

# **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19 NOVEMBER 2019**

## **PRESENT**

- Councillor Davies
- Councillor Garvey
- Councillor Hawley
- Councillor Jones
- Councillor McLoughlin
- Councillor Perkin
- Councillor Redfern
- Councillor Rogers
- Councillor Rushton
- Councillor Smith

## **36. APOLOGIES**

- Councillor Adams
- Councillor Salt
- Councillor Swift

Councillor Jones noted that it was nice to see Councillor Redfern back, following a period of illness.

## **37. DECLARATIONS OF INTEREST**

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

## **38. MINUTES**

The Minutes of the Planning Committee meeting held on Tuesday 15 October 2019 were **signed** as an accurate record.

## **39. BIDDULPH NEIGHBOURHOOD PLAN**

The Minutes of the Neighbourhood Plan Working Group meetings held on 23 October 2019 were received.

An update following the conclusion of the Regulation 14 consultation in relation to the Neighbourhood Plan and Neighbourhood Development Order was received.

Councillor Hawley noted that that would be a Neighbourhood Plan Working Group meeting the following day. There was discussion about the meeting that was due to be held in relation to the Neighbourhood Plan and Local Plan. Staffordshire Moorlands District Council Officers had raised some issues in relation to restrictions about what may be discussed; members felt it was important to attend, if the issue of ‘purdah’ could be resolved.

**40. TO RECEIVE AN UPDATE ON UPLANDS MILL DEVELOPMENTS (STANDING ITEM)**

Councillor Garvey was disappointed to inform Councillors that there seemed to have been slow progress since the last report. There had been no response from Barry Herrod at Bovis Homes since September. Footpaths, roadways and the fence in the vicinity of the play area had not been dealt with.

There was discussion about the adoption of the roads; these had not been handed over to Staffordshire County Highways.

Councillor Hawley felt this should be on the agenda in January. Councillor Garvey would try to contact Congleton Town Council to see if they had similar issues; he would provide an update in January.

**41. PLANNING APPLICATIONS**

**Councillor Hawley summarised each application before discussion of the detail.**

SMD/2019/0624	Dignity PLC 2 Cross Street	Advertising consent for 3 non-illuminated fascia signs, 1 non-illuminated high-level sign, 1 non-illuminated bespoke fence sign, 1 vinyl window sign and 2 non-illuminated parking signs
<p>Councillor Rogers felt that non-illuminated signs were preferable. There was consideration of whether this would affect the War Memorial.</p> <p><b>No adverse comments.</b></p>		
SMD/2019/0642	Roaring Meg Pennine Way	Proposed installation of a timber frames pergola with retractable awning to the front elevation, a glazed covered walkway and

		installation of cedar cladding and rendered and painted section of the building
<p>Councillor Hawley noted that there had been some noise concerns from residents, but felt this was a business trying to improve.</p> <p>Councillor Jones did not feel that the numbers using the outside space would increase significantly. This was a licensing issue; not a planning concern.</p> <p>It was agreed that this should be <b>approved, subject to valid neighbour planning concerns.</b></p>		
SMD/2019/0644	Woodhead Farm Top Road	Proposed conversion of garage to dwelling
<b>No adverse comments, subject to greenbelt restrictions.</b>		
SMD/2019/0658	The Old Parsonage 117 Tunstall Road	Retrospective application for erection of retaining wall, building a patio and three tier raised deck
<b>No adverse comments.</b>		
SMD/2019/0670	33 Geneva Way	Proposed entrance canopy to front elevation
<p>There was consideration of whether this would affect the street scene. Councillor Jones noted that there seemed to be a precedent for this in the area.</p> <p>It was agreed that this should be <b>approved, subject to the development being sympathetic to the rest of the area.</b></p>		
SMD/2019/0674	71 High Street	Proposed change of purpose group from café (A3) to café
<p>Councillor Rogers felt there were enough takeaways on the High Street.</p> <p>Councillor Smith stated there were no eat-in takeaways.</p> <p>Councillor Jones felt this was better than boarded up shops.</p> <p>Councillor McLoughlin felt the town centre needed an evening economy.</p>		

<p>Councillor Garvey agreed; more leisure space was important. This should be approved.</p> <p><b>No adverse comments.</b></p>		
SMD/2019/0176	Vehicle Repair Workshop Lea Forge Congleton Road	Proposed conservatory show room extension
<p>Councillor Rogers stated that there had been a Highways issue previously.</p> <p>Councillor Jones also had some concerns about traffic on this road, but did not think this development would massively increase usage. There is currently a fairly low number of customers.</p> <p>Councillor Garvey did not want to curtail a local business.</p> <p><b>No adverse comments, subject to Highways considerations.</b></p>		
SMD/2019/0696	7 Gilbern Drive	Proposed first floor side and front extension
<p><b>No adverse comments, subject to valid neighbour planning concerns.</b></p>		

#### 42. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0464	Synergy 106 Tunstall Road	Approved	Approval subject to neighbour valid planning concerns
SMD/2019/0465	71 Woodhouse Lane	Approved	Approval subject to neighbour valid planning concerns
SMD/2019/0467	138 Congleton Road	Refused proximity to complex road junction. Concerns about amenity of	No adverse comments, but there should be consideration of Highways issues and the trees on site.

		existing residents and future occupants	
SMD/2019/0500	24 Wedgwood Lane	Approved	Approval subject to neighbour valid planning concerns
SMD/2019/0513	Land adjacent 66 Albert Street	Approved	No adverse comments, subject to valid neighbour objections
SMD/2019/0526	10 Royce Avenue	Approved	No adverse comments

The decisions were received.

The meeting closed at 6.17pm.

Signature .....

Date .....