

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 JANUARY 2019

PRESENT

- The Deputy Mayor – Councillor Davies
- Councillor Hawley
- Councillor Lawson
- Councillor Nicosia
- Councillor Rogers
- Councillor Salt
- Councillor Swift
- Councillor Whilding

62.APOLOGIES

Were received from:

- The Mayor - Councillor McGuinness
- Councillor Baddeley
- Councillor Court

63. DECLARATIONS OF INTEREST

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

64. MINUTES

The Minutes of the meetings held on 11 December 2018 were signed as an accurate record; it was noted that these would be received at Town Council in January 2019.

65. BIDDULPH NEIGHBOURHOOD PLAN

*There have been no meetings of the Working Group since the previous Planning Committee meeting. Councillors are advised that the consultation on Local Green Space designations is continuing until **Saturday 19 January 2019**.*

Councillor Hawley advised members that the next Neighbourhood Plan Working Group meeting would be on Thursday 10 January at 6.30pm; all were welcome.

66. PLANNING APPLICATIONS

SMD/2018/0719	Land at rear of Green Acres Gun Battery Lane	Proposed detached dwelling and demolition of outbuilding
<p>Councillors discussed greenbelt land.</p> <p>Councillor Davies queried whether this was infill and whether this was a large building.</p> <p>Councillor Hawley noted that this was not between houses; it was in a large garden.</p> <p>Councillor Rogers felt that, in principle, he had no objections, but it would depend on greenbelt regulations.</p> <p>Councillor Lawson noted that the lane was unadopted.</p> <p>Councillor Nicosia agreed with Councillor Rogers and was uneasy about development of greenbelt land.</p> <p>All agreed- no adverse comments; dependent on greenbelt regulations.</p>		
SMD/2018/0737	Moorfields Farm Blackwood Hill Lane Gratton Endon	Outline application for a proposed single three-bedroom dwelling, including double garage with access from Cwallmoor Lane, Lask Edge
<p>Councillor Davies queried whether there was an agricultural reason for development. Councillor Hawley did not believe there was.</p> <p>Councillor Nicosia noted that this was 'pristine' greenbelt and was opposed to the application.</p> <p>Councillor Hawley agreed; this is development of a field.</p> <p>Councillor Lawson recommended refusal on the grounds of insufficient surveys and development of greenbelt land. All agreed.</p>		

SMD/2018/0746	Troughstones Farm, Troughstones Road	Two storey extension
<p>Councillor Hawley noted that this application was in the greenbelt, but was an extension to an existing dwelling.</p> <p>All agreed - no adverse comments; dependent on greenbelt regulations.</p>		
SMD/2018/0782	4 The Walled Garden, Grange Park Drive	Single storey rear extension
<p>Councillor Salt had concerns that permitted development rights had been removed for a reason and this was a dwelling with historical value.</p> <p>Councillor Hawley felt that this was acceptable, depending on feedback from Heritage Officers. It was not a large dwelling and was replacing an existing conservatory.</p> <p>Councillor Salt noted that a conservatory was a temporary structure.</p> <p>Councillor Nicosia stated that this appeared to be smaller than the existing conservatory.</p> <p>All agreed - no adverse comments, subject to Heritage Officer approval.</p>		

It was noted that two of the paper copies of applications had not been received in advance of the meeting. The Chief Officer would work on putting applications onto the laptop/screen for future meetings.

67. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0609	105 Moorside Woodhouse Lane	Approved	No Adverse Comments
SMD/2018/0635	198 Park Lane	Approved	Agreed, subject to no valid neighbour planning concerns.
SMD/2018/0518	Booth's Garage Rock End	Refused a Principle of development (Green Belt) b Design and visual amenity c Access/parking	Stipulation should be that this could be sited for 12 months and must be used for residential purposes
SMD/2018/0527	3 Oxhey Crescent	Approved	No Adverse Comments
SMD/2018/0532	73 Congleton Road	Approved	No Adverse Comments providing that there were no valid neighbour concerns

Decisions and notices were received.

The meeting closed at 6.38pm.

Signature

Date