

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13 NOVEMBER 2018**

PRESENT

The Mayor - Councillor McGuinness
The Deputy Mayor – Councillor Davies
Councillor Baddeley
Councillor Court
Councillor Hawley
Councillor Lawson
Councillor Rogers
Councillor Salt (arrived 6.20pm)
Councillor Swift
Councillor Whilding

47. APOLOGIES

Were received from
Councillor Nicosia
Councillor Redfern

48. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: SMD/2018/0632- Councillor Salt knows the applicant and would not speak.

49. MINUTES

The Minutes of the meetings held on 9 October 2018 were signed as an accurate record.

50. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meeting on Thursday 4 October 2018 were received

A verbal update of the Neighbourhood Plan Working Group meeting held on Thursday 8 November 2018 was received.

Councillor Hawley updated the Committee that the draft Neighbourhood Plan would be sent to Staffordshire Moorlands District Council (SMDC) in January for screening.

There would be an event on Friday 7 December to consult on the proposed Local Green Space (LGS) Designations and to complete a Neighbourhood Development Order (NDO) workshop. This would be repeated again on Saturday 19 January 2019. There were currently 9 sites in the Local Plan, but the Neighbourhood Plan Working Group had identified a further 60 sites. The details of the LGS consultation would also be on-line.

The next meeting of the Neighbourhood Plan Working Group would be on Wednesday 28 November 2018, 6.30pm.

Councillor Rogers noted that the Plan needed proof-reading; Councillor Hawley stated that it was a first draft currently, and it would be done when the content was agreed.

51. FOOTPATHS SUB-COMMITTEE UPDATE

The Chief Officer updated the Committee that permission had been granted by the landowner to install the third kissing gate on Footpath 25. This was a project that had been undertaken earlier in the year, and it would be positive to complete this final phase. The Chief Officer had asked Staffordshire County Council if there was any funding available and they had agreed to pay £400 for the installation; Eric Mountford had agreed to install the kissing gate at this price, quoted previously. There would be no expense for the Town Council, but it may be necessary for us to pay the invoice and then be reimbursed.

Councillor Whilding proposed that this should be approved; seconded by Councillor Lawson. Agreed.

52. CONSIDERATION OF BUDGET FOR 2019/20

Councillor Hawley noted that in terms of budgets that this Committee oversees, Neighbourhood Planning expenses are paid for from Earmarked Reserves. The Footpaths Sub-Committee had a £1000 budget; it was proposed that this should remain the same.

Councillor Court noted that the footpath between Congleton Road and Smithy Lane should be a project for the Footpaths Sub-Committee for next year. The Chief Officer had made enquiries about funding for this, and would chase this up.

It was agreed that funding should remain the same in 2019/2020.

53. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0621	Manfield House Church Lane	Proposed two storey extension to front elevation, single storey extension to rear elevation, new roof
No adverse comments		
SMD/2018/0635	198 Park Lane	Side and rear extension
Agreed, subject to no valid neighbour planning concerns.		
SMD/2018/0632	236 Tunstall Road	Two storey side extension to provide access for disabled child, lounge/play room on ground floor and bedroom and bathroom on first floor, also to provide an office on ground floor for disabled child's mother
Councillor Rogers queried whether the office was for commercial use. Members confirmed that this was for home-working.		
No adverse comments		
SMD/2018/0637	32 Essex Drive	Two storey front extension and first floor rear extension
Agreed, subject to no valid neighbour planning concerns.		

SMD/2018/0676	255 Congleton Road	Construction of new single storey entrance in excess of PD allowance and rendering of existing building
No adverse comments		
<u>New 'Blingz' Car wash at Mill Hayes</u>		
<p>As a supplementary discussion, Councillor Hawley raised the issue of the new car wash that had opened at Mill Hayes, with no planning permission.</p> <p>Councillor Hawley had received concerns from residents, and read extracts from one letter. Councillor Hawley noted that other car washes in the town had needed planning permission.</p> <p>Councillor Davies had sought clarification from the SMDC Enforcement Officer in relation to the disposal and contamination of water and signage/ advertising.</p> <p>Councillor Davies noted that a lot of money seemed to have been spent on drainage. The Enforcement Officer had stated that this new car wash was in the same planning category as the previous business. There had been no confirmation about the advertising.</p> <p>Councillor Hawley queried whether Highways had any concerns about access to the site. Councillor Davies was not sure whether the Enforcement Officer had discussed queuing traffic.</p> <p>Councillor Whilding noted that the access/ egress were dangerous onto the A527; this could cause an accident.</p> <p>Councillor McGuinness noted that there was often queuing at the Bemersley Waste Centre. The sign is an 'abomination' for this award winning town. He was concerned that the company may apply for retrospective planning permission.</p> <p>Councillor Rogers noted that there were six car washes already in the town. The biggest concern is the signage; this degrades the area and has a negative visual impact.</p> <p>Councillor Hawley queried how Councillors wished to progress. It was agreed that a letter should be sent expressing the Town Council's concerns, particularly in relation to access and signage. Proposed by Councillor Court; seconded by Councillor Whilding and agreed.</p> <p>Councillor Rogers hoped it was an efficient drainage system as wet types would make the slope incredibly slippery in winter.</p>		

54. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMS/2018/0038	High Bent The Hollands	Refused a Principle of proposed development (Inc. Green Belt issues).	No Adverse Comments

		b Design/impact on character and appearance of area. c Impact on neighbouring residential amenity. d Highway safety e Arboricultural/landscape/ecological issues. f Sustainability	
SMD/2018/0418	20 Brockscroft Gardens	Approved	No Adverse Comments, providing there were no valid neighbour concerns
SMD/2018/0425	150A The Paddock Congleton Road	Approved	Approved subject to no valid neighbour concerns
SMD/2018/0458	24 Asquith Close	Approved	No Adverse Comments
SMD/2018/0465	The Orchards Overton Road	Approved	No Adverse Comments
SMD/2018/0482	First Floor 46-46b Station Road	Approved	Recommend refusal until conditions have been agreed with Building Control
SMD/2018/0517	63 High Street	Approved	No Adverse Comments
SMD/2018/0518	Booth's Garage Rock End	Refused a Principle of development (Green Belt) b Design and visual amenity c Access/parking	Stipulation should be that this could be sited for 12 months and must be used for residential purposes
SMD/2018/0527	3 Oxhey Crescent	Approved	No Adverse Comments
SMD/2018/0532	73 Congleton Road	Approved	No Adverse Comments providing that there were no valid neighbour concerns

The meeting closed at 6.50pm

Signature

Date