

**BIDDULPH TOWN COUNCIL  
MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 8 JUNE 2015**

**PRESENT**

The Mayor – Councillor Baddeley  
The Deputy Mayor – Councillor Salt  
Councillor Court  
Councillor Harper  
Councillor Hawley (Chair)  
Councillor Lawson  
Councillor McGuinness  
Councillor Nicosia  
Councillor Redfern  
Councillor Rogers  
Councillor Rushton  
Councillor Swift

**10.15. APOLOGIES**

Apologies were received from:  
Councillor Davies  
Councillor Jones  
Councillor Whilding

**11. DECLARATIONS OF INTEREST**

- a Disclosable Pecuniary Interests and Dispensations: Councillor Redfern declared that he was a member of the District Council Local Plan Steering Committee and would not comment on Minute 14.15
- b Other Interests: SMD/2015/0302 – Councillor Harper knew the applicant. Minute 15.15 - Councillor Salt was a member of the Green Tree House project. Councillor Nicosia in Minute 15.15, as a parent-governor at James Bateman Junior High School

**12. MINUTES**

It was Approved that the Minutes of the meeting held on 19 May 2015 be signed as a true record.

**13. PLANNING APPLICATIONS**

---

SMD/2015/0273      36 Halls Road      single storey front extension and porch

**SUBJECT TO NEIGHBOUR VALID PLANNING CONCERNS AND NON-CONTRAVENTION OF PLANNING POLICY**

---

SMD/2015/0299      396 New Street  
Biddulph Moor      advertisement consent for one internally illuminated fascia  
sign and one non-illuminated service menu sign

**NO ADVERSE COMMENTS**

---

SMD/2015/0302      172 Park Lane      single storey rear extension

## **NO ADVERSE COMMENTS**

---

SMD/2015/0314      2 Mostyn Close      Two storey side extension

## **SUBJECT TO NEIGHBOUR CONCERNS**

---

SMD/2015/0314      2 Mostyn Close      Two storey side extension

## **SUBJECT TO NEIGHBOUR VALID PLANNING CONCERNS AND NON-CONTRAVENTION OF PLANNING POLICY**

---

HNT/2015/0019      89 Station Road      Single storey rear extension, will extend 3.5 metres beyond the rear wall of the original dwelling, maximum height of 3.7 metres and height to eaves 2.5 metres

## **NO ADVERSE COMMENTS**

---

### **14. NEIGHBOURHOOD PLAN**

Councillor Hawley introduced this item by circulating document on a possible way forwards, as he saw it.

#### **1. What do we want to do?**

- Produce a local plan focusing on site allocations where we are prepared to allow development both residential and commercial.
- Highlight issues with development of Biddulph and its surrounding area.
- Identify area with which we are concerned.
- Involve the community – a democratic view - we need to have agreement with what we come up with.

#### **2. How are we going to do it?**

- Set up a Steering Group initially from the Planning Committee and co-opt Community Leaders where necessary – Steering Group to report to planning on progress
- Web page to report progress to public from start
- Decide on Scope (boundary of NP area ~ seek approval from District Council)
- Planning committee to review the Site Allocations from last August.
- Highlight the fact that we cannot object to everything; there has to be give and take
- Meetings/Workshops with Community Groups - initially the Community Associations and any others identified - to review site allocations and to enable input re other possible sites for development
- Sustainability appraisal on each site
- Draft a proposal
- Get comments on proposal
- Formally publish
- Have referendum on proposal

#### **3. Other Issues**

- Get a contact from SMDC
- Submit proposed scope and area to SMDC to get formal agreement
- Apply for grant to cover costs

Councillor Salt would like to involve school children in the workshops, as this will affect them in ten years' time.

Councillor Rogers said that he would also like to consider sites for renewable energy.

Councillor Lawson asked about the timetable and Councillor Redfern said that the site allocations should go out from the District Council at the end of June, so the clock is ticking. The Chair replied that we were aiming to get something out before the District Council produced the Local Plan in April 2017.

Councillor Harper mentioned the problems of getting in touch with planning officers and Councillor Court asked to see the site allocations documents from last year. The Chair asked the Chief Officer to send out the minutes and documents to all members. (Councillor Harper requested a hard copy.)

The Chair said that we were now seeking agreement to proceed and made this proposal from the Chair.

All were in favour – the proposal was carried. The Chair called for members of the steering committee: Councillor Harper, Councillor Nicosia, Councillor Rogers, Councillor Salt, Councillor Rushton, plus the Chair and Vice Chair were elected. It was noted that this group would need to meet regularly and to take the NP out to various groups, which would involve a lot of work.

Councillor Nicosia asked if all wards were represented, it was confirmed that they were.

**15. JACKSONS NURSERY/MEADOWS SCHOOL SITE**

Notes of the meeting held on 2 June were received.

Councillor Salt said that she had not realised that Green Tree House project had been approached at the meeting the previous week. She wished to ask members who they had thought would pay for changing rooms, soft play area, restaurant, hairdressers etc? Members thought that this was the Wrekin Trust, but Councillor Salt said that all of the community facilities were dependent on the Green Tree House obtaining a Big Lottery Grant and she felt that this was misleading.

Members were in agreement that this was misleading and the Chair asked the Chief Officer to contact Wrekin and to express the concern felt by members.

**16. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

Decisions were received by members.

The meeting closed at 7.00 pm.

Signature .....

Date .....