

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 JANUARY 2019**

PRESENT

The Deputy Mayor – Councillor Davies
Councillor Hawley
Councillor Lawson
Councillor Nicosia
Councillor Rogers
Councillor Salt
Councillor Swift
Councillor Whilding

62. APOLOGIES

Were received from
The Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Court

63. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: None

64. MINUTES

The Minutes of the meetings held on 11 December 2018 were signed as an accurate record; it was noted that these would be received at Town Council in January 2019.

65. BIDDULPH NEIGHBOURHOOD PLAN

*There have been no meetings of the Working Group since the previous Planning Committee meeting. Councillors are advised that the consultation on Local Green Space designations is continuing until **Saturday 19 January 2019**.*

Councillor Hawley advised members that the next Neighbourhood Plan Working Group meeting would be on Thursday 10 January at 6.30pm; all were welcome.

66. PLANNING APPLICATIONS

SMD/2018/0719	Land at rear of Green Acres Gun Battery Lane	Proposed detached dwelling and demolition of outbuilding
Councillors discussed greenbelt land. Councillor Davies queried whether this was infill and whether this was a large building. Councillor Hawley noted that this was not between houses; it was in a large garden. Councillor Rogers felt that, in principle, he had no objections, but it would depend on greenbelt regulations.		

Councillor Lawson noted that the Lane was unadopted.

Councillor Nicosia agreed with Councillor Rogers and was uneasy about development of greenbelt land.

All agreed- **no adverse comments; dependent on greenbelt regulations.**

SMD/2018/0737

Moorfields Farm
Blackwood Hill Lane
Gratton
Endon

Outline application for a proposed single three-bedroom dwelling, including double garage with access from Cowallmoor Lane, Lask Edge

Councillor Davies queried whether there was an agricultural reason for development. Councillor Hawley did not believe there was.

Councillor Nicosia noted that this was 'pristine' greenbelt and was opposed to the application.

Councillor Hawley agreed; this is development of a field.

Councillor Lawson **recommended refusal on the grounds of insufficient surveys and development of greenbelt land.** All agreed.

SMD/2018/0746

Troughstones Farm
Troughstones Road

Two storey extension

Councillor Hawley noted that this application was in the greenbelt, but was an extension to an existing dwelling.

All agreed- **no adverse comments; dependent on greenbelt regulations.**

SMD/2018/0782

4 The Walled Garden
Grange Park Drive

Single storey rear extension

Councillor Salt had concerns that permitted development rights had been removed for a reason and this was a dwelling with historical value.

Councillor Hawley felt that this was acceptable, depending on feedback from heritage officers. It was not a large dwelling and was replacing an existing conservatory.

Councillor Salt noted that a conservatory was a temporary structure. Councillor Nicosia stated that this appeared to be smaller than the existing conservatory.

All agreed- **no adverse comments, subject to heritage officer approval.**

It was noted that two of the paper copies of applications had not been received in advance of the meeting. The Chief Officer would work on putting applications onto the laptop/ screen for future meetings.

67. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0609	105 Moorside Woodhouse Lane	Approved	No Adverse Comments
SMD/2018/0635	198 Park Lane	Approved	Agreed, subject to no valid neighbour planning concerns.
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

Decisions and notices were received.

The meeting closed at 6.38pm

Signature

Date