

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 5 DECEMBER 2017**

Present

The Deputy Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Harper
Councillor Hawley
Councillor Lawson
Councillor Nicosia
Councillor Rogers
Councillor Whilding

46.17 Apologies

Councillor Salt
Councillor Swift
Councillor Wood

47. Declarations of Interest

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

Councillor Hawley noted that the reporter from the Biddulph Chronicle was recording the meeting.

48. Minutes

The Minutes of the meeting held on 14 November 2017 were signed as an accurate record.

49. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meeting on 23 November 2017 were received. Councillors Harper and McGuinness were present at the meeting, but not recorded on the minutes.

Councillor Rogers noted that some areas were not covered by the Biddulph Times.

Councillor Hawley updated Councillors that nearly 700 questionnaires had been received to date; 900-1000 would be a good return.

Councillor Hawley asked the reporter from the Chronicle to print a reminder that questionnaires were due back by 22 December and the website address is:
www.mybiddulph.co.uk

50. PLANNING APPLICATIONS

SMD/2017/0653 Land off Heath St demolition of vacant lock-up buildings and construction of 1 dwelling with 1 parking space

Councillors Court and Nicosia noted that there were three valid neighbour concerns already recorded on the Staffordshire Moorlands District Council website, containing material considerations.

It was agreed that, on the basis that there were already a number of complaints, the Committee would **recommend refusal**.

SMD/2017/0700 Cragside
Cowallmoor Lane
Ladymoor Gate Proposed rear extension, demolition of existing rear extension, Juliette balconies formed in dormers to front elevation, replacement doors, windows and tiles to external elevation

Councillor Harper noted that the footprint was the same.

All agreed, **NO ADVERSE COMMENTS**

SMD/2017/0731 12 Ruthin Grove Proposed front two storey gable extension lining up with the existing gable

Councillor Lawson queried whether there were any neighbour complaints.

Councillor Rogers noted that neighbours may object as this area is quite densely populated.

On this basis, the Committee agreed that the application should be **approved subject to no valid neighbour complaints**.

SMD/2017/0733 246a Park Lane Proposed demolition of existing ground floor side extension and replaced by a 2 storey side extension

Councillor Hawley noted that this property was not overlooked; Councillor Nicosia stated it was a detached property in its own ground.

All agreed, **NO ADVERSE COMMENTS**

51. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions and notices were received. It was noted that on a number of these applications, the Committee did not have the technical knowledge to advise.

SMD/2017/0268 1 Royal Cottages
Troughstones Road Proposed conversion and alteration of existing redundant outbuilding to dwelling

No adverse comments - as long as this does not contravene existing regulations.

REFUSED

The proposed development by virtue of its isolated location fails to accord with paragraph 5 and therefore constitutes unsustainable development, contrary to the National Planning Policy Framework.

SMD/2017/0487 88 Thames Drive Alterations to existing bungalow to reconfigure existing rooms and reconstruct original extension

RECOMMEND APPROVAL

REFUSED

The proposed development, by reason of the increase in eaves and ridge height, combined with the proposed fenestration details would adversely harm the character of the host dwelling. The proposed development would result in a discordant and visually incongruous dwelling, which would harm the character and appearance of the street scene. As such the development fails to reinforce local distinctiveness and thus fails to comply with Policy DC1 of the Core Strategy Development Plan Document 2014.

SMD/2017/0614 Former Chapel Station Road variation of condition with regards to SMD/2014/0733 condition 3 UPVC window frames to be used instead of metal or timber

It is recommended that replacement windows are in keeping with the character of the building.

APPROVED

SMD/2017/0611 Moor Top Farm Creation of new agricultural access

No adverse comments

APPROVED

52. CONSIDERATION OF RENAMING CORRIDOR 5 IN THE GREEN INFRASTRUCTURE STRATEGY

Staffordshire Moorlands District Council (SMDC) received consultation feedback suggesting that they rename Corridor 5 (currently Knypersley Corridor) as The Moor Corridor, with Spur 5a renamed The Grange spur and Spur 5b renamed The Knypersley Spur; a network map was attached for reference.

SMDC would like to know whether Biddulph Town Council has a view on an appropriate name for Corridor 5. Does The Moor Corridor sound right? Is there an alternative suggestion?

Councillor Hawley stated that this seemed to make sense.

Councillors Davies wondered whether 'Biddulph Moor Corridor' would be better.

Councillor Lawson agreed.

All felt this should be the 'Biddulph Moor Corridor' with The Grange Spur and The Knypersley Spur. Agreed.

The meeting closed at 6.42pm

Councillor Hawley wished Councillors a Merry Christmas and a Happy New Year. He thanked them for their hard work over the course of the year.

Signature

Date