

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17 NOVEMBER 2020

PRESENT

Councillor Jones- The Mayor
Councillor Rushton- The Deputy Mayor
Councillor Baddeley
Councillor Barlow
Councillor Brady
Councillor Davies
Councillor Garvey
Councillor Harper
Councillor Hawley
Councillor Jackson
Councillor McLoughlin
Councillor Perkin
Councillor Rogers
Councillor Salt
Councillor Sheldon
Councillor Swift
Councillor Yates

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

42. APOLOGIES

Councillor Adams
Councillor Smith

43. DECLARATIONS OF INTEREST

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

44. MINUTES

The Minutes from 20 October 2020 Planning Committee meeting were approved.

Minutes to be signed at a later date.

45. PLANNING APPLICATIONS

Councillor Hawley summarised each application before discussion about each one.

HNT/2020/0020	12 Princess Street Biddulph	Proposed single storey rear conservatory measuring 4.4m beyond the rear wall of the original dwelling, 3.3m maximum height and 2.5m to height of eaves
<p>Councillor Jones had no concerns.</p> <p>Councillor Harper queried whether existing drainage would be used; Councillor Yates noted that there were no issues with neighbours and the proposal was slightly outside permitted development regulations.</p> <p>It was agreed to recommend approval subject to not affecting neighbours' light.</p>		
SMD/2020/0583	15 Charles Street Biddulph	Single storey rear extension
<p>The committee agreed to recommend approval subject to neighbourhood valid planning concerns.</p>		
SMD/2020/0587	Little Overton Farm Overton Road Congleton	Replacement Sun Lounge
<p>Councillor Garvey queried whether this is a retrospective application, whether the original materials were being used and whether it is significantly bigger.</p> <p>Councillor Hawley confirmed the rebuild is bigger and that materials match existing buildings, but there could be green belt issues; Councillor Yates stated that the build looks almost complete and it is likely the paperwork is catching up.</p> <p>Councillor Hawley proposed to recommend approval subject to not contravening green belt.</p>		
SMD/2020/0559	51 Park Lane Knypersley	Planning permission required for dropped kerb to front of the property.
<p>Councillor Hawley and Jones queried if a dropped kerb was being used already. Councillor Rogers noted that the access was being moved from Woodland Street to Park Lane.</p> <p>Councillor Yates stated he wouldn't be surprised if Highways do raise an issue and Councillor Garvey felt that it could be problematic for Woodland Street.</p> <p>Councillor Hawley proposed to recommend approval subject to Highways and Severn Trent's agreement. Councillor Jones seconded the proposal.</p>		
SMD/2020/0582	42 Cornfield Road Biddulph	Single storey lean to extension to rear of property with 3 x roof lights
<p>Councillor Harper said that it appeared to be a large development; Councillor Garvey stated that this was on a large plot.</p> <p>It was agreed to recommend approval.</p> <p><i>Councillor Salt arrived to the meeting.</i></p>		

SMD/2020/0603	11 Blackbird Way Biddulph	Proposed new fireplace and external chimney stack
<p>Councillor Yates queried the impact of this application on climate change and the use of fossil fuels in the smokeless zone. Councillors Hawley and Jones felt that the Committee didn't know what fuels would be used and it would not be a valid reason to refuse planning permission.</p> <p>Councillor Davies stated that regulations on wood burning stoves are not planning regulations but lauded the submission from Councillor Yates.</p> <p>It was agreed to recommend approval but highlight concerns about the use of fossil fuels.</p>		
SMD/2020/0580	2B St Johns House John Street Biddulph	Proposed extension of existing workshop to form preparation area and dry vehicle storage area
<p>Councillor Hawley read out a resident objection. Councillor Jones stated that the town wanted to encourage business but there was a need to consider the issues of fumes and Environmental Health. Councillor Yates added that the resident is quite right to raise their concerns and suggested a condition to planners about addressing the fumes.</p> <p><i>Councillor Barlow arrived to the meeting.</i></p> <p>Councillor Garvey felt that the Committee need to balance the promotion of local business and environmental issues. Councillor Harper asked whether the Fire Service had been involved and whether waste disposal needs to be taken into consideration.</p> <p>Councillor Garvey suggested paints used could be water based.</p> <p>The Committee agreed to recommend approval subject to an investigation of paint fumes and fire hazards.</p> <p><i>Councillor McLoughlin arrived to the meeting.</i></p>		
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.
No further recommendations from previous meeting		
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)
No further recommendations from previous meeting		
SMD/2020/0611	Knypersley Power Limited	Proposed refurbishment of existing reserve power generation facility including the removal

	Plot 3 Brown Lees Road Industrial Estate Forge Way Knypersley	of redundant equipment and plant and replacement with new plant and ancillary infrastructure.
<p>Councillor Yates queried the green credentials of the plans; Councillor Jones felt it would be cleaner than the current site that the business operates from.</p> <p>Councillor Hawley suggested it would be beneficial for plans to be explained due to lots of technical data.</p> <p>It was agreed to recommend approval subject to planners being satisfied with the technical details and environmental concerns.</p>		
DET/2020/0054	Green Acres Tower Hill Road Brown Lees	Proposed change of use of an agricultural building to a dwelling house
<p>There were concerns about the change of agricultural building to domestic purposes, and that the building was not in keeping with the surrounding area and in green built area.</p> <p>Councillor Davies also raised that the building has to be sufficiently robust and has to be proved to be redundant to compare to precedent cases.</p> <p><i>Councillor Baddeley arrived to the meeting.</i></p> <p>The Committee recommended refusal due to unanswered questions and possible contravention of green belt.</p>		

46. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

SMD/2020/0623	17 Lagonda Close Biddulph	Replacement of Front Porch and Erection of a Two Storey Side Extension
<p><i>Councillor Jackson arrived to the meeting</i></p> <p>The Committee discussed the boundary of the development.</p> <p>It was agreed to recommend approval subject to neighbourhood planning concerns.</p>		
SMD/2020/0625	Land off Troughstones Road, Biddulph Common	The erection of a steel framed agricultural building for the keeping of horses, farm machinery, hay, straw, feed and shavings. Change of use for the keeping of horses.
<p>Councillor Garvey asked if there was more parking. Councillor Jones queried whether it was an existing building and whether it was a private venture or a business, and added that the Town Council should support local business.</p>		

Councillor Perkin felt it was probably for private use or partnership and was not concerned about parking.

The Committee agreed with the **recommendation for approval subject to Footpath 31 being maintained, not contravening green belt and the provision of sufficient parking.**

SMD/2020/0544

Greenacres Stables
Farm Akesmore Lane
Biddulph

Demolition of existing stable buildings and the construction of one detached bungalow

Councillors Yates and Rogers discussed whether there had been a previous planning application for bungalow, and also considered mining issues in the area. Councillor Yates suggested that conditions be stipulated on the building as it is an environmentally sensitive site.

Councillor Sheldon arrived to the meeting.

Councillor Hawley suggested approval should the development fit within the existing footprint. Proposal Seconded by Councillor Perkins

Councillor Garvey argued against this residential development as it could be the 'thin end of the wedge' for residential development and recommended rejection due to a residential development in green belt area. Proposal seconded by Councillor Salt

Three councillors voted to approval and six voted to reject the proposal.

Councillor Brady arrived to the meeting.

The Committee **recommended refusal on the basis of residential development on greenbelt land.**

47. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

			Biddulph Town Council recommendation	SMDC Decision
SMD/2020/0410	Melford Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	Proposed single storey side extension	No Adverse Comments, subject to any green belt concerns.	Certificate of Lawfulness - Lawful (Approved)
SMD/2019/0720	Land Off, Woodhouse Lane, Biddulph	Reserved Matters - Approved	It was agreed that the views of residents were important and should be addressed. Issues still remain in relation to soakaways, traffic and Saturday working.	Approval of reserved matters following outline planning permission
SMD/2020/0460	32, Conway Road, Knypersley	Proposed two storey side extension and single storey rear extension.	Approved, Subject to valid neighbour planning concerns.	Planning Permission - Approved
SMD/2020/0440	33 Hot Lane Farm, Hot Lane	New agricultural building used to store fodder.	Recommend approval, subject to no contravention of the green belt.	Planning Permission - Approved
HNT/2020/0015	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN	Proposed single storey rear extension measuring 7.95m beyond the rear wall of the original dwelling, 2.64m maximum height and 2.64m to height of eaves	Not considered.	Householder Notification - Prior Approval Refused
SMD/2020/0479	12, Robin Hill, Biddulph Moor, Staffordshire, ST8 7NN	Proposed first floor window to side elevation to create 3rd bedroom	Recommend approval subject to neighbours valid planning concerns.	Planning Permission - Approved

SMD/2020/0310	63, High Street, Biddulph, Staffordshire, ST8 6UU	Change of use from ground floor A3 restaurant to A1/B1 use class. Change of use at first floor from A3 restaurant ancillary to C3 residential 2-bedroom apartment	Recommend approval.	Planning Permission - Approved
SMD/2020/0494	Cloverlea, Meadowside, Biddulph, Staffordshire, ST8 6NP	Single storey rear extension	No adverse comments.	Planning Permission - Approved
SMD/2020/0292	Long Edge House, Pines Lane, Biddulph Park, Biddulph, Staffordshire, ST8 7SP	Change of use of garage to holiday let accommodation.	Recommend approval subject to not contravening Green Belt Policy.	Planning Permission - Approved

Decisions were received.

48. APPEAL(S)

None.

49. DATE OF NEXT MEETING

It was agreed to consider whether planning meeting was needed in December.

The meeting closed at 18:46pm

Signature

Date