

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 1 SEPTEMBER 2021**

### **PRESENT**

- The Mayor - Councillor Rushton
- Deputy Mayor - Councillor Garvey
- Councillor Davies
- Councillor Jones
- Councillor Rogers
- Councillor Swift
- Councillor Yates

### **12. APOLOGIES**

Apologies were received from Councillor Adams, Councillor Hawley, Councillor McLoughlin, Councillor Redfern and Councillor Smith.

### **13. DECLARATIONS OF INTERESTS**

#### **a) Disclosable pecuniary interests and dispensations**

None declared.

#### **b) Other interests**

Councillor Garvey declared an interest in SMD/2021/0519.

Councillor Davies declared an interest as a member of the Staffordshire Moorlands District Council Planning Committee.

### **14. MINUTES**

The Minutes of the Planning Committee meeting held on 20 July 2021 were approved. Proposed by Councillor Jones, seconded by Councillor Yates. All in favour.

### **15. PLANNING APPLICATIONS**

Councillor Garvey read a summary provided by Councillor Hawley before each application was discussed.

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| DOC/2021/0074 | Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire | Application for approval of details reserved by condition 10 of SMD/2020/0301 |
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|  | ST8 7AB |  |
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All Councillors agreed to make no comment and defer to the Planning Officer.

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| DOC/2021/0082 | Former, Meadows<br>Special School Site,<br>Tunstall Road,<br>Knypersley,<br>Staffordshire, ST8<br>7AB | Application for approval of<br>details reserved by condition<br>10 of SMD/2020/0301 |
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All Councillors agreed to make no comment and defer to the Planning Officer.

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| DOC/2021/0083 | Land Off, Woodhouse<br>Lane, Biddulph,<br>Staffordshire, | Discharge of condition 5<br>relating to SMD/2017/0775 |
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All Councillors agreed to make no comment and defer to the Planning Officer.

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| DOC/2021/0084 | 29, Grangefields,<br>Biddulph,<br>Staffordshire, ST8 7SA | Discharge of condition 3<br>relating to SMD/2021/0360 |
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All Councillors agreed to make no comment and defer to the Planning Officer.

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| SMD/2021/0386 | Lloydstsb Plc, King<br>Street, Biddulph,<br>Staffordshire, ST8 6AZ | New illuminated Fascia<br>with TSB Logo x1 tsb.co.uk<br>Vinyl messaging x1 TSB<br>Projecting Sign x2 TSB ATM<br>illuminated surround x1<br>New double sided A frame<br>x1 |
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It was noted that work had already begun on the signage. Councillor Yates said there had previously been concerns about the impact of such street furniture being an obstacle to anyone with a visual impairment.

Councillors agreed to **recommend approval subject to an acceptable risk assessment for the additional A-frame.**

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| SMD/2021/0399 | Park House Farm,<br>Biddulph Common<br>Road, Biddulph,<br>Staffordshire, ST8 7SR | Application for use of land<br>for stationing mobile home<br>for holiday use |
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Councillor Jones said he has no objections as long as it is appropriate to its surroundings. He said he had observed that other similar applications had been refused due to green belt, but felt that the development for green belt for

tourism use was appropriate. Councillor Yates agreed, and felt that occupancy restrictions for limited periods of the year controlled inappropriate development.

Councillor Yates said he would like to see photos included with plans in order to make assessments of the suitability of plans. He said it had been beneficial that the ecological report had been extensive.

The Chief Officer said that the Town Council is in a better position to use the Neighbourhood Plan to make more effective representations including encouraging Tourism.

Councillors agreed to **recommend approval subject to compliance with the recommendations of the ecological report, the Town Council’s aim to promote tourism as outlined in the Neighbourhood Plan and to add a covenant allowing temporary occupancy only.**

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| SMD/2021/0480 | 44, Grange Road,<br>Biddulph,<br>Staffordshire, ST8 7RY | Demolition of existing building and construction of new replacement building |
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Councillors agreed to **recommend approval subject to not contravening green belt, meeting the conditions outlined by United Utilities and any valid neighbour planning concerns.**

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| SMD/2021/0485 | 40, Halls Road,<br>Biddulph,<br>Staffordshire, ST8 6BZ | Proposed attached single garage |
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Councillor Garvey felt that the extension is not viable as a garage, due to the size. It also restricts access to the rear of the property and is very close to the neighbouring property. He also noted the size is below that of the recommended internal garage dimensions from Staffordshire Moorlands District Council.

Councillors agreed to **no adverse comments subject to valid neighbourhood planning concerns.**

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| SMD/2021/0486 | 49, Craigside,<br>Biddulph,<br>Staffordshire<br>ST8 6BP | Extension to the side of the property to provide ground floor bedroom for a disabled person |
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Councillors recommended **approval subject to valid neighbour planning concerns.**

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| SMD/2021/0490 | 67, Conway Road,<br>Knypersley,<br>Staffordshire<br>ST8 7AW | Rear single storey extension to form garden room, expansion of existing kitchen into existing garage and single storey extension to side to form new garage. |
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A neighbour objection has been raised due to impact on light, but this is a north facing elevation.

Councillors agreed to **no adverse comments**.

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| SMD/2021/0497 | 50, Conway Road,<br>Knypersley,<br>Staffordshire<br>ST8 7AW | Demolition of existing conservatory and construction of new single storey rear extension, insertion of new side facing windows to existing bedroom |
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Councillor Garvey noted the conservatory is significantly larger than the original.

Councillors agreed to **recommend approval subject to valid neighbour planning concerns**.

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| SMD/2021/0519 | 9, Beech Close,<br>Biddulph Moor,<br>Staffordshire<br>ST8 7NZ | Proposed single storey side extension to existing dwelling to increase existing room sizes. Extension to existing detached garage |
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Councillor Garvey read through the summary provided by Councillor Hawley, but made no comment due to a declared interest.

Councillor Jones moved and Councillor Rushton seconded to **recommend approval subject to any valid neighbour planning concerns and consultation with Severn Trent**.

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| SMD/2021/0522 | Provender Mill, Under<br>The Hill, Biddulph<br>Moor, Staffordshire,<br>ST8 7RR | Erection of garage |
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It was agreed to **recommend approval subject to no contravention of the green belt**.

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| SMD/2021/0525 | 9, Menai Drive,<br>Biddulph,<br>Staffordshire<br>ST8 7BN | Proposed garden building,<br>comprising of garden room,<br>gym, bike and garden store |
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Councillor Garvey noted that an existing garage and fruit trees were due to be removed to make way for this building.

Councillors agreed to **recommend approval subject to any valid neighbour planning concerns.**

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| SMD/2021/0526 | 93B, Park Lane,<br>Knypersley,<br>Staffordshire<br>ST8 7BG | Demolition of existing<br>garage and construction of<br>two storey side extension<br>and single storey rear<br>extension |
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Councillor Garvey said he had some concerns about overdevelopment, as the original garage is detached and the new extension is being added to the original building.

It was agreed to **raise concerns to the planning team regarding overdevelopment of this plot.**

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| SMD/2021/0541 | 3, Nursery Drive,<br>Biddulph,<br>Staffordshire, ST8 6RE | Rear and side single storey<br>extension |
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Councillor Rogers said that a similar application had been before, it was not immediately clear how this application differs.

It was agreed to **recommend no adverse comments.**

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| SMD/2021/0552 | Lower Overton Farm,<br>Overton Road,<br>Congleton,<br>Staffordshire<br>CW12 3QW | Erect solar panels on roof |
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Councillor Garvey queried whether planning permission was required.

It was agreed to **recommend approval.**

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| SMD/2021/0562 | 32, Rudyard Road,<br>Biddulph Moor,<br>Staffordshire<br>ST8 7JN | Demolition of existing porch and erection of a two storey side extension. The erection of a single storey rear extension. Erection of a bay window to ground floor living (front) |
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All Councillors agreed to **recommend approval subject to any valid neighbour planning concerns.**

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| SMD/2021/0566 | 2, Dylan Road,<br>Biddulph,<br>Staffordshire<br>ST8 7XB | Proposed modifications to boundary wall and fence to provide increased privacy |
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It was noted that the fence proposed was very high. Councillors felt that the garden did appear quite exposed and was on a sloping site which may be the reason for the height requested.

Councillor Yates suggested that the **Planning Committee review in more detail to assess the suitability of the height requested.** All Councillors agreed.

## **16. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED AGENDA WAS CREATED**

None received.

## **17. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL HNT/2021/0018**

38, Shepherd Street, Biddulph, Staffordshire, ST8 6JA

Proposed single storey rear extension measuring 5.8m beyond the rear wall of the original dwelling, 2.8m maximum height and 2.8m height to eaves

- Biddulph Town Council Recommendation: recommended approval subject to no significant impact on neighbour's light and any valid neighbour planning concerns .
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

### **HNT/2021/0019**

5, Whitegates, Congleton Road, Biddulph, Staffordshire, CW12 3ND

Proposed single storey rear extension measuring 4.5m beyond the rear wall of the original dwelling, 3m maximum height and 3m height to eaves

- Biddulph Town Council Recommendation: recommend approval as conditions for permitted development appeared to be met.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

### **SMD/2021/0143**

120, Mow Lane, Gillow Heath, Staffordshire, ST8 6RJ

Change of use of land to private garden

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns and that the following conditions be met 1) appropriate covenants are put in place to prevent the land being built on and 2) a habitat survey is undertaken
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

### **SMD/2021/0154**

Biddulph Youth And Community Centre, Church Road, Biddulph, Staffordshire, ST8 6NE

Retrospective application for extension to existing block to store equipment and other items. 2 new fire doors to be added to the South elevation. 3no. UPVC opening windows to provide light and ventilation into proposed multi purpose space.

- Biddulph Town Council Recommendation: no adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

- Reason for variation (if applicable):

### **SMD/2021/0173**

64, Geneva Way, Biddulph, Staffordshire, ST8 7F

New opening for small external window creating at the side of the house

- Biddulph Town Council Recommendation: Recommend approval if style matches existing windows.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

### **SMD/2021/0228**

Valley View, 3 Tower Hill Barn, Akesmore Lane, Biddulph, Staffordshire, ST7 3QA

Installation of three conservation style roof lights into existing roof to enhance natural light of the first floor. Installation of an external flue to the rear elevation to allow for the installation of a wood burning stove.

- Biddulph Town Council Recommendation: submit no adverse comments to the planning application but include concerns about the environmental impact of woodburning stoves
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

### **SMD/2021/0230**

Rock End Stables, New Street, Biddulph Moor, Staffordshire, ST8 7NW

Retrospective permission for a polytunnel created at the stables.

- Biddulph Town Council Recommendation: raise no objections, subject to no contravention of the green belt and any valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):



### **SMD/2021/0270**

455, New Street, Biddulph Moor, Staffordshire, ST8 7LP

Outline Permission with details of access, layout & scale (all other matters reserved) for the construction of one dwelling

- Biddulph Town Council Recommendation: refusal on the grounds of overdevelopment and inappropriate development in the village, as well as road congestion at the only village shop and critical road junction
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): The site sits within the development boundary of Biddulph Moor and meets the space and parking requirements for developments of its size. It is unlikely to cause a significant increase in traffic within the area.

### **SMD/2021/0304**

137 and 139, John Street, Biddulph, Staffordshire, ST8 6HP

Proposed rear ground and first floor extension

- Biddulph Town Council Recommendation: recommend approval subject to any neighbour valid planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

### **SMD/2021/0341**

43, Albert Street, Biddulph, Staffordshire, ST8 6DT

Second Storey on Rear Extension

- Biddulph Town Council Recommendation: The Town Council are unable to view documents and therefore unable to comment. The Town Council requested that sufficient time be granted to comment on the application once the planning application and associated documents are accessible on the Staffordshire Moorlands Planning Portal.

- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0360**

29, Grangefields, Biddulph, Staffordshire, ST8 7SA

Single storey front extension, first floor front extension and single storey rear extension.

- Biddulph Town Council Recommendation: not discussed.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0368**

15, Conway Road, Knypersley, Staffordshire, ST8 7AL

Single Storey Rear Extension

- Biddulph Town Council Recommendation: recommend approval.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0376**

3, Cottage Lane, Biddulph Moor, Staffordshire, ST8 7NF

Single Storey Rear Extension

- Biddulph Town Council Recommendation: recommended approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0391**

52, Knowle Road, Biddulph, Staffordshire, ST8 6LH

Two-storey and single storey rear extensions and a rear dormer

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0407**

56, The Uplands, Biddulph, Staffordshire, ST8 7EP

Proposed two storey side extension and single storey rear extension

- Biddulph Town Council Recommendation: recommend approval subject to neighbours valid planning concerns and any Highway conditions.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0409**

44, Portland Drive, Biddulph, Staffordshire, ST8 6RY

Single storey side and rear extension

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

### **SMD/2021/0423**

Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH

The addition of a first floor to a bungalow

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns and non-contravention of the green belt.
- Staffordshire Moorlands District Council Decision: Planning Permission – Refused.

- Reason for variation (if applicable): Overdevelopment compared to original building therefore constituting inappropriate development of the green belt.

**18. APPEALS**

None received.

The meeting closed at 6.21pm

Signed..... Date.....