/0343 Health Centre Princess Street  
NO ADVERSE COMMENTS  
**APPROVED**

SMD/2017/0396 Land west of Akesmore Lane  
RECOMMEND REFUSAL  
**REFUSED**

SMD/2017/0489 83 High Street  
RECOMMEND APPROVAL SUBJECT TO NO ADVERSE COMMENTS FROM LICENSING  
**APPROVED**

SMD/2017/0568 3 Newpool Road  
NO ADVERSE COMMENTS  
**APPROVED**

The meeting noted the above decisions.

The meeting closed at 7.12pm

Signature .....

Date .....