

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20 OCTOBER 2020

PRESENT

Councillor Jones- The Mayor
Councillor Rushton- The Deputy Mayor
Councillor Davies
Councillor Garvey
Councillor Hawley
Councillor McLoughlin arrived at the end of item 37
Councillor Perkin
Councillor Rogers
Councillor Salt
Councillor Smith
Councillor Swift
Councillor Yates

Also, in attendance: Councillor Harper. Councillor Jackson arrived at the end of item 36.
Councillor Hart arrived at the end of item 37.

Councillor Hawley read a statement for the benefit of those viewing the meeting via Zoom on Facebook Live.

31. APOLOGIES

Councillor Adams
Councillor Barlow
Councillor Sheldon
Councillor Redfern

32. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests: Councillor Harper noted that he was not a member of this Committee. SMD/2020/0488- Councillors Perkin and Hart declared an interest. SMD/2020/0565- Councillor Smith

33. MINUTES

The Minutes from 15 September 2020 Planning Committee meeting were approved.

Minutes to be signed at a later date.

34. ITEM REQUESTED BY COUNCILLOR GARVEY: UPLANDS MILL DEVELOPMENT - UPDATE

Councillor Garvey made reference to a site tracker, which had been sent to Councillors.

There is a new Shadow Board who will assist with the management of the site. This is made up of Bovis representatives, SDL (the management company) and residents; Councillor Garvey will attend as an observer.

The residents of the Bovis estate have also developed a social media page to keep up-to-date with developments.

At present, the play area is locked; this is as a result of the Bovis Covid Policy, as they do not feel they can meet the cleaning requirements.

The ongoing issues with the bins have been resolved. There was only one bin on the estate that was being used for dog waste. Councillor Garvey had lobbied for a separate bin to be installed, away from the play area.

SDL had been surveying the established trees on the site.

Councillor Garvey had alerted Bovis to the fact that the compound had not been cleared satisfactorily.

There was ongoing consultation about the plan to prevent drivers from cutting through the courtyard area.

Councillor Garvey felt that Bovis were being quite proactive; he would continue to update the Committee. Road adoption is the main outstanding issue.

Councillor Hawley thanked Councillor Garvey for his work in this area.

35. TO CONSIDER THE MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT WHITE PAPER 'PLANNING FOR THE FUTURE'.

<https://www.gov.uk/government/consultations/planning-for-the-future>

TO AGREE THE KEY POINTS TO BE INCLUDED WITHIN A BIDDULPH TOWN COUNCIL RESPONSE

The Chief Officer had circulated a Briefing Note, which had been made available to local Councils; this may help provide some guidance.

Councillor Perkin's main concerns were around the impact on the Neighbourhood Plan.

Councillor Davies noted that there seemed to be less democracy in the planning process and more centralisation; there was little mention of Neighbourhood Planning. Democracy at a local level seemed to have been removed. Councillor Davies endorsed the themes in the briefing note.

Councillor Yates felt this was a 'one size fits all' approach to planning policy; it was a poor document that may suit London or the Home Counties, but would not work well in other parts of the country.

Councillor Hawley was concerned that there should be more local input, not less; democracy was being removed, making it easy for developers. Councillor Hawley queried whether Councillors were happy that this briefing formed the basis for the Town Council response.

Councillor Perkin seconded this approach, agreed. The Chief Officer would send a response on behalf of the Town Council.

36. TO CONSIDER THE DRAFT HIGHWAYS REPORT, COMMISSIONED BY THE NEIGHBOURHOOD PLAN WORKING GROUP (ATTACHED)

Councillor Hawley reminded members that this document had been commissioned some time ago, to support the Neighbourhood Plan. The Town Council had wanted to:

- 'quick wins' where there is relatively small cost implications;
- projects that can be completed over the next 1-10 years; and,
- aspirational projects until 2035 (the end of the Neighbourhood Plan document).

Councillor Hawley noted that some of the recommendations appeared to be around the need for additional consultation; he had hoped for more concrete ideas.

Councillor Jones was pleased with the content around the Biddulph Moor speeding issue; this backed up the issues that he and Councillor Hawley had raised previously.

Councillor Davies felt that better examples could be found to support the town centre development.

Councillor Rogers wondered whether a 'task and finish' group could be created to move some of these ideas forward.

The Chief Officer would take these ideas back to the consultant.

Councillor Hawley confirmed that further thought was needed in relation to taking these ideas forward.

Councillor Yates noted that there were no surprises with this document; it reinforced the direction that the Town Council wanted to go in.

It was agreed that this document served a useful purpose, with the additional information included above.

37. TO RECEIVE ANY UPDATE ON THE PROPOSED ALDI DEVELOPMENT AND TO AGREE ANY FURTHER ACTIONS

The Chief Officer provided an update on the process of approving the Aldi planning application. The outstanding issue for the Town Council was the issue of bus access. The Property Director confirmed that Aldi would not proceed with the proposal that had previously been suggested by the Town Council; the outstanding rights of way issues were proving to be a 'headache'. The Chief Officer had sought feedback from the Planning Officer and Highways Officer; she would update members when more information was received.

Councillor Rogers didn't want to hold up the application. It was disappointing that Aldi had declined this offer.

Councillor Smith agreed; it was disappointing that Aldi was unwilling to work with the Town Council. This was at odds with that the town wanted.

Councillor Jones was keen to see the store built; the Town Council should carry on with these discussions.

Councillor Yates confirmed that the District Council was working through outstanding issues with Aldi.

There was discussion about the main objection that was on the website in relation to this application.

Councillor McLoughlin and Councillor Hart arrived.

The Chief Officer would provide further updates when they were received.

38. PLANNING APPLICATIONS

Councillor Hawley summarised each application before discussion about each one.

SMD/2020/0490	The Old Engine House Biddulph Road Mow Cop	Proposed Stables
<p>Councillor Rogers felt that work (to date) had been of a high standard. He had some concerns about the materials proposed in this project.</p> <p>Councillor Yates felt the materials should be similar to those used in the main housing development; this structure would be seen for miles. Councillor Yates was concerned about the location of the manure store.</p> <p>Councillor Jones agreed and wondered whether these materials would be permissible in the green belt.</p> <p>Councillor Perkin felt the materials were appropriate, given the use of the building.</p> <p>It was agreed to recommend approval subject to greenbelt constraints; there are some concerns about the materials. Agreed.</p>		
SMD/2020/0517	Smithy Farm Dial Lane Congleton	Proposed two and single storey extensions. Construction of a replacement ancillary garage/workshop building & porch.
<p>Councillor Hawley wondered whether this was too large; it does not appear to be on the original footprint and is in the greenbelt. There were benefits to bringing a building back into use.</p> <p>Councillor Garvey wondered whether this and a later application should be considered together; Councillor Hawley noted there was different criteria that could be applied for each application.</p> <p>Councillor Smith noted that there seemed to be an extensive history with this site.</p> <p>There was consideration of a screenshot.</p> <p>Councillor Hawley proposed that this application should be refused on the basis of over-development and excessive size; seconded by Councillor Garvey. Agreed.</p>		

SMD/2020/0519	10 Barrage Road Biddulph Moor	Proposed replacement of the existing flat roof to a new pitched roof over the single storey integral garage
No adverse comments.		
SMD/2020/0488	Woodhouse Academy Woodhouse Lane Biddulph	Installation of a modular single storey single classroom stand-alone block
Recommend approval.		
SMD/2020/0526	Smithy Farm Dial Lane Congleton	Proposed replacement agricultural buildings
Recommend approval.		
SMD/2020/0521	Laneside Leek Lane Biddulph Moor	Proposed two storey rear extension
Recommend approval, subject to valid neighbour planning concerns.		
SMD/2020/0049	171 Biddulph Arms Congleton Road Biddulph	Conversion of existing public house to 9no. residential units and conversion of existing outbuilding to 1no. residential unit. including associated access, refuse storage and landscaping works.
<p>Councillor Hawley noted that there was in issue with pedestrian access from Halls Road to Congleton Road.</p> <p>Councillor Rogers agreed that this would be safer, but wasn't sure whether this could be stipulated.</p> <p>Members noted that there were no significant changes to the exterior of the building.</p> <p>Councillor Jones felt it was nice to see this building brought back into use.</p> <p>Councillor Yates wondered if it was too small a development to request a footpath.</p> <p>Councillor Harper wondered whether the building was listed; this had previously been a coaching house.</p> <p>Councillor Smith wondered whether there were issues with access and egress.</p> <p>It was agreed to recommend approval with considerations given to the footpath, listed building status and access.</p>		
SMD/2020/0565	152 Park Lane Knypersley	Change of use from dwelling house (use class C3) to care home for children and young adults (use class C2)
<p>Councillor Hawley noted that the residents living in the vicinity had not been consulted on this application; he read a response from a neighbour.</p> <p>Councillor Salt supported the applications; parents are desperate for respite. These children need care 24-hours a day. Biddulph needs this facility.</p> <p>Councillor Harper wondered whether the Fire and Social Services should be involved. Councillor Smith noted that the Care Quality Commission provided these checks. Councillor</p>		

Smith felt this facility would appeal to families; there are no physical changes to the property.

Councillor Jones felt this would be run well and supported the application.

It was noted that there was not likely to be additional traffic.

It was agreed to **recommend approval, subject to valid neighbour planning concerns**. Residents in the vicinity should be consulted.

SMD/2020/0560

Sunny Bank Farm
Pines Lane Biddulph
Park Biddulph

Demolition of existing extensions and alterations and extension to existing house and construction of new garage block

Recommend approval, subject to not contravening the green belt.

39. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None received.

40. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

			Biddulph Town Council recommendation	SMDC Decision
SMD/2020/0435	31, Farmside Lane, Biddulph Moor, Staffordshire, ST8 7LY	Proposed single storey rear & side extension	Approval, subject to neighbours valid planning concerns.	Planning Permission - Approved
SMD/2020/0348	Hilberie, Lodge Barn Road, Knypersley, Staffordshire, ST8 7NS	Provide new flat roofed detached garage set into existing garden	Approved, subject to valid neighbour planning concerns.	Planning Permission - Approved
SMD/2020/0331	227, Tunstall Road, Knypersley, Staffordshire, ST8 7AQ	Proposed two storey extension to side to form new bedroom, bathroom, kitchen, utility and shower room	Approved, subject to valid neighbour planning concerns.	Planning Permission - Approved
SMD/2020/0143	Lask Edge Methodist Church, Cowallmoor Lane, Ladymoor Gate, Lask Edge, Staffordshire,	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.	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.	Planning Permission - Refused
SMD/2020/0289	16, Crossways, Biddulph, Staffordshire, ST8 7DY	Single storey rear and side extension	Recommend approval subject to no neighbour valid planning concerns and to raise concerns about the render finish.	Planning Permission - Approved
SMD/2020/0336	22, Halls Road, Biddulph, Staffordshire, ST8 6DB	Single storey side extension to the rear of the property to the extend the kitchen. Measuring 3800 x 1200 x 2400 (at eaves) matching existing building - roof/materials, with 1 full height window.	Approved, subject to valid neighbour planning concerns.	Planning Permission - Approved

SMD/2020/0307	95 Hillview Cottage, Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Change of use of existing redundant stable block to retail shop and store and associated development	Recommend approval, subject to not contravening the greenbelt restrictions.	Planning Permission - Refused
SMD/2020/0382	1, The Walled Garden, Grange Park Drive, Biddulph, Staffordshire, ST8 7TA	Proposed single storey extension to the dining room/hall	Not considered.	Planning Permission - Approved

Decisions were received.

41. APPEAL(S)

None.

The meeting closed at 7.07pm

Signature

Date