

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17 SEPTEMBER 2019

PRESENT

- Councillor Davies
- Councillor Garvey
- Councillor Jones (Chair)
- Councillor McLoughlin
- Councillor Perkin
- Councillor Redfern
- Councillor Rogers
- Councillor Rushton
- Councillor Salt
- Councillor Smith

23. APOLOGIES

- Councillor Adams
- Councillor Hawley
- Councillor Swift

24. DECLARATIONS OF INTEREST

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

25. MINUTES

The Minutes of the Planning Committee meeting held on Tuesday 16 July 2019 were **signed** as an accurate record. The recommendations from the informal meeting held on 22 August 2019 were **received**; these had been received at the September Town Council meeting.

26. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meetings held on 3 July 2019 and 22 August 2019 were **received**.

The Chief Officer noted that the Regulation 14 consultation on the Neighbourhood Plan and Neighbourhood Development Order would commence on 23 September 2019. The Local Plan consultation on the Main Modifications had started on 18 September; this was unfortunate.

Councillor Redfern noted that the Wharf Road and Tunstall Road masterplan recommendations had been released; Councillor Redfern was not clear whether this had been included in the Main Modifications.

27. TO RECEIVE AN UPDATE ON PROGRESS AT UPLANDS MILL

Councillor Garvey updated members initially there had been clear improvements at the site, but progress appeared to have stalled over the past six weeks. The path had been completed and the bins were emptied. However, further work on the road and additional paths had not been finished and the area looked messy again. Health and safety considerations had not been undertaken. This was disappointing. Councillor Garvey had written to Barry Herrod at Bovis again and would update the Committee when he heard back.

It was agreed that the Committee would write formally to Bovis, if there was no further progress. This should be received by Friday.

Councillor Jones wanted to record the Committees thanks; Councillor Garvey is a new Councillor and has made good progress.

Councillor Smith was concerned that the balancing pond is an accident waiting to happen.

Councillor Davies noted that the Bovis site in Congleton also appeared to be having the same issue; perhaps there was merit to joining forces.

28. PLANNING APPLICATIONS

Councillor Jones summarised the applications before discussion of them.

SMD/2019/0464	Synergy Dental Care 106 Tunstall Road	Rear single storey extension. Demolition of a rear outbuilding. Application of insulated render to the façade. Installation of a canopy to the side.
Councillor Rushton felt this would improve the site.		
It was agreed that there are No Adverse Comments, subject to valid neighbour objections.		

SMD/2019/0467	138 Congleton Road	Outline permission for the erection of single dwelling
<p>Councillor McLoughlin noted that there had been two neighbour objections; there may be a Highways concern.</p> <p>Councillor Rogers wondered whether the Mow Lane/ Halls Road junction may be a concern.</p> <p>Councillor Jones stated that the neighbour concerns were not valid planning objections; the applicant would have to come back with a detailed application.</p> <p>Councillor Salt wondered whether the trees were 'heritage fruit trees'; there should be consideration of this.</p> <p>It was agreed that there were No Adverse Comments, but there should be consideration of Highways issues and the trees on-site.</p>		
SMD/2019/0513	Land adjacent to 66 Albert Street	Proposed erection of a pair of semi-detached houses
<p>Councillor Jones felt these were similar in character to the existing properties.</p> <p>Councillor Smith noted that the neighbours were concerned that the properties would overlook their properties.</p> <p>Councillor Salt queried what the car parking situation was; there were two spaces for each property.</p> <p>It was agreed that there are No Adverse Comments, subject to valid neighbour objections.</p>		
SMD/2019/0524	The Old Engine House Biddulph Road Mow Cop	Listed Building Consent for proposed reinstatement of south eastern wing to the Old Engine House
<p>Councillor Jones noted that the materials matched the existing building.</p> <p>No Adverse Comments</p>		

SMD/2019/0526	10 Royce Avenue	Proposed replacement roof over garage with internal alterations
No Adverse Comments		
SMD/2019/0558	151 Tunstall Road	Proposed two storey side/rear extension
No Adverse Comments, subject to valid neighbour objections.		
HNT/2019/0017	Troughstones Farm Troughstones Road	Proposed erection of a single storey side extension and single storey rear extension measuring 8 metres beyond the rear wall of the dwelling, 4 metres maximum height and 2.29 metres to height of eaves
No Adverse Comments		

29. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0319	100 Congleton Rd	Approved	Approved subject to access/egress considerations by Highways
SMD/2019/0373	28 Menai Drive	Approved	No adverse comments
SMD/2019/0383	11 Blackbird Way	Approved	Approved, subject to neighbour valid planning concerns.
SMD/2019/0384	99 Station Road	Approved	Approved, subject to neighbour valid planning concerns.

These were received.

The meeting closed at 5.58pm

Signature

Date