

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

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. Biddulph Town Council 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

The Mayor - Councillor Salt
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Hawley
Councillor Jones
Councillor Lawson
Councillor McGuinness
Councillor Nicosia
Councillor Rogers
Councillor Rushton
Councillor Swift
Councillor Whilding

67.16 APOLOGIES

None

68 DECLARATIONS OF INTEREST

- a Disclosable Pecuniary Interests and Dispensations: None
- b Other Interests: Councillor Rogers knew the applicants of SMD/2017/0084 and had been asked to make a point in relation to SMD/2017/0121, so would not vote. Councillor Baddeley knew the applicant of HNT/2017/0004. Councillor McGuinness knew the applicant of SMD/2017/0121 and would withdraw from the room during discussion.

69 MINUTES

The Minutes of the meeting held on 14 February 2017 were **Approved** and signed as a true record.

70 BIDDULPH NEIGHBOURHOOD PLAN

- a) The Notes from the 8 February 2017 were received (a verbal update had been given previously).
- b) A Verbal update was given from the meeting held on 8 March 2017.

Councillor Hawley noted that the dates of the consultation events had changed to 5/6 May 2017. Each theme group would present their suggested objectives and gain feedback; this would then feed into the questionnaire. The Chief Officer was also beginning to work on a specification for a tender for consultants to support the group.

Councillor Hawley sought the Committee's support in relation to spending £550 on Facebook Plus, to advertise events. It was agreed that the Events and Partnerships Officer could support this work, and this could link with the Country Park Heritage Lottery application. All were in favour.

71. PLANNING APPLICATIONS

SMD/2017/0081 13 Lanchester Close Front single storey extension

No adverse comments

SMD/2017/0084 Mount Pleasant Fm
Well Lane Construction of new two storey extension to rear of property to form utility room, en suite and dressing over. Alterations to existing pitched roof over bathroom to form flat roof

No adverse comments

SMD/2017/0087 9 Wrexham Close Front extension of living area to line up with front of existing front porch/garage. Single storey. It does not extend beyond the front of the existing building. Single storey/single pitched roof with front window and flush roof light. The extension will allow the existing frontage to extend across the full front gutters and run into the existing drains. No new drainage required.

No adverse comments

SMD/2017/0093 Newlands
3 Crossfield Two storey front extension and single storey porch to 3 bedroom residential dwelling to provide additional Living Room, Master Bedroom and Ensuite, improve the Third Bedroom, the original 3rd bedroom will be renamed bedroom 4

No adverse comments, subject to no valid neighbour concerns.

SMD/2017/0121	Meadow View Well Lane	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 from Well Lane and alterations to existing levels inside site to provide new garage below front garden
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Councillor McGuinness left the room.

Councillor Rogers stated that he had been asked to raise a comment, and wouldn't vote. This is a steep part of Well Lane. SMDC had previously completed a site visit and had raised concerns about the roof height, which may be overbearing. This application wants to raise the roof height.

Councillor Jones stated that this decision would take into consideration the surrounding properties.

Councillor Hawley stated that there were no objections currently logged against the application, but there was still time. He proposed that this should be approved, subject to no valid neighbour concerns. All agreed.

No adverse comments, subject to no valid neighbour concerns.

Councillor McGuinness re-joined the meeting.

HNT/2017/0004	44 Halls Road	Single storey rear extension, proposed extension to extend beyond rear wall of the original dwelling 6.50 metres, proposed maximum height at eaves of the proposed extension to be 3 metres
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This was noted.

SMD/2017/0133	3 Forrester Close	Construction of single storey entrance porch to front of property and pitched roof to canopy. Construction of masonry bay below existing lounge window, construction of new single storey lean to rear extension, alterations to existing garage including new pitched roof and cladding to 3 external walls
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No adverse comments

SMD/2017/0155	Moss Cottage	Remove existing side extension and replace with two storey extension to existing dwelling
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Councillor Rogers noted that this was an improvement.

No adverse comments, subject to no valid neighbour concerns.

SMD/2017/0160	137 Congleton Road	Single storey rear extension
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SMD/2017/0161 139 Congleton Road Single storey rear extension

It was agreed that these applications should be considered together.

No adverse comments

Councillor Davies suggested that there could be an added stipulation that these should be built together. All agreed that this sounded sensible.

Councillor Hawley informed members that planning applications for 28 units at Hurst Quarry and 14 on the Top Of The Trent site would be considered at the next meeting. There is lots of documentation to consider on each site.

Councillor Rogers wondered whether it may be necessary for a slightly longer Planning Committee meeting.

72. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2016/0684 High Bent, The Hollands

NO ADVERSE COMMENTS

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

SMD/2016/0685 High Bent, The Hollands

NO ADVERSE COMMENTS

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

SMD/2016/0750 Sainsbury's, Wharf Road

NO ADVERSE COMMENTS

GRANT OF CONSENT TO DISPLAY AN ADVERTISEMENT

SMD/2016/0754 86 Tunstall Road

NO ADVERSE COMMENTS

FULL PERMISSION FOR DEVELOPMENT

HNT/2016/0042 44 Newpool Road

NO ADVERSE COMMENTS

HOUSEHOLDER PERMITTED DEVELOPMENT NOTIFICATION - APPROVAL

The meeting closed at 6.51 pm

Signature

Date