

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 23 June 2020
TIME: 6 pm
LOCATION: Via Zoom; access code to be sent separately.

AGENDA

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

2. APOLOGIES

3. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests

4. MINUTES AND APPROVAL OF RECOMMENDATIONS

To **sign** the Minutes of the Planning Committee meeting held on Tuesday 18 February 2020 (received at Town Council meeting on 10 March 2020)

To **approve** the recommendations that were made to Staffordshire Moorlands District Council, sent for feedback to Planning Committee members via email:

MAY

			Recommendation
DOC/2020/0041	Hurst Bank Farm Hurst Road	Discharge of conditions 3 and 8 in relation to SMD/2019/0085	The documents are provided with details. Leave it to the inspector to ensure they meet the requirements to discharge the conditions.
SMD/2020/0126	7 Gilbern Drive	Proposed first floor side and rear extension	No adverse comments, subject to any neighbours valid planning concerns
SMD/2020/0224	Brooks Barn Hurst Road	Conversion of existing barn into 1no detached dwelling with associated outbuildings, access and parking	Concern re the outbuilding, contravening the greenbelt as it appears to be a new building. Recommend refusal on the grounds of Environmental



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			health concerns and contravention of greenbelt.
SMD/2020/0234	75 Woodhouse Lane	Proposed lean to roof over existing garage, porch to front elevation and proposed single storey rear extension	Recommend approval subject to any neighbours valid planning concerns
SMD/2020/0250	36 Carriage Drive	Demolition of rear extension and chimney. Erection of new rear extension. New materials to existing walls and windows	No problems with extension but do have concerns with the rendering as it appears out of character with rest of properties in the area. Therefore recommend refusal.

APRIL

			Recommendation
HNT/2020/0004	Lask Edge Farm Lask Edge Road	Prior approval for single storey rear extension measuring 8 metres beyond the original dwelling house, 3 metres maximum height and 3 metres to height of eaves	Recommend approval, as long as is within permitted rights and doesn't contravene the greenbelt.
SMD/2020/0145	Land Opposite 11 Sprink View Under the Hill	Outline permission with details of access(all other matters reserved) for the construction of 1 dwelling	Recommend refusal on grounds of access and congestion, it's not infill, it is greenbelt and there are no special considerations to approve
SMD/2020/0162	Land to rear of 33 Halls Road	proposed bungalow in rear garden of 33 Halls Rd previously approved SMD/2012/0073	Recommend approval subject to any neighbours valid planning concerns, UU access to sewer and conditions imposed in previous application
SMD/2020/0164	21 Grange Road	Proposed one and a half storey entrance porch extension, proposed two storey side and rear extension to provide additional living accommodation and elevational alterations	Recommend refusal on ground of taking light from No 19 and overdevelopment



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SMD/2020/0189	Ladymoor Gate Farm Sands Lane	Demolish 3 bed detached house and construct 3 bed detached dwelling	Given condition of existing building recommend approval, subject to greenbelt compliance
DOC/2020/0033	Prize Buildings Tunstall Road	Erection of 7 new dwellings on former Prize Buildings site Discharge of conditions 4,6,7,10 and partial discharge of condition 15 of SMD/2014/0753	These appear to be planning/building conditions and as such we suggest that the planners/building inspectors make the necessary decisions
SMD/2020/0143	Lask Edge Methodist Church Cowallmoor Lane Lask Edge	Upper floor extension to existing single storey rear extension, a ground floor single storey is proposed and insertion of window to master bedroom	There were concerns raised about the original plans from relatives of those in the graveyard. We recommend approval subject to any valid planning concerns from neighbours or affected relatives and that changes to graveyard entrance do not affect any of the existing graves.

MARCH

SMD/2020/0004	Biddulph Grange NT	Proposed installation of glass safety guarding to existing Bandstand area
No adverse comments.		
SMD/2020/0011	32 Well Lane	Demolition of conservatory and erection of rear/side single storey extension
Approved subject to no valid neighbour planning concerns.		
SMD/2020/0030	9 Moor Close	Proposed loft conversion to create two first floor bedrooms and bathroom
Approved subject to no valid neighbour planning concerns.		
SMD/2020/0052	Coates Farm School Lane	Proposed erection of general-purpose agricultural building
It was agreed that Biddulph Town Council has no further comment to make.		
SMD/2020/0073	Biddulph Moor Village Hall	Proposed two storage units replacing portal cabin
No adverse comments.		



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2019/0780 No Adverse Comments, subject to STWA conditions.

2020/0049 It's a brownfield site and will help in the Local Plan numbers. There are some comments; perhaps it should be only 3-4 units because of potential parking issues and there is concern that what has become a right of way through the car park to the crossing will be taken away. Town Councillors will be sorry to see it go as a pub, but it is keeping the building in place and since it is not viable as a pub we would support the application.

2020/0077 No Adverse Comments.

2020/0080 No problems with this; it is to remove an out of date condition.

2020/0085 The extension is at the rear overlooking the road and a field. No Adverse Comments.

2020/0090 It's an end of terrace next to the fields using pretty much the same footprint as the conservatory and car port. No objection but subject to any neighbours valid planning concerns.

2020/0100 This is not overlooking anyone. No objections, subject to any greenbelt constraints.

2020/0131 This is increasing tourism accommodation, but is in the greenbelt. No objection but subject to any greenbelt constraints.

2020/0135 This is a resubmission to meet a previously refused application. They have had pre-app advice and believe changes are acceptable in principle. We originally said this was acceptable, subject to any neighbours valid planning concerns; the same still applies.

2020/0136 This seems to be well out of the way, no problems for neighbours. The extension is out from the rear of the house and a new footprint. Recommend as long as it doesn't contravene the greenbelt.

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



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6. JUNE PLANNING APPLICATIONS

SMD/2020/0139	48 Tunstall Road	Outline permission with all matters reserved for 6 over 50's cottages with communal garden and 7 parking spaces
SMD/2020/0259	187 Congleton Road	Proposed single storey rear extension
SMD/2020/0263	2 Stile Close	Removal of existing boundary fence and construction of new retaining wall to boundary
SMD/2020/0289	16 Crossways	Single storey rear and side extension
NMA/2020/0018	Manfield House Church Lane	Non-material amendment to SMD/2018/0621 to retain the existing house roof and fit a new hipped roof over the new side extension to marry into the existing house roof
DOC/2020/0050	Trent Head Farm Barrage Road	DOC 5,6,16 & 19 of SMD/2019/0253
SMD/2020/0292	Long Edge House Pines Lane, Biddulph Park	Change of use of garage to holiday let accommodation.
SMD/2020/0282	The Old Engine House, Biddulph Road Mow Cop	Proposed re-instatement of south eastern wing. Re-submission following approval under SMD/2019/0523 and SMD/2019/0524.
SMD/2020/0276	8 Oxhey Drive	Side extension to replace ground floor footprint of the garage and utility to provide sufficient structure to support a first floor to form additional bedroom and ensuite bathroom. A rear single story extension as a family room.

7. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0024	Land rear of 15 Thames drive and Adjacent To 3, Palmerston Way, Biddulph, Staffordshire, Proposed new detached house and garage	Planning Permission - Approved	It was agreed that this application should be approved, subject to consideration of ground conditions and the management of mine shafts.



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SMD/2020/0085	3, Marsh Green Close, Biddulph, Staffordshire, ST8 6TA Proposed rear split level extension	Planning Permission - Refused	The extension is at the rear overlooking the road and a field. No Adverse Comments.
SMD/2019/0644	Woodhead Farm, Top Road, Biddulph Moor, Staffordshire, ST8 7LF Proposed conversion of garage to dwelling	Planning Permission - Refused	No adverse comments, subject to greenbelt restrictions.
SMD/2019/0623	Woodhead Farm, Top Road, Biddulph Moor, Staffordshire, ST8 7LF Conversion of barn to three holiday lets	Planning Permission - Approve	No adverse comments, but subject to Highways conditions and it does not contravene Greenbelt policy.
SMD/2020/0080	Meadowstile Farm, Tower Hill Road, Brown Lees, Staffordshire, ST8 6PA	Application to Vary a Section a S106 Planning Obligation in relation to SMD/2002/0158 / 02/00551/FUL	No problems with this; it is to remove an out of date condition.
NMA/2020/0014	Meadow View, Well Lane, Gillow Heath, Staffordshire, ST8 6QU Non material amendment to SMD/2019/0425 for proposed first floor window to	Non-Material Amendment - Approved	No consultation opportunity.



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	north-east elevation		
SMD/2020/0135	151, Tunstall Road, Knypersley, Staffordshire, ST8 7AE Proposed side and rear extensions to dwelling	Planning Permission - Approved	This is a resubmission to meet a previously refused application. They have had pre-app advice and believe changes are acceptable in principle. We originally said this was acceptable, subject to any neighbours valid planning concerns; the same still applies.
SMD/2020/0100	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN Proposed two storey and single storey rear elevation extension and replacement front elevation porch.	Planning Permission - Refused	This is not overlooking anyone. No objections, subject to any greenbelt constraints.
SMD/2019/0176	Lea Forge	Approved	No adverse comments, subject to Highways considerations
SMD/2019/0523	The Old Engine House	Approved	No adverse comments
SMD/2019/0524	The Old Engine House	LBC Approved	No adverse comments
SMD/2019/0750	14 York Close	Approved	Approved, subject to any valid neighbour planning concerns.
SMD/2019/0770	26 Mow Lane	LBC Approved	Recommend approval
SMD/2019/0771	Akesmore Lane	Refused The precise nature of the applicant's, or anybody else's, outdoor sport or recreation has not been clearly explained to enable a proper assessment of	Approved, subject to a Coal Mining Authority risk assessment



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		<p>'appropriateness' relevant to that. In any event, the development would fail to preserve the openness of the Green Belt and would also exacerbate countryside encroachment because of its size, height and location to the south east of an existing building on, and consuming, an open area of riding ménage. This would be inappropriate development in the Green Belt. Permission cannot be granted for the inappropriate development because there are no 'very special circumstances'.</p> <p>The development of this open and prominent site would be harmful to the character and appearance of the surrounding area. It would fail to protect or enhance the local landscape.</p> <p>The applicant was unable to address fundamental 'in principle' concerns and were ultimately not proposing development that would be sustainable.</p>	
SMD/2019/0762	1 Lawton Street	Approved	Refused on the grounds that there is a non-permeable surface, drainage issues have not been addressed and a dropped kerb will be necessary.
SMD/2020/0030	9 Moor Close	Application withdrawn	Approved subject to no valid neighbour planning concerns.
SMD/2020/0003	56 Geneva Way	Approved	Approved, subject to consideration of the boundary and any valid neighbour planning concerns
SMD/2020/0011	32 Well Lane	Approved	Approved subject to no valid neighbour planning concerns.



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SMD/2020/0017	17 Lagonda Close	Approved	Approved, subject to Severn Trent comments.
SMD/2020/0052	Coates Farm School Lane	Refused	It was agreed that Biddulph Town Council has no further comment to make.
SMD/2020/0073	Village Hall Hot Lane	Approved	No Adverse Comments

8. APPEAL

The Bungalow, Lask Edge (HNT/2020/0004)

See above, Town Council recommended approval.

Copy to: Councillors Adams, Davies, Garvey, Hawley, Jones, McLoughlin, Perkin, Redfern, Rushton, Rogers, Salt, Smith, Swift and Yates



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