

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12 MARCH 2019**

PRESENT

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

75. APOLOGIES

Were received from
Councillor Nicosia
Councillor Salt

76. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests:
 - SMD/2019/0059- Councillor Rogers had been asked to speak about this application; he would not vote.
 - SMD/2019/0085- Councillor Whilding knows the applicant.

77. MINUTES

The Minutes of the meetings held on 12 February 2019 were signed as an accurate record.

78. BIDDULPH NEIGHBOURHOOD PLAN

The notes of the Neighbourhood Plan Working Group meeting held on 28 February 2019 were received.

Councillor Hawley updated members that there would be a further Local Green Space designation consultation on **Friday 5 April**, to coincide with the first Artisan Market of the year. There were some changes to the previous proposals and additional sites for consideration.

The Neighbourhood Plan will go to the May Town Council meeting for approval by Councillors. It will then go through the screening process with the District Council and then out for further consultation.

79. FOOTPATHS SUB-COMMITTEE

The minutes of the Footpaths Sub-Committee meeting held on 18 February 2019 were received

80. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2019/0043	The Old Engine House Biddulph Road Mow Cop	Listed Building Consent for proposed detached garage and patio
<p>Councillor Hawley noted that there had been three applications at the last meeting in relation to this address; the Town Council had recommended refusal until the plans were re-submitted.</p> <p>Councillor McGuinness stated that this was a large development; it was too big. The Committee should recommend refusal and ask them to look at this again.</p> <p>Councillor Hawley noted that this application was for Listed Building Consent; there were some concerns attached to the application with regard to conservation.</p> <p>It was agreed to recommend refusal.</p>		
SMD/2019/0052	18 Essex Drive	Two storey rear extension and single storey carport extension
<p>Councillor Hawley wondered whether this application should be refused on the grounds of size and character. Councillor Court agreed; this is overdevelopment.</p> <p>Councillor Rogers felt that the concerns of neighbours should be considered.</p> <p>Councillor Lawson liked the development and proposed it should be accepted; the majority of the extension was at the rear of the property.</p> <p>This was seconded by Councillor Baddeley. Councillor Swift agreed; he could not see anything wrong with this.</p> <p>There was a vote; seven in favour of approving the application and two against.</p> <p>Recommend approval.</p>		
SMD/2019/0059	Meadow View Well Lane	Single storey rear extension, alterations to existing roof to raise ridge heights and provide 3 new bedrooms at first floor level. Proposed front extension for provision of integral garage. New vehicular access point from Well Lane.
<p>Councillor Rogers noted that there had been many previous discussions about the ridge height; this application included a much larger ridge. However, the issue with the current application is the building-line. The proposal is that this development extends three metres beyond the building-line.</p> <p>Councillors considered these issues on the larger maps.</p> <p>Councillor McGuinness was concerned that, if this is approved, it sets a precedent with regard to the building-line.</p>		

Councillor Hawley noted that guidance changes over time; it was not clear whether a building-line would now be enforced.

Councillor Rogers noted that when the neighbour had attempted to do this in a previous application, this had been refused.

All agreed to recommend approval, subject to no contravention/ breach of the building-line.

Councillor Rogers abstained from this decision.

SMD/2019/0072	Long Edge House Pines Lane	Retrospective permission for erection of agricultural building
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Councillor Lawson was unhappy about retrospective Planning Applications.

Councillor Hawley proposed that this should be **accepted, subject to not contravening Green Belt**. All agreed.

SMD/2019/0083	11 Gladstone Grove	Demolition of existing garage and construction of new two storey side extension and single storey rear extension
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Councillor Hawley felt that this **application was acceptable providing the neighbour's concerns had been addressed**.

All agreed.

SMD/2019/0085	Hurst Bank Farm Hurst Road	Demolition of redundant outbuilding and erection of a single storey detached dwelling
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Councillor Court noted that this is currently an eyesore; it would be good to have this removed.

Councillor Hawley felt this was **acceptable, providing Green Belt was not contravened. It would also be necessary to provide clarity about whether this is one or two-bed**.

Agreed.

SMD/2019/0087	25 Woodhouse Lane	Single storey rear extension with new front porch and alterations to existing side extension with additional opening to new bedroom. House to be rendered in an off-white finish.
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No adverse comments.

81. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0723	56 The Foxhound Hot Lane	Certificate of Lawfulness - NOT LAWFUL (Refused)	Recommend approval
SMD/2018/0782	4 The Walled Garden Grange Park Drive	APPROVED	no adverse comments, subject to heritage officer approval.
SMD/2018/0796	Land at Baileys Bank	APPROVED	Refused on grounds of insufficient grazing land, inadequate treatment of manure and inappropriate materials used in the design

Decisions and notices were received.

Councillor Jones was concerned that SMD/2018/0723 had been refused; this is a business that is trying to expand, and should be supported.

82. APPEAL

SMD/2018/0075 Parks Farm Rudyard Road Timber clad machinery and fodder store

From Town Council meeting February 2018

Councillor Nicosia was concerned that the applicant might build a house on this land in the future. Councillor Hawley noted that the Committee cannot refuse the application on this basis.

Councillor Salt noted that this was in the green belt.

Councillor Hawley stated that this was agricultural land and the regulations were different.

Councillor Salt felt that this was not near other farm buildings. Councillor Nicosia agreed and felt that 18 metres was too big. Councillor Hawley noted that there were no residential buildings nearby and no other farm buildings in the vicinity.

*Councillor Nicosia proposed that the Committee **RECOMMEND REFUSAL BASED ON CONCERNS ABOUT THE SIZE OF THE BUILDING AND POSSIBLE CONTRAVENTION OF THE GREEN BELT.** This was seconded by Councillor Court; all were in favour.*

This application was also Refused at SMDC.

Town Council comments have been forwarded to the Inspector. Individual comments must be received by the Inspector before 25 March 2019

The meeting closed at 6.55pm

Signature

Date