

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16 AUGUST 2018**

PRESENT

The Mayor - Councillor McGuinness
The Deputy Mayor – Councillor Davies
Councillor Baddeley
Councillor Court
Councillor Hawley
Councillor Lawson
Councillor Redfern
Councillor Rogers
Councillor Swift

24. APOLOGIES

Councillor Harper
Councillor Nicosia
Councillor Whilding

25. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: SMD/2018/0465- Councillor Hawley knows one of the witnesses in this application; he wished to declare this, but would still speak about the application.

26. MINUTES

The Minutes of the meetings held on 10 July 2018 were signed as an accurate record.

27. BIDDULPH NEIGHBOURHOOD PLAN

The minutes of the Neighbourhood Plan Working Group meeting held on 12 July 2018 were received.

28. FOOTPATHS SUB-COMMITTEE

The minutes of the Footpaths Sub-Committee meeting held on 9 July 2018 were received.

29. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0329	Coop Pharmacy Well Street	Change of use from pharmacy to pre school nursery
<p>Councillors noted that this building was not the Co-op Pharmacy.</p> <p>Councillor Court wondered whether parking may be an issue. Councillor Redfern felt that customers would be dropping off and picking up only.</p> <p>No adverse comments</p>		
SMD/2018/0343	The Gables Stanways Lane	Erection of a wooden twin bay stable in the field adjacent to the applicants property
<p>No adverse comments; drainage and greenbelt restrictions should be considered.</p>		
SMD/2018/0411	1-3 Tunstall Road	Installation of new level access to shopfront and siting of 2 air conditioning condensers to rear elevation
<p>Councillor McGuinness noted that the work in this application and SMD/2018/0431 had already been done, in advance of the opening. Councillor Hawley agreed; this is now a retrospective planning application.</p> <p>Councillor Lawson clarified that an empty property had been brought back into use.</p> <p>Councillor Rogers noted that the level access worked well, but was annoyed that this work had already been done. They had had several months to get a planning application into the District Council in advance of the opening.</p> <p>Councillor Hawley queried what was the point of the planning process, if it was going to be flouted. The District Council should send the applicant a reminder of the process.</p> <p>All agreed there were no problems with this and the application below, but the District Council should raise concerns about the applicant not following the correct processes.</p>		
SMD/2018/0431	Biddulph Pharmacy 1-3 Tunstall Road	Proposed 4 externally illuminated folded aluminium fascias 1 internally illuminated folded aluminium projecting sign and 3 non illuminated digitally printed window graphics
<p>As above.</p>		
SMD/2018/0433	62 Mill Hayes Road	Proposed ménage for private domestic use on existing equestrian land
<p>Councillor Davies felt unhappy about the use of plastics in this development; a condition should be added that manmade materials must be removed if the use as a ménage stops. Agreed.</p>		
SMD/2018/0452	Land adjacent to 149 Park Lane	Application for variation of condition 2 in relation to SMD/2017/0836
<p>Councillor Hawley did not think that removal of a condition because it was 'not economical' was acceptable.</p>		

Councillor Redfern reminded Councillors that there had been a long history with this land and property. He noted that there was a considerable drop between one property and another. If there is a wet winter, there may be significant structural damage to the adjacent property. A retaining wall (of some sort) is necessary.

Councillor Rogers had spoken to the neighbour and noted that there was concern about the impact on the footings of their premises, if this condition was removed.

Councillor Davies felt that this should be determined by Building Control. This condition would have been added because of concerns about the stability of the land.

Councillor Hawley agreed; the best option may not be the cheap option and the most economical solution may not be appropriate. **All agreed to refer to Building Control, with a note about Members' concerns.**

SMD/2018/0458	24 Asquith Close	Single storey side extension with room in the roof to create further habitable space
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No adverse comments.

SMD/2018/0463	Meadow View Well Lane	Proposed single storey 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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There was a discussion that a number of applications had been received for this property. **It was agreed that this is a technical issue for the Planners.**

SMD/2018/0465	The Orchards Overton Road	Application for a lawful development certificate for existing use as C3 dwelling house
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No adverse comments.

SMD/2018/0468	Green Farm Dam Lane	Proposed partial re building and renovation of dwelling house
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It was agreed that this was bringing a derelict building back into use.

No adverse comments.

SMD/2018/0477	Caldmore House 2-8 Stringer Street	Proposed two storey extension to the side of the property with internal alterations
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There was discussion about the location of the site.

No adverse comments; Severn Trent and neighbour responses should be considered.

SMD/2018/0482	First floor 46-46b Station Road	Retrospective application for first floor link terrace in between two existing properties and access door
<p>Councillor Hawley felt that this looked unsightly.</p> <p>Councillor Rogers was concerned that this was not structurally sound.</p> <p>Councillor Davies noted that Building Control would not have had the opportunity to see the footings and to consider the structural integrity.</p> <p>Councillor McGuinness noted that there was no indication what weight this would hold.</p> <p>Councillor Hawley proposed that the Town Council should recommend refusal until conditions have been agreed with Building Control. All agreed.</p>		

30. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2018/311	15 Smithy Lane	Approved
SMD/2018/335	Old School Canteen Unit 1 Shepherd Street	Approved
SMD/2018/355	23 Norfolk Grove	Approved
SMD/2018/366	Mount Pleasant Farm Folley Lane	Approved
SMD/2018/367	62 Congleton Road	Approved
SMD/2018/378	34 Oakfield Grove	Approved
SMD/2018/398	12 Highfield Road East	Approved
SMD/2018/406	2 Jubilee Close	Approved

Decisions and notices were received by the Committee.

Councillor Hawley requested information about what the Town Council's response had been.

31. APPEAL

SMD/2017/0710	40 Fairview Grange Road	Retrospective application for construction of a lean to tractor and trailer shed
SMD/2018/0236	Meadow View Well Lane	Single storey rear extension to existing lounge

Previous comments by this Council have already been forwarded to the Planning Inspectorate. These appeals were noted.

32. STAFFORDSHIRE COUNTY COUNCIL

SM 18/04	Kingsfield First School	Application for prior notification of proposed demolition of HORSAs buildings
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Councillor McGuinness noted that this building was dangerous and falling down.

Councillor Rogers felt there was some historical interest, but the building does need to come down.

All agreed that demolition was appropriate.

The meeting closed at 6.20pm

Signature

Date