

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9 APRIL 2019

PRESENT

The Mayor - Councillor McGuinness
The Deputy Mayor – Councillor Davies
Councillor Baddeley
Councillor Court
Councillor Hawley
Councillor Nicosia
Councillor Rogers
Councillor Salt
Councillor Swift
Councillor Whilding

Councillor Jones was also in attendance

83. APOLOGIES

Were received from:
Councillor Lawson

84. DECLARATIONS OF INTEREST

- a. Disclosable Pecuniary Interests and Dispensations: None
- b. Other Interests: SMD/2019/0129- Councillor Hawley's wife volunteers at the Grange Gardens and they are members of the National Trust; Councillor Davies is a member of the National Trust.

85. MINUTES

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

86. BIDDULPH NEIGHBOURHOOD PLAN

- a) The notes of the Neighbourhood Plan Working Group meeting held on 26 March 2019 were received.
- b) An update on the Local Green Space consultation (5-26 April 2019) was received.

The Chief Officer noted that the third consultation event had taken place the previous Friday. There were five new sites and amendments to some of the original sites; the completed list would be available on the website this week.

These proposed Local Green Space designations would form part of the Draft Neighbourhood Plan that Councillors would receive in May.

87. TO SEEK AN UPDATE ON THE DYE WORKS DEVELOPMENT

Councillor Hawley noted that there had been many questions in relation to the dye works site. Biddulph Town Councillors had spoken in favour of the planning application; nothing appeared to have happened, except significant dumping on the site.

Councillor Hawley felt that it was time to ask what was happening; he proposed writing to Staffordshire Moorlands District Council (SMDC) to ask the following questions:

- a) how much longer is on the planning application, before it expires; and
- b) what is happening with the rubbish that has been dumped on-site; what action is being taken.

Councillor McGuinness wondered whether there was an enforcement order in place.

Councillor Rogers felt that the fly-tipping was part of the problem; the law says it is the landowner's responsibility to remove this and the cost was rumoured to be £50,000.

Councillor Davies noted that Planning Applications usually last for three years, but there is a precedent to renew them by the SMDC Planning Committee.

Councillor Jones thanked the Chair for permitting him to speak on this matter. Councillor Jones felt that this was a difficult situation, but some clarity should be sought. This Council needed to know what the options are for the site.

Councillor Swift had heard that the landowner needed help with the VAT for the removal of the waste.

All were in favour of writing to SMDC to seek clarification.

88. PLANNING APPLICATIONS

a) VICTORIA ROW RESIDENTS- APPOINTED SPOKESPERSON TO SPEAK ON BEHALF OF THE GROUP

Councillor Hawley invited the spokesperson, Mr Jackson, to address Councillors. Mr Jackson had a number of questions that residents wanted to receive answers on:

1. In advance of the consultation event at Knypersley Cricket Club, everyone was supposed to receive a letter advising of the event. None of the Victoria Row residents had received a letter. Could residents be included in another meeting?
2. All the land at Victoria Park hasn't been used for industrial units; there are roads going off the roundabout, which have not been developed. The residents had heard that a request had been made to extend the Park into Stoke-on-Trent and Newcastle-under-Lyme land. Was this true?
3. Residents had been told that the land on this site would come out of the Greenbelt and it would become a brownfield site. When would this decision be made? This proposal had been fought in 1996 and again in 2002; what had happened since then that had made this a viable option again?
4. Could the Town Council help to identify any other areas that had fought this type of development and been successful?

Councillor Hawley reminded Councillors that they were in a period of purdah and should be careful about their responses.

Councillor Hawley noted that there had been three consultations on the Local Plan, which included this site. These had taken place in July 2015, April 2016 and July 2017. The District Council have added all the comments received to the website.

Since then, Planners have been working through the comments that were received by the Inspector.

The consultation event at Knypersley Cricket Club was a disaster; this Town Council should write to the District Council and ask them to repeat the consultation. Residents in this locality should be invited by personal invitation.

Councillor Hawley confirmed that the land would come out of the Greenbelt at the point that the Local Plan was adopted. The Local Plan identifies reasons why this site was considered again; all this information is on the SMDC website.

Councillor Hawley noted that no planning applications had been received for this area. The Local Plan is quite a way down the road to being adopted.

Councillor Jones noted that there will be another public consultation on the Local Plan before the Plan is adopted. The event at the Cricket Club had been a 'shambles'; he agreed that a letter should be written to request that a second opportunity for consultation is provided.

Councillor Jones felt that more answers were needed; this site is a 'tiny' part of the Local Plan. Each Councillor had fought for their area; Councillor Jones had concentrated his efforts on Biddulph Moor.

Councillor Salt agreed that a letter should be written to the District Council; the consultation should be re-run. Councillor Salt had written to the District Council five weeks ago; she had not received a response but could give the reference number for her request to the Chief Officer, to include in this correspondence.

Councillor Salt noted that unfortunately, de-valuation of houses and loss of views were not legitimate planning reasons. A significant number of photos had been taken of the flora and fauna in the area. Every sighting should be documented; this is what will give residents a 'fighting chance'. Councillor Salt urged residents to note these sightings.

Councillor Hawley noted that residents should look at the studies already undertaken on the site; can they prove that these are wrong? Residents should use this to argue the case. Again, Councillor Hawley noted that no plans have been passed for this site; there are still consultation options.

Councillor Rogers stated that when he views a planning application, he asks 'would I want this in front of my house?' He felt it was unlikely that development of this site would happen for many years, and they have to find a developer that will want to build on the site. He urged the residents to keep fighting.

Councillor Hawley noted that the worst-case scenario is that the residents lose, and the site is included in the Local Plan. In this case, residents have to influence what is built there. The Neighbourhood Plan might be able to help mitigate this.

Councillor Jones felt this was an important point. He couldn't imagine that any Councillor would approve a planning application that did not have a sufficient buffer between industrial units and housing. Residents should 'hope for the best and plan for the worst'. It was a shame this had not been raised two or three years ago.

Mr Jackson wondered whether land from Newcastle-under-Lyme or Stoke-on-Trent could help.

Councillor Jones noted that SMDC has to build within their own boundaries. Councillor Salt agreed; SMDC cannot shift their allocation. This can only be done if they can't find suitable land in their own area.

Councillor Jones informed members that these discussions had taken place at the beginning of the Local Plan development; Councillor Davies agreed.

Councillor Hawley summed up the discussions. The Town Council would write to the District council and insist that the masterplan consultation takes place again. This letter would also request an answer to Councillor Salt's questions, and note that 'essential' people were missed as part of this consultation. In addition, the Town Council would seek clarification as to whether the allocation could be moved to Stoke-on-Trent.

Councillor Wood joined the meeting and noted that Stoke and Newcastle Councillors had been keen to take the allocation in these areas; Officers had been reluctant to progress this. All sorts of issues had been involved.

All were in favour of sending a letter; feedback would be provided to Mr Jackson. Councillor Hawley thanked members of the public for attending.

b) Councillor Hawley summarised each application prior to discussion about it.

SMD/2019/0109	4a Lawton Street	Self-contained 'granny annexe' with shared utility room linked to the main house. Plus, first floor study and storage rooms
<p>Councillor Nicosia noted that this did not appear to be overbearing.</p> <p>No adverse comments, subject to neighbours valid planning concerns.</p>		
SMD/2019/0110	6 Nevin Avenue	Proposed demolition of rear conservatory, replacement with single story extension and raising of roof to create first floor level
<p>Councillor Hawley noted that this did not seem to be excessive, subject to confirmation that the roof height is acceptable.</p> <p>Councillor Nicosia felt that there seemed to be enough space around the property.</p> <p>Councillor Court felt there was no problem with the dormer.</p> <p>Subject to neighbours valid planning concerns and confirmation of the roof height.</p> <p>Councillor Rogers noted there were several similar properties in the area.</p>		

SMD/2019/0115	Hilberie Lodge Barn Road	Reduce levels to driveway and provide new flat roof detached garage
Councillor Hawley noted that this was the replacement of an existing garage.		
Councillor Nicosia noted that this is a private road.		
No adverse comments.		
SMD/2019/0129	National Trust New Visitor Reception Grange Road	Erection of additional visitor toilet provision and storage area for shop building
Councillor Nicosia noted that this appeared to be in-keeping with the existing development.		
No adverse comments.		
SMD/2019/0135	27 Church Road	Proposed demolition of detached garage and erection of double side extension and single storey rear extension
Councillor Hawley noted that this development was on the existing footprint.		
Councillor Salt stated that there are similar development on St John's Road.		
No adverse comments.		
SMD/2019/0179	7 Wraggs Lane	Construction of new single storey rear and side extension to form kitchen/dining and utility area. Extension of existing dormer to front roof slope to form en-suite
Approve; subject to valid neighbour concerns.		
SMD/2019/0183	5 Grangefields	Proposed first floor extension above the front of the garage and single storey front extension to replace the porch.
No adverse comments.		

89. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0012	Booths Garage	Refused The development would be inappropriate and harmful to the Green Belt and would additionally, cause other harms to the character and appearance of the area. The applicant's circumstances and the way they might benefit from the development has been set out in	Approved – 2-year time limit

		sufficient detail to understand and appreciate that they do not amount to considerations that clearly outweigh that harm.	
SMD/2019/0015	8 Farnham Drive	Approved	Approved subject to consideration of loss of light for neighbours
SMD/2019/0016	35 Conway Road	Approved	No adverse comments

Decisions and notices were received.

Councillor Hawley thanked Councillors for their work over the past four years.

The meeting closed at 7.07pm

Signature

Date