

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11 SEPTEMBER 2018**

PRESENT

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

33. APOLOGIES

Councillor Baddeley
Councillor Court
Councillor Hawley
Councillor Lawson
Councillor Redfern

Also in attendance:
Councillor Harper
Councillor Jones

34. DECLARATIONS OF INTEREST

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

35. MINUTES

The Minutes of the meetings held on 16 August 2018 were signed as an accurate record.

36. BIDDULPH NEIGHBOURHOOD PLAN

The minutes of the Neighbourhood Plan Working Group meeting held on 16 August 2018 were received.

The Chief Officer noted that there were ongoing discussions about the use of Community Infrastructure Levy (CIL). The group had now considered draft policies for all areas of the plan. In addition, there would be a further meeting in October to consider the timescales, further development with the Neighbourhood Development Order and the template for the Neighbourhood Plan document.

37. PLANNING APPLICATIONS

Councillor Nicosia summarised each application prior to discussion about it.

SMD/2018/0418	20 Brockcroft Gardens	Two storey rear extension
<p>Councillor Rogers felt that, on the face of it, there were no adverse comments, providing there were no valid neighbour concerns. All agreed.</p>		
SMD/2018/0505	Tree Tops 246a Park Lane	Proposed extension to form balcony and new detached garage
<p>Councillor Harper queried whether this development would overlook the neighbours. Councillor Nicosia confirmed that this property was set in its own grounds.</p> <p>No adverse comments.</p>		
SMD/2018/0518	Booths Garage Rock End	Proposed siting of temporary static caravan to the west of Booths Garage
<p>Councillors Harper and Jones were customers of the applicant.</p> <p>Councillor Nicosia queried how long 'temporary' is. A timescale should be included with this application.</p> <p>Councillor McGuinness felt that this seemed more like a permanent development.</p> <p>Councillor Jones queried what this would be used for.</p> <p>Councillor Rogers felt there should be a time limit on the siting of the caravan.</p> <p>Councillor Davies proposed that the stipulation should be that this could be sited for 12 months and must be used for residential purposes.</p> <p>All agreed. Councillor Harper abstained.</p>		
SMD/2018/0527	3 Oxhey Crescent	Rear extension and internal alterations
<p>No adverse comments.</p>		
SMD/2018/0532	73 Congleton Road	Proposed 2 storey side extension, single storey rear extension and dormer loft conversion
<p>Councillor Nicosia was concerned that this seemed quite a large development.</p> <p>Councillor Rogers noted that this property was undergoing modernisation and could be a nice home.</p> <p>Councillor Salt felt it would be a shame to lose some of the original features, such as the sash windows.</p>		

Councillor Nicosia concluded that there were **no adverse comments providing that there were no valid neighbour concerns**. All agreed.

HNT/2018/0012	42 Mow Lane	Single storey rear extension, extending beyond the rear wall of dwelling by 4.5 m, maximum height measured externally from natural ground level 4 m and height at the eaves 3 m measured externally from the natural ground level
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Councillor Nicosia felt that the curtilage of this property seemed to be obscure.

Councillor Rogers noted that this had a large extension already and wondered whether the neighbours would complain.

Councillor Harper thought this was overdevelopment.

No adverse comments providing that there were no valid neighbour concerns. All agreed.

SMD/2018/0557	Land adjacent Meadow View Well Lane	Approval of reserved matters relating to outline permission SMD/2018/0187 for the demolition of existing garage and proposed new dwelling
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Councillor Rogers provided history of this and similar applications that had been considered by this Committee.

Councillor Davies felt that any development must be in-keeping with developments on either side.

Councillor Nicosia felt that this could be **approved subject to no material planning considerations and subject to any valid neighbour concerns**. All agreed.

38. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0188	Land west of Top Road	Approved	
SMD/2018/0177	1 Ivy Cottage Greenway Bank	Approved	
SMD/2018/0302	The Foxhound Biddulph Moor	Refused	It was agreed to recommend approval subject to Highways requirements being clarified and met.
SMD/2018/0407	20 Devon Grove	Approved	Approved subject to no valid neighbour concerns.

SMD/2018/0411	Late Night Pharmacy Well Street	Approved	All agreed there were no problems with this and the application below, but the District Council should raise concerns about the applicant not following the correct processes.
SMD/2018/0431	Late Night Pharmacy Well Street	Approved	
SMD/2018/0653	Land off Heath Street	Approved	

Decisions and notices were received by the Committee.

39. APPEAL

Previous comments by this Council have already been forwarded to the Planning Inspectorate. This appeal was noted.

SMD/2017/0406	Land adjacent to 66 Albert Street	Proposed new build 3 x 2 storey 2 bedroom terraced houses
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The meeting closed at 6.58pm

Signature

Date