

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9 OCTOBER 2018**

PRESENT

The Mayor - Councillor McGuinness
The Deputy Mayor – Councillor Davies
Councillor Court
Councillor Hawley
Councillor Nicosia
Councillor Redfern
Councillor Rogers
Councillor Salt
Councillor Swift
Councillor Whilding

40. APOLOGIES

Councillor Baddeley
Councillor Lawson

41. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: SMD/2018/0521- Councillor Nicosia knows the complainant in relation to this application.

42. MINUTES

The Minutes of the meetings held on 11 September 2018 were signed as an accurate record.

43. BIDDULPH NEIGHBOURHOOD PLAN

Councillor Hawley provided a verbal update in relation to the development of the Neighbourhood Plan and the Neighbourhood Development Order, following the Working Group meeting on Thursday 4 October 2018. The Neighbourhood Plan would be sent to the District Council for screening after November.

It was noted that the workshop with the consultants from AECOM in relation to the development of the town centre will now take place on **Thursday 18 October, 5-7pm**; a slightly later start time.

The Chief Officer updated Councillors about the Local Green Space Designation work that was taking place. There are nine sites within the town that have this designation within the Local Plan. The Group are adding a further 60+ sites through the Neighbourhood Plan, which will then need to go out to consultation to the public and land owners. Not all play areas are included, none of the allotment sites are currently included and many other community areas have been missed out of this process.

Councillor Hawley thanked the Chief Officer for her hard work on the Neighbourhood Plan. It was also noted that Hannah from Urban Vision is a fabulous asset, which is helping to keep a very dedicated Working Group enthused.

The next Working Group meetings will take place on 24 and 25 October, when the focus will be the Neighbourhood Development Order.

44. FOOTPATH SUB-COMMITTEE

The minutes of the Footpaths Sub-Committee meeting held on Monday 17 September 2018 were received.

The Chief Officer noted that Councillor Jackson had hoped to attend the meeting, but was unable to and sent his apologies. As Councillors would see from the minutes of the previous Footpaths Sub-Committee, there had been a low attendance at the meeting and members had felt it would be more appropriate for the Planning Committee to formalise the decision. The proposal was that Biddulph Town Council makes a contribution towards the final phase of the Biddulph Valley Park refurbishment. The Group had asked for £1000 towards a £4600 project; money had been promised from other sources.

Councillor Redfern moved that this should be approved; seconded by Councillor Salt and agreed.

45. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0517	63 High Street	Variation of condition 2 in relation to SMD/2018/0157
<p>Councillor Hawley noted that he had visited the site and it would appear that the larger windows would be a similar size to those that had previously been in place; it was possible to see where they had been bricked up.</p> <p>Councillor Salt felt that any new windows should be in-keeping with the original design of the building.</p> <p>Councillor Davies noted that there was a lack of good architecture within the town, but this building was a good example; we should be careful that it is not spoiled. New windows should be sympathetic to the traditional style of the building. It was agreed to make this recommendation to planners.</p> <p>No adverse comments.</p>		
SMD/2018/0521	153 Park Lane	Outline permission with details of access, landscaping, layout and scale (other matters reserved) for the construction of a new detached dwelling
<p>Councillor Hawley noted that there was a discrepancy about whether this was a three or four-bed development within the paperwork.</p>		

Councillor Court noted that there were rumours about asbestos being buried in the area.

Councillor Redfern felt this was a back garden development, which would be surrounded; there would be very little privacy. There were no additional parking spaces, and Councillor Redfern queried whether there was enough residential garden space. He too had heard reports of asbestos being buried in the ground.

Councillor Rogers had concerns about the neighbour's driveway, and access arrangements.

Councillor Nicosia felt this was overdevelopment, and noted the neighbour complaint, which appeared to be valid.

Councillor Salt felt it was a significant planning consideration that this is development within the green belt.

Councillors recommended **refusal** on the grounds that this is not an 'infill' development, it is development of the greenbelt and is overdevelopment of the site.

All agreed.

SMD/2018/0588	9 Highland Close	Proposed two storey rear extension
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Councillor Nicosia noted that the 45 degree splay must be enforced to ensure that the development does not affect the neighbour's light. It was agreed to make this recommendation.

No adverse comments.

SMD/2018/0609	105 Moorside Woodhouse Lane	Demolition of rear single storey and construction of 2 storey and single storey extension along with associated internal and external alterations
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It was noted that the Town Council had not opposed the previous development.

No adverse comments.

46. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions and notices were received:

		SMDC Decision	Town Council Decision
SMD/2018/0477	10 Cross Street- proposed two storey side extension	Approved	
SMD/2018/0468	Green Farm, Dam Lane- rebuilding and renovation of dwelling house	Approved	No Adverse Comments
SMD/2018/0463	Meadow View, Well Lane- single storey extension, alterations to rook, new vehicular access	Refused	Referred to planners for technical consideration

SMD/2018/0452	Land adjacent 149 Park Lane- Application to vary condition 2	Approved	Sent recommendations to building control
SMD/2018/0433	62 Mill Hayes Road- proposed ménage	Approved	Approved with stipulations
SMD/2018/0411	1-3 Tunstall Road- level access shop front	Approved	No Adverse Comments
SMD/2018/0343	The Gables, Stanways Lane- erection of twin bay stable	Approved	No Adverse Comments
SMD/2018/0329	Co-op pharmacy, Well Street- change of use to pre-school	Approved	No Adverse Comments
SMD/2018/0316	Lask Edge Methodist Church- change of use from place of worship to residential	Approved	Approved with stipulations
SMD/2018/0262	Bentley House, Newtown Road- conversion of barn to form ancillary living accommodation	Approved	Approved with stipulations
SMD/2017/0518	Vehicle repair workshop, Lea Forge- conservatory show room	Refused	Refused
SMD/2017/0118	Land West side of Top Road- variation of condition 2 (repositioning of ménage)	Approved	

The meeting closed at 6.50pm

Signature

Date