

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15 OCTOBER 2019

PRESENT

Councillor Davies
Councillor Hawley
Councillor McLoughlin
Councillor Perkin
Councillor Rogers
Councillor Rushton
Councillor Salt
Councillor Smith
Councillor Swift

Also in attendance:
Councillor Yates

30. APOLOGIES

Councillor Adams
Councillor Garvey
Councillor Jones
Councillor Redfern

31. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: Councillor Salt lives on John Street and is opposite the SMD/2019/0564 site. Councillor Salt uses parking provided by the applicant in SMD/2019/0603.

32. MINUTES

The Minutes of the Planning Committee meeting held on Tuesday 17 September 2019 were **signed** as an accurate record.

33. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meetings held on 12 September 2019 were received.

An update on the ongoing Regulation 14 consultation in relation to the Neighbourhood Plan and Neighbourhood Development Order was given by Councillor Hawley. There was two and a half weeks left of the consultation period. Positive feedback had been received to date. The Group members had attended a number of events and spoken to a wide range of different organisations.

34. TO RECEIVE AN UPDATE ON UPLANDS MILL DEVELOPMENTS (STANDING ITEM)

Councillor Garvey was unable to attend the meeting and had sent the following update:

As regards the on-going issue with the Uplands estate completion, unfortunately, despite an initial response from Mr Herrod of Bovis Homes, no further information on the planned completion timescale for the outstanding roads, footpaths and community open space works has been forthcoming. In light of the discussions last month, can I ask the Chief Officer to write to Bovis Homes, on behalf of the Council, formally requesting their planned schedule for completing all the outstanding works on the estate.

It was agreed that the Chief Officer would write to Bovis Homes and request clarification about their timescales.

Councillor Rogers noted that the 'rat run' had been removed, but this area still looks like a building site.

Councillor Smith felt that information should be added to the letter about the need to prioritise the safety of the balancing pond.

Councillor Davies stated that there was no sign of the contractors now.

Councillor Hawley felt the Town Council should ask for a response. Agreed.

35. PLANNING APPLICATIONS

Councillor Hawley summarised each application before discussion took place

SMD/2019/0523	The Old Engine House Biddulph Road Mow Cop	Proposed reinstatement of south eastern wing to the Old Engine House
It was noted that SMD/2019/0524 had been considered last month; this had been added in error.		
No adverse comments.		
SMD/2019/0524	The Old Engine House Biddulph Road Mow Cop	Listed Building Consent for proposed Re-instatement of South Eastern wing to The Old Engine House
No additional comments.		
SMD/2019/0574	Drinking Troughs Overton Road	Repair works, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough
This is a Biddulph Town Council application; no comment will be made.		
SMD/2019/0575	322 New Street	First floor side and rear single storey extension
No adverse comments.		
SMD/2019/0595	13 Rudyard Road	Proposed construction of single storey side extension
Recommend approval, subject to valid neighbour planning concerns.		
SMD/2019/0603	67 High Street	Proposed refurbishment of the premise's frontage
Councillor Rogers noted that this goes against the emerging Neighbourhood Development Order.		

Councillor Hawley wondered whether the idea of 'active frontages' should be highlighted within the response. The document from AECOM had considered the need for more visibility into shop windows to create a different feel on the High Street.

Councillor Davies felt that the Town Council probably could not object, as things stand.

Councillor Smith felt it was encouraging that the business was investing in the town.

Councillor Hawley proposed that **the Committee makes a comment regarding the Neighbourhood Development Order and active frontages but does not object.** Agreed.

Councillor Salt abstained from the vote.

Councillor Perkin stated that **the response should state what the Town Council is trying to do.**

SMD/2019/0612	12 Moorland Heights	Proposed two storey rear extension
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There was consideration of the additional window; Councillor Smith noted that this was not overlooking neighbours.

No adverse comments.

HNT/2019/0018	43 Newpool Road	Single storey rear extension
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No adverse comments.

There was discussion about permitted development.

DET/2019/0035	The Oaklands Dam Lane	Prior notification for a proposed steel framed agricultural building
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No adverse comments.

SMD/2019/0554	14 Smithy Lane	Proposed two storey side extension to existing dwelling
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Recommend approval, subject to valid neighbour planning concerns.

SMD/2019/0564	The Homestead John Street	Demolition of existing buildings and construction of 9 new dwellings with associated access, parking and private amenity space
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Councillor Rogers felt this is an iconic building in the town. However, this development seems to create a 'little community'.

Councillor Hawley confirmed that this is not a listed building.

Councillor Yates felt this was not the best use of the land; the application should be considering energy usage and modern standards of insulation, etc. There should be an emphasis on renewables; there is no mention of solar panels. Councillor Yates noted that there was concern about access onto Gunn Street; could Doctors Close be widened?

Councillor Davies had concerns about the elevation. This is, or was, one of the better buildings in the town centre. It is necessary to protect the view up King Street; the development must be acceptable visually from the town centre. The frontages appear to face the spur road in the middle of the development.

Councillor Hawley noted that access was an issue and should be reviewed.

Councillor Salt stated that she has to look at this building every morning; she has seen the building deteriorate. That is the fault of the current owner; roof tiles were purposely taken out. The site had not been properly maintained. It is a 'crying shame' if the building is demolished; it has iconic features. It is not architecturally insignificant. The developer should be forced to use the house.

Councillor Smith agreed that this is a stunning building; this application appears to be proposing a minimum standard.

Councillor Salt felt that the community can prove it has significant value. It is over-development of the site.

Councillor Yates felt that the development was disrespectful to residents.

It was agreed to recommend refusal on the following grounds:

- 1. Access concerns onto Gunn Street.**
- 2. This is an iconic building in the town.**
- 3. The street-scene will be ruined if altered.**
- 4. It is overdevelopment of the site.**
- 5. There are possible ecological concerns on the site.**

There was a vote; all agreed.

36. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0177	29a Park Lane	Certificate of Lawfulness Approved	Approval, subject to neighbour valid planning concerns
SMD/2019/0425	Meadow View Well Lane	Approved	Approval, subject to neighbour valid planning concerns
SMD/2019/0429	25 Congleton Rd	Approved	Approval, subject to neighbour valid planning concerns
SMD/2019/0445	7 Spedding Way	Approved	No adverse comments
SMD.2019/0458	2 Firwood Road	Approved	No adverse comments

The decisions were received.

The meeting closed at 6.33pm

Signature

Date