

**BIDDULPH TOWN COUNCIL  
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6 DECEMBER 2016**

The Chair opened the meeting and read the following statement:

“Please be aware that meetings open to the public may be recorded by representatives of the media or by members of the public. SMDC has produced a guidance document for the recording of public Council meetings that is available on the Council’s website.

Any persons intending to record this meeting are:

1. Requested not to film the public seating area and to respect the wishes of members of the public who have come to speak at a meeting but do not wish to be filmed; and
2. Reminded that it is not permitted for oral commentary to be provided during a meeting.

As Chair I may ask people to stop recording and leave the meeting if they act in a disruptive manner.”

The meeting was filmed by a member of the public.

**PRESENT**

Councillor Davies  
Councillor Hawley  
Councillor Jones  
Councillor Lawson  
Councillor Redfern  
Councillor Rogers  
Councillor Rushton  
Councillor Swift  
Councillor Whilding

**46.16 APOLOGIES**

Apologies were received from:  
The Mayor - Councillor Salt  
Councillor Baddeley  
Councillor Court  
Councillor Harper  
Councillor McGuinness  
Councillor Nicosia

**47 DECLARATIONS OF INTEREST**

- a Disclosable Pecuniary Interests and Dispensations: None
- b Other Interests: SMD/2016/0672- Councillor Hawley knows the applicant (and won’t take part in discussions) and Councillor Hawley knows one of the respondents. Councillor Jones’ wife works at Sainsburys (SMD/2016/0750).

## 48 MINUTES

The Minutes of the meeting held on 8 November 2016 were **Approved** and signed as a true record.

## 49 BIDDULPH NEIGHBOURHOOD PLAN

Councillor Hawley gave a verbal report from the meeting held on 30 November 2016. Five out of the six working groups had met and there had been an enthusiastic response at the main Neighbourhood Plan Group meeting. The meetings for the first quarter of 2017 had been arranged and there was a draft project plan.

## 50 PLANNING APPLICATIONS

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SMD/2016/0672	Treetops 246a Park Lane	Outline planning permission with some matters reserved (except access and layout) for erection of detached dwelling and new vehicular access
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**NO ADVERSE COMMENTS  
SUBJECT TO NO NEIGHBOUR VALID PLANNING CONCERNS**

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SMD/2016/0674	Land at Lask Edge Road	Creation of a new agricultural access
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**NO ADVERSE COMMENTS**

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SMD/2016/0680	Top o the Trent Woodland Street	Proposed erection of 9 dwellings
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### **RECOMMEND REFUSAL ON THE FOLLOWING GROUNDS:**

- 1. The entrance/ exit for the public house are now the same and the number of car parking spaces has been reduced.**
  - 2. The function room at the back of the pub has loud music and will impact upon residents of the new properties**
  - 3. The Multi-Use Games Area is behind the new properties and will impact upon the residents.**
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SMD/2016/0705	263 Congleton Road	Proposed extension to add first floor with dormer windows and rear two storey extension with balconies
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**NO ADVERSE COMMENTS  
SUBJECT TO NO NEIGHBOUR VALID PLANNING CONCERNS**

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SMD/2016/0728      81 Conway Road      Proposed single storey bedroom extension to rear with pitched roof to replace conservatory

**NO ADVERSE COMMENTS**

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SMD/2016/0747      1 Whitehouse End Cottage      Proposed 2 storey rear extension  
Tower Hill Road

**NO ADVERSE COMMENTS  
SUBJECT TO NO NEIGHBOUR VALID PLANNING CONCERNS**

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SMD/2016/0736      Biddulph High Sch      Proposed replacement of redgra sports pitch with astroturf recreation area.

**NO ADVERSE COMMENTS**

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SMD/2016/0750      Sainsbury's Wharf Road      Advertisement consent for 2 amended internally illuminated totem signs, 2 amended non illuminated pedestrian totem signs, 4 new internally illuminated fascia signs, 1 replacement Sainsbury's welcome wall sign and 1 new wall mounted building sign

**NO ADVERSE COMMENTS**

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SMD/2016/0756      10 Fold Lane      Single storey rear and side extensions

**NO ADVERSE COMMENTS  
SUBJECT TO NO NEIGHBOUR VALID PLANNING CONCERNS**

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SMD/2016/0757      2 Marshfield Lane      Front and side extension, alterations to existing house and provision of a detached garage

**Councillors had some concerns in relation to:**

- 1. Access arrangements with the property next door**
- 2. The development appears to overpower the property next door**

**Consideration should be given to these issues and Neighbour Valid Planning Concerns.**

**51 DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

HNT/2016/0034      11 Congleton Road      Single storey rear extension, extending 4.1m beyond rear wall of the original dwelling, maximum height of 2.5m and height to eaves 2.5m

NO ADVERSE COMMENTS FOR BOTH APPLICATIONS

**REFUSED**

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SMD/2016/0468      8 Sandyfield Court      Construction of new detached external store

NO ADVERSE COMMENTS

**APPROVED**

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SMD/2016/0544      61 Thames Drive      Proposed alterations and extension to bungalow

SUBJECT TO NO VALID NEIGHBOUR PLANNING CONCERNS

**APPROVED**

There was discussion about the receipt of planning applications for consideration, and the lack of paper copies. Councillors believed that this decision would be overturned. It was agreed that consideration would be given to applications received before 10am on the date of the Planning Committee meeting. If applications were received after this time, and feedback was required before the date of the next Planning Committee, the Chair would respond or would call a special Planning Committee meeting. All agreed.

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**52. TECHNICAL STAKEHOLDER PLAN VIABILITY QUESTIONNAIRE - STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

Councillor Hawley requested that Councillors consider this consultation, which had been sent by email. Responses would be collated by the Chief Officer.

The meeting closed at 7.18 pm

Signature . . . . .

Date . . . . .