

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 16 July 2019  
**TIME:** 5.30pm  
**LOCATION:** Council Chamber, Town Hall

## AGENDA

### 1. APOLOGIES

### 2. DECLARATIONS OF INTEREST

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

### 3. MINUTES

To **sign** the Minutes of the Planning Committee meeting held on Tuesday 18 June 2019.

### 4. BIDDULPH NEIGHBOURHOOD PLAN

To **receive** a verbal update on the meeting of 3 July 2019 Neighbourhood Plan Working Group.

### 5. UPLANDS MILL UPDATE

### 6. PLANNING APPLICATIONS

SMD/2019/0364	14 Conway Road	Single storey flat roof extension with single storey side extension ** The Chief Officer will not be present during these discussions. **
SMD/2019/0367	Green Acres Tower Hill Road	Variation/removal of condition 1 (agricultural occupancy) relating to application 1361
SMD/2019/0374	10 Smokies Way	Rear 2 storey side and rear single storey extensions
SMD/2019/0383	11 Blackbird Way	Rear and side single storey extension forming new kitchen, utility and shower room.
SMD/2019/0384	99 Station Road	Proposed 2 storey side extension, rear single storey extension and single storey front porch



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## 7. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0022	Knowle Style Farm	Approved	Subject to no contravention of the greenbelt
SMD/2019/0041	Towerhill Road	<p>Refused</p> <p>The application site is located within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. NPPF paragraph 145 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt, unless they fall into one of a number of categories including, inter alia, the provision of appropriate for outdoor sport, outdoor recreation, and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Given the scale of the existing facilities on site and the significant size of the proposed extension it is not considered that the proposal is an “appropriate” facility for outdoor sport and recreation and that it would result in a disproportionate addition. The proposal is therefore inappropriate development in the Green Belt and is contrary to policies SS1, SS1a, SS6c, and R1 of the Core Strategy Development Plan Document (Adopted 26th March 2014), and the National Planning Policy Framework section 12 'Protecting Green Belt land.' The proposed extension does not have a secondary/subservient appearance to the host building, it would be attached awkwardly to the rear (north-eastern) side and overlap the existing side wall resulting in a large, 5.17m high, wide gable fronting on to open fields. Extensions should harmonise with the parent building, respecting the dominance of the original</p>	Approved subject to no contravention of the Green Belt



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		<p>building and being subservient to it. The application is therefore contrary to policies SS1, SS1a, SS6c, DC1, DC3 and R1 of the Core Strategy Development Plan Document (Adopted 26th March 2014), the Staffordshire Moorlands Design Guide (adopted SPD 21st February 2018) and the National Planning Policy Framework including sections 12 'Achieving well-designed places'.</p> <p>Notwithstanding the fact that the applicant has provided land levels details, the proposal is inappropriate development in the Green Belt with no very special circumstances to justify the scheme.</p>	
SMD/2019/0085	Hurst Bank Farm	Approved	Acceptable, providing Green Belt was not contravened. It would also be necessary to provide clarity about whether this is one or two-bed.
SMD/2019/0225	24 Wedgwood Lane	<p>Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby <b>REFUSE</b> to permit the development described above in accordance with plans: 18-063-AS(0)01; 18-063-AS(0)05; 18-063-AS(0)06; 18-063-AS(0)07; 18-063-AS(0)09; 18-063-AS(0)11 for the following reason(s):</p> <p>1. The proposed development, by virtue of its scale, height, massing and visual appearance would fail to have a subordinate and relationship with the existing dwelling, and would result in significant harm to the existing character and appearance of the existing dwelling, contrary to Policies SS1 and DC1 of the Core Strategy, the 'Staffordshire Moorlands Design Guide SPD, and Paragraph 127 of the NPPF; thereby resulting in an unsustainable form of development, contrary to Policy SS1a of the Core Strategy</p>	No Adverse Comments



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		and paragraph 11 of the NPPF The LPA has provided the applicant's agent with clear planning solutions which would address the above reason for refusal, which amounts to submitted a new application for minor development which consists of the 'conversion' or 'replacement' of the dwelling. It is therefore anticipated that subject to all material considerations, the above reason for refusal will be addressed in due course	
SMD/2019/0260		Approved	No Adverse Comments
SMD/2019/0265		Approved	No Adverse Comments
SMD/2019/0266		Approved	Returned to planners noting the concerns about the structured intensity of the neighbour concerns

Copy to: Councillors Adams, Davies, Garvey, Hawley, Jones, McLoughlin-Goldstraw, Perkin, Redfern, Rushton, Rogers, Salt, Smith, Swift.



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