

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12 FEBRUARY 2019

PRESENT

- The Mayor - Councillor McGuinness
- The Deputy Mayor – Councillor Davies
- Councillor Baddeley
- Councillor Hawley
- Councillor Nicosia
- Councillor Rogers
- Councillor Whilding

68. APOLOGIES

Were received from:

- Councillor Court
- Councillor Lawson
- Councillor Salt
- Councillor Swift

69. DECLARATIONS OF INTEREST

a Disclosable Pecuniary Interests and Dispensations: None

b Other Interests

SMD/2018/0796 - Councillor Rogers knows the applicant and will not vote.

SMD/2019/0012 - Councillor Hawley knows the applicant and uses the garage.

SMD/2019/0020 - Councillor Hawley's wife volunteers at the Grange Gardens;

Councillor Whilding knows the applicant. Both would not vote.

70. MINUTES

The Minutes of the meetings held on 7 January 2019 were signed as an accurate record.

71. BIDDULPH NEIGHBOURHOOD PLAN

a) The Notes of the Neighbourhood Plan Working Group meeting held on 10 January 2019 were received.

- b) The notes of the Neighbourhood Plan Working /group meeting held on 1 February 2019 (re-arranged from Tuesday 29 January 2019 due to bad weather) were received.

**** ADDITIONAL CONFIDENTIAL ITEMS TO BE CONSIDERED AT THE END OF THE MEETING**

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0796	Land at Baileys Bank	Proposed erection of stable block and canopy
<p>Councillor Rogers noted that the current building was on wheels; it was designed to be moved, but could no longer be re-positioned. Anything on this site should be a non-permanent structure.</p> <p>Councillor Nicosia felt there were concerns about grazing land. The British Horse Society guidance noted that 5 horses need 6 acres of land; this would only have 3 acres.</p> <p>Councillor Nicosia felt that the application should be refused on the grounds of insufficient grazing land, inadequate treatment of manure and inappropriate materials used in the design.</p> <p>All agreed; Councillor Rogers abstained.</p>		
SMD/2019/0012	Booths Garage Rock End	Proposed temporary siting of a static caravan
<p>Councillor McGuinness felt that the Town Council should support this application, to help expand a local business. He was in favour of the application, now that a timeframe had been introduced.</p> <p>Councillor Nicosia noted that there were 3 reasons why this application had been refused previously; she queried what had changed.</p> <p>Councillor Hawley noted that there was now a business statement.</p> <p>Councillor Rogers felt that the application should be approved on the grounds that there was now a 2-year time limit. No further extension should be granted. This was seconded by Councillor McGuinness.</p>		

All agreed; Councillors Hawley and Nicosia abstained.		
SMD/2019/0015	8 Farnham Drive	Existing garage demolition and proposed double storey side extension
<p>Councillor Nicosia noted that there was a neighbour concern about scaffolding; this is a civil matter. Councillor Nicosia felt that there were some valid planning issues, but it was difficult to tell from the application. There may be an issue with loss of light to the neighbouring property.</p> <p>Approved, subject to consideration of loss of light for neighbours.</p>		
SMD/2019/0016	35 Conway Road	Proposed demolition of detached garage and erection of new rear extension and integrated garage
No adverse comments.		
SMD/2019/0020	National Trust Biddulph Grange Grange Road	Improving current overflow car park with new stones
<p>It was noted that these improvements would improve parking issues for residents of Grange Road.</p> <p>No adverse comments.</p>		
SMD/2019/0024	Land rear of 15 Thames Drive and adjacent to 3 Palmerston Way	Proposed new detached house and garage
<p>Councillor Rogers noted that this site has a number of mine shafts; the Coal Authority had raised concerns.</p> <p>Councillor Nicosia felt that Planning Officers would decide if the methods in place to cap the shafts were sufficient.</p> <p>Councillor McGuinness felt that Planning Officers should view this site.</p> <p>Councillor Davies reminded members that they are just considering plans at this stage; construction methods are not involved.</p>		

Councillor Nicosia felt 'builder and buyer beware' in relation to this site.

It was agreed that this application should be approved, subject to consideration of ground conditions and the management of mine shafts.

SMD/2019/0025	Grange Cottage Grange Park Drive	Proposed 2 storey and single storey extension
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Councillor Hawley noted that there did not appear to be a design access statement with this application. It was not clear whether this conformed with the Historic Environment Practice Guide.

All agreed this application should be approved, subject to conformity with appropriate heritage guidance.

SMD/2019/0037	The Old Engine House Biddulph Road Mow Cop	Proposed change of use of land to allow re-location of domestic curtilage
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SMD/2019/0038	The Old Engine House Biddulph Road Mow Cop	Listed Building Consent for proposed change of use of land to allow re-location of domestic curtilage
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The above two applications were considered together.

Councillor Hawley felt that **both applications should be refused based on the need for revised plans.** All agreed.

SMD/2019/0041	Land off Tower Hill Road	Proposed extension to existing stables and creation of a ménage
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There was discussion about whether this was Green Belt land; Councillors were unclear.

Approved, subject to no contravention of the Green Belt.

SMD/2019/0042	The Old Engine House Biddulph Road Mow Cop	Proposed detached garage and patio
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On the basis that both previous applications were recommended for refusal, Councillors **recommended refusal for this application until new plans were submitted for consideration.**

73. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0521	153 Park Lane		Refused – Adverse impact on amenities of existing residents. Proximity of neighbours overlooking from and to proximity driveway to door
SMD/2018/0678	17 Northfield Drive	Approved	Approved subject to design fitting with street scene
SMD/2018/0666	2 Linnet Way	Approved	Approved subject to design fitting with street scene
SMD/2018/0738	42 Mow Lane	Approved	Approve subject to no neighbour planning concerns
SMD/2018/0738	12 Derwent Drive	Approved	Approved subject to non-contravention of spay guidance
SMD/2018/0745	161 Park Lane	Approved	Refused concern re positioning of the garage
SMD/2018/0735	3 Highfield Road East	Approved	Refused – dormer overbearing
Smd/2018/0646	206 Congleton Road	Approved	Approved subject to no neighbour planning concerns

Decisions and notices were received.

Councillor Hawley noted that the plans for SMD/2018/0735 had been resubmitted; notification had been received from the Planning Office.

74. CONFIDENTIAL NEIGHBOURHOOD PLAN ITEMS

Exclusion of the Press and Public

The Chair to move:-

“That, pursuant to Section 100A(2) and (4) of the Local Government Act, 1972, the public be excluded from the meeting in view of the nature of the business to be transacted or the nature of the proceedings whereby it is likely that confidential information as defined in Section 100A (3) of the Act would be disclosed to the public in breach of the obligation of confidence or exempt information as defined in Section 10 I (1) of Part 1 of Schedule 12A of the Act would be disclosed to the public by virtue of the Paragraphs indicated

The meeting closed at 7.22 pm.

SignatureDate.....