

MINUTES OF THE PLANNING MEETING HELD ON 16 FEBRUARY 2021

PRESENT

- The Mayor - Councillor
- Deputy Mayor - Councillor
- Councillor Davies
- Councillor Garvey
- Councillor Hawley
- Councillor Jackson
- Councillor McLoughlin
- Councillor Perkin
- Councillor Rogers
- Councillor Salt
- Councillor Smith
- Councillor Swift
- Councillor Yates

Councillor Hawley read a statement for those viewing the meeting online

59. APOLOGIES

Apologies were received from Councillor Harper and Councillor Adams

60. DECLARATIONS OF INTERESTS

a) Disclosable pecuniary interests and dispensations

None declared

b) Other interests

Councillor Rogers declared an interest in planning application DET/2021/004 as he knows the owner. He would abstain from voting and conversation on this application.

Councillor Jones declared an interest in planning application CON/2021/0004 as he is close friends with the neighbours. He would abstain from voting on this application.

61. MINUTES

The Minutes of the Planning Committee meeting held on 19 January 2021 were approved.

The minutes will be signed when social distancing measures are relaxed.

62. TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

The Chief Officer advised that documents were required to be slightly amended due to a change in legislation. Part of the Neighbourhood Development Order had to be removed as it became redundant. The basic conditions statement was also changed. All had been submitted to Staffordshire Moorlands District Council (SMDC) and confirmation of its receipt had been received.

The District Council had expressed reluctance to do a referendum on the Neighbourhood Plan previously at the same time as local elections.

Councillor Yates stated that due to there being no by-elections in Biddulph, he didn't feel there was sufficient reason for the referendum not to be combined with the election. Councillor Jones and Councillor Hawley also suggested that the referendum be pressed for May; Councillor McLoughlin stated that three elections took place simultaneously in 2015.

The Chief Officer confirmed that further consultation was needed before a referendum could take place.

63. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion.

SMD/2020/0722	12, Fold Lane, Biddulph, Staffordshire, ST8 7SG	Proposed rear extension
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Councillor Garvey felt that the plan didn't match the location available from online maps, and wondered if it is a second extension, in which case there may be concerns regarding overdevelopment. Councillor Hawley stated while large, the extension was not of excessive size compared to the original property

Councillor Jones proposed to **recommend approval subject to neighbours valid planning concerns**. All in favour.

SMD/2021/0031	Land Off, Troughstones Road, Biddulph Common, Staffordshire,	Erection of stables. Change of use to keeping horses
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This follows on from previous planning application which was refused due to the size of the plot, lack of ecological assessment and contravention of green belt. Councillor Hawley recommended refusal due to the application insufficiently addressing reasons for previous refusal, including the fact that the drawings do not provide a scale so it is difficult to assess size.

Councillor Garvey said that he noted an ecological appraisal conducted on 9 December 2020, which although scant, is present, but as plans were not scaled, suggested refusal.

It was agreed to **recommend refusal** on the basis of that reasons of refusal of the previous planning application were inadequately addressed by this application.

SMD/2021/0039	184 Heathland, Park Lane, Knypersley, Staffordshire, ST8 7PN	Single-storey rear extension with flat roof with lantern. Second-storey rear extension with pitched roof and balcony opening onto flat roof. Porch to front elevation. Monocouche render finish to existing front and rear elevations of house and to new front porch and rear extensions
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Councillor Jones queried whether the existing building was brick or render. Councillor Smith stated that this is opposite the two new builds, which are rendered so felt that there was no argument to refuse planning permission. Councillor Hawley recommended no adverse comments.

It was agreed to **recommend approve subject to any valid neighbourhood planning concerns.**

SMD/2021/0045	19, Mansfield Drive, Biddulph, Staffordshire, ST8 6NH	Demolition of existing garage/utility & construction of proposed single storey side extension
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No adverse comments.

SMD/2021/0049	253, Congleton Road, Biddulph, Staffordshire, ST8 7RQ	PROPOSED TWO- STOREY EXTENSION TO FRONT ELEVATION TO CREATE ADDITIONAL BEDROOMS AT FIRST FLOOR LEVEL. ALTERATIONS TO EXISTING FRONT ELEVATION, ALTERATIONS TO EXISTING GARAGE ROOF AND REPLACEMENT OF EXISTING CONSERVATORY WITH BRICK STRUCTURE AND LEAN-TO ROOF OVER.
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Councillor Garvey felt that the redesign improves the aesthetic of the house and makes it more in keeping with other properties in close proximity. Councillor Yates echoed the same sentiment.

No adverse comments.

CON/2021/0004	Hurst Quarry, Hurst Road, Biddulph, Staffordshire, ST8 7RU	TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2017 (REGULATION 15): CONNECTION WITH A REQUEST FOR SCOPING OPINION RELATED TO THE PERIODIC REVIEW (UNDER THE ENVIRONMENT ACT 1995) OF THE MINERAL PLANNING PERMISSION SM.EA/4 AT HURST QUARRY - SCO.88/101 MW
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Councillor Hawley noted that the role of the Planning Committee was to consider what should be included within the scope of the environment assessment. It currently excludes landscape, transport, noise, heritage and flood risk. He felt that all assessments that had been listed as 'out of scope' should be completed. Local residents have objected to the continued extraction, but that is not within the scope of the consultation.

Councillor Garvey felt that noise and landscaping should be included; flood risk assessments should be added due to environmental factors changing. However, he felt that the historic nature of the mining / quarrying on site is part of the heritage, so can see why that was not included. He said that putting transport back could potentially increase movements and be detrimental.

Councillor Hawley said that the transport was a major concern in the objections raised.

Councillor Rogers queried whether previous planning applications for the site have been withdrawn, Councillor Hawley and Councillor Yates said they understood that the mining was resuming due to the objections raised regarding planning permissions for houses on the site.

Councillor Yates wondered if the derelict buildings at the front of the site would be removed from the site. He felt that when mining is completed this could be a valuable community asset.

Councillor Yates said that the site is currently in limbo. Councillor Jones felt that the site was becoming littered and may become undesirable. He felt that conditions should be imposed on new extraction, but the site should be restored to use in some way.

It was agreed to **recommend that all items included as out of scope be included in the environmental assessment.**

HNT/2021/0004	88, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Proposed single storey rear extension measuring 4.5m beyond the rear wall of the existing dwelling, 4m maximum height and 2.5m to height of eaves
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Councillor Smith declared an interest and abstained from voting.

It was agreed to advise **no adverse comments.** All in favour

DET/2021/0003	Land adjoining Royal Cottages, Troughstones Road, Biddulph Common, Staffordshire,	Provision of an agricultural general purpose storage shed
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Councillor Hawley noted it is an agricultural property. Councillor Jones said if it is a genuine agricultural use, he has no objections. Councillor Garvey agreed but stated that the recommendation include a caveat regarding no contravention of the green belt.

Councillor Davies declared an interest and abstained from voting.

It was agreed to **recommend approval subject to no contravention of the greenbelt.**

DET/2021/0004	Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT	Proposed Portal framed agricultural building.
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It was agreed to **recommend approval subject to no contravention of the green belt.**

SMD/2021/0066	Smithy Farm Dial Lane Congleton	Proposed two and single storey extensions, construction of a replacement ancillary garage/workshop building and porch
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This replaces the previous application refused by Biddulph Town Council due to overdevelopment and by Staffordshire Moorlands District Council due to disproportionate development within the greenbelt.

Councillor Garvey said the extension to the second floor are identical, and the ground floor changes have minimal reduction on the size of the footprint, and recommend refusal for the same reason as the previous application,

It was agreed to **recommend refusal due to reasons for previous planning application refusal being inadequately addressed within this new application.**

64. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None received.

65. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Application Number	Address	Proposal	Biddulph Town Council recommendation	SMDC Decision	Notes
SMD/2020/0640	Land Adjacent 66, Albert Street, Biddulph, Staffordshire,	Variation of condition 4 of SMD/2019/0513	refer back to planning enforcement to review progress so far.	Planning Permission - Approved	
SMD/2020/0641	Old Bridge Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	Agricultural storage building	Recommended Approval	Planning Permission - Refused	Reason for refusal – Contravenes Green Belt Regulations
SMD/2020/0648	35, High Street, Biddulph, Staffordshire, ST8 6AW	Change of use of cafe to bar	recommended approval.	Planning Permission - Approved	
SMD/2020/0659	1, Marsh Grove, Gillow Heath, Biddulph, Staffordshire, ST8 6RB	Proposed Kitchen / Living Room Extension & Internal Alterations. Demolish Existing Garage.	recommend refusal on the basis of overdevelopment.	Planning Permission - Refused	Reason for refusals: Overdevelopment, Finish not in keeping with local character.
SMD/2020/0661	Hurst Road Garage, Hurst Road, Biddulph, Staffordshire,	Variation of condition 2 and 3 relating to SMD/2017/0022	recommend approval subject to not contravening green belt.	Planning Permission - Approved	

DOC/2020/0085	The Homestead, John Street, Biddulph, Staffordshire, ST8 6BB	Condition 2 of SMD/2019/ 0564	Not discussed	Discharge of Conditions - Approved	
SMD/2020/0611	Plot 3, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN	Proposed refurbishm ent of existing reserve power generation facility including the removal of redundant equipment and plant and replacemen t with new plant and ancillary infrastructu re.	recommend approval subject to planners being satisfied with the technical details and environmen tal concerns.	Planning Permission - Approved	

SMD/2020/0646	Sky Cottage, Top Road, Biddulph Moor, Staffordshire ST8 7JR	Formation of new vehicular access and hardstandin g for touring caravans, and conversion and extension of existing outbuilding s to create 1no. holiday let and toilet facilities	recommend approval subject to not contravenin g green belt at meeting recommend ations from highways.	Planning Permission - Approved	
SMD/2020/0521	Laneside, Leek Lane, Biddulph Moor, Staffordshire, ST8 7NE	Proposed two storey rear extension	Recommen d approval, subject to valid neighbour planning concerns.	Planning Permission - Approved	
SMD/2020/0697	1, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Constructio n of a manege horse exercise area, associated fencing, and access track	Recommen d approval subject to non- contraventi on of green belt and that the site is used for personal use only.	Planning Permission - Approved	

CLlr Garvey noted that SMD/2020/0641 is an application that refuses planning permission to an agricultural building on green belt land, which had been an issued queried in relation to planning application DET/2021/0003 discussed in section 64.

66. APPEALS

Appeal Reference / Planning Application Reference	Address	Proposal	Original recommendation of the Town Council.
APP/B3438/D/20/3264744 SMD/2020/0143	Lask Edge Methodist Church Cowallmoor Lane Ladymoor Gate Lask Edge .	Upper floor extension to the existing single storey rear extension, a ground floor single storey extension is proposed and insertion of window to the master bedroom.	

No change to original comments.

Meeting ended 6:14pm

Signed..... Date.....