

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 DECEMBER 2020

PRESENT

Councillor Jones - The Mayor
Councillor Rushton - The Deputy Mayor
Councillor Garvey
Councillor Hawley
Councillor Perkin
Councillor Rogers
Councillor Smith

Councillor Hawley read a statement for the benefit of those viewing the meeting via Zoom / Facebook Live.

50. APOLOGIES

Councillor Salt

51. DECLARATIONS OF INTEREST

- a) **Disclosable Pecuniary Interests and Dispensations:** None
- b) **Other Interests:** SMD/2020/0614 - Councillors Jones, Garvey and Hawley are residents of Biddulph Moor and have knowledge of the applicant.

52. MINUTES

The Minutes from 17 November 2020 Planning Committee meeting were received.

Councillor Garvey raised whether there could be a correction to the 'wood planning stove' under SMD/2020/0603 on the November Minutes.

Councillor Hawley asked whether the Chief Officer had received an update in relation to the proposed Aldi development.

The Chief Officer confirmed that the Town Council have not raised any objection to the planning application, which is under consideration by the District Council. There are some issues outstanding and this is due to be discussed at Staffordshire Moorlands District Council Planning Committee in January.

Minutes to be signed at a later date.

53. ITEM REQUESTED BY COUNCILLOR GARVEY - UPLANDS MILL UPDATE

Councillor Garvey stated he had hoped to send the latest site tracker from Bovis, but this has not been received in time for the meeting. The site at Uplands Mill is being handed over to a Resident’s Board and management team. The issues of dog waste and the ongoing closure of the playground are being dealt with. Additional waste bin sites have been installed and should be complete. A site inspection is due to occur this week. There has been an additional proposal on the open green space for benches and seating for older children that don’t use the playground, and this is being considered by the Board. The outstanding issues should be concluded by mid to late January when Bovis will be stepping back.

Councillor Jones thanked Councillor Garvey for his efforts; Councillor Hawley agreed.

54. PLANNING APPLICATIONS

Councillor Hawley summarised each application before discussion about each one.

SMD/2020/0614	453 New Street, Biddulph Moor	To formally merge the two shop ground floor spaces into residential, as part of the one existing dwelling.
<p>Councillor Hawley stated that he shares concerns about losing business premises but doesn’t feel that there is sufficient cause to object.</p> <p>Councillor Jones had no objections as the shop is closed and does not look attractive. Councillor Jones added he is aware that the owners live at the site and are retired and recommended approval.</p> <p>Councillor Garvey queried if the site was residential before it became a shop and if lack of amenity is a reason for refusing planning permission.</p> <p>Councillor Jones stated that lack of amenity can be sufficient reason to refuse planning but in this case as there is a shop opposite, it would not be considered a lack of amenity. Councillor Hawley said that the application referred to Moor Stores being opposite the location.</p>		

Councillor Smith felt it was a shame to lose the site, but this is not a reason to refuse planning and the improvement of the site was a good reason to approve.

Councillor Jones reported that the take-away side of the shop has always been a shop as far as he can remember, but the other side of the premises has previously been residential. Councillor Rogers agreed with this

Councillor Hawley recommended approval; seconded by Councillor Perkin.

Councillors agreed to **recommend approval for planning permission.**

SMD/2020/0640

Land Adjacent 66
Albert Street
Biddulph

Variation of condition 4 of
SMD/2019/0513

Councillor Hawley summarised the application and raised the three objections received: the boundary being too close to neighbours; building activity encroaching on to neighbours' property and that building is not built exactly to the plans.

Councillor Hawley suggested that this be referred back to the District Council Planning team to review.

Councillor Garvey said that the house is in different location to what is on the plans and the house appears further back on plot than original plan. Councillor Garvey supported the recommendation to refer back for review.

Councillor Hawley queried whether there was a planning condition that required the house to be moved further back. Councillor Garvey said there was no information to suggest this.

Councillor Jones said he was concerned that the construction has progressed as far as it has whilst site inspections should have been occurring.

All Councillors supported the **recommendation to refer back to planning enforcement to review progress so far.**

SMD/2020/0648	35 High Street Biddulph	Change of use of cafe to bar
<p>Councillor Garvey said he would question the need for an additional bar or pub in the location rather than café. Councillor Hawley said that the this was raised on the planning application, but the application said that the two nearby pubs were closed.</p> <p>Councillor Jones stated that he also wondered whether another bar was needed. He has no planning objections but had concerns regarding commercial viability.</p> <p>Councillor Smith said that she has further information about the application. The applicant has already got a pub type establishment, and if following suit, this would be more of a tap house, selling ales. She felt that smaller more boutique type bars do well on the High Street and felt that this would be preferable to an empty shop.</p> <p>Councillor Garvey noted that there is a craft beer shop further up the high street. Councillor Rogers said that he would like to see the premises maintained as a retail outlet, but realises this is not sufficient reason to refuse planning. Councillor Hawley stated that retail is struggling to make much at the moment.</p> <p>Councillor Jones felt that a different style of bar may be beneficial for the High Street.</p> <p>The Committee recommended approval.</p>		
SMD/2020/0641	Old Bridge Farm Biddulph Park Road Biddulph	Agricultural storage building
<p>Councillor Hawley said that work has already started on 6 April, but ceased as applicants were told planning permission was needed. The site is well away from the road and is to be used as storage for farm machinery. Animal health registration had been submitted and animals are kept on site. The site is in the greenbelt, but the application is for an agricultural building on a farm.</p> <p>Councillor Jones stated that the site is a working farm and expects the building is needed for agricultural purposes.</p> <p>It was agreed to recommend approval.</p>		

SMD/2020/0636	Salters Ford Farm Newtown Road	Proposed replacement dwelling
<p>Councillor Hawley noted that his only concern is whether the site contravenes green belt as not on same footprint. Councillor Garvey stated that the house has moved but is a smaller footprint and a more usable design of the property. He suggested recommending approval subject to using matching materials and not contravening green belt.</p> <p>Councillor Smith also added that the local footpaths should not be affected.</p> <p>Councillors agreed to recommend approval subject to not contravening green belt and no obstruction of footpaths.</p>		
SMD/2020/0646	Sky Cottage Top Road Biddulph Moor	Formation of new vehicular access and hardstandings for touring caravans, and conversion and extension of existing outbuildings to create 1 no. holiday let and toilet facilities
<p>Councillor Hawley summarised that this is currently a certified location for caravan and motor homing club. The new outbuilding will be a holiday let and toilet facilities. The site is in green belt.</p> <p>Councillor Hawley added that he felt there is local need for additional holiday lets, but wondered if it falls within boundaries of Biddulph. Councillor Jones confirmed that the boundary runs slightly east of the top road so believed the site does fall within the boundary. He also added that he is aware that there are similarities with a planning application further towards Lask Edge, which was refused. However, he had no objections and it would help promote tourism in the area.</p> <p>Councillor Smith also agreed that the Town Council should promote tourism and local business and that demand for this site may expand with more domestic tourism due to Covid-19. She recommended approval, subject to non-contravention of greenbelt.</p> <p>Councillor Garvey also shared the view that the Council should encourage local business, but did have some concerns about the site access being moved close to the end of Rudyard Road.</p>		

There was a discussion as to whether there had been previous planning permission and whether planning or a license was required to allow caravanning on site.

Agreed to **recommend approval subject to not contravening green belt and meeting recommendations from Highways.**

SMD/2020/0659	1 Marsh Grove Gillow Heath	Proposed kitchen/living room extension & internal alterations. Demolish existing garage.
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Councillor Hawley said that the development seems to double the size of the property and recommends refusal for overdevelopment. Councillor Garvey agreed.

Councillor Rogers said he was more concerned that the building might not fit in with its surroundings but doesn't feel that over-development is such an issue as it is quite a large site. Councillor Jones stated that we can outline concerns about the impact on neighbours and overdevelopment; he also had concerns about the finish.

It was discussed whether there have been precedents with similar developments.

Councillor Jones moved to refer concerns regarding size and rendering to the District Council. Councillor Smith seconded the proposal.

Councillor Garvey said the Council should not abstain from a decision and moved to recommend refusal. Councillor Perkins seconded.

Councillors voted 4 to 3 to **recommend refusal on the basis of overdevelopment.**

SMD/2020/0661	Hurst Road Garage Hurst Road	Variation of condition 2 and 3 relating to SMD/2017/0022
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Councillor Hawley said that the original application was for groundwork storage building and was approved 2017. However, the building is larger than originally approved and sited differently.

Councillor Hawley said he had no concerns if it didn't contravene green belt.

Councillor Garvey felt that as the building was built larger and in a different location than approved, it should be referred to the Enforcement Officers to review the process.

Councillor Jones said it was a large site which is much nicer than it was before. The house is very attractive, away from the road and not disturbing to neighbours. He had no objections. Councillor Smith agreed with Councillor Jones, that the work completed has significantly improved the site.

Councillor Rogers said he felt it should be referred to Enforcement to consider.

Councillor Hawley said the application is essentially retrospective planning and the Committee needs to consider whether it is valid and whether to recommend approval.

Councillor Jones said he felt that the Committee would not have refused if this application had come through in 2017. Councillor Garvey agreed that he would have been unlikely to object, but is concerned about the process.

Councillors voted to **recommend approval subject to not contravening green belt.**

SMD/2020/0667

Mount Pleasant
Farm Folley Lane
Biddulph Moor

Proposed ménage to exercise horses

Councillor Hawley said that the ecological report gives various recommendations and the County Council reported that footpath 124 is not in plans, but runs through the property. There are no other concerns other than that footpaths should not be affected by development. The site falls in green belt.

Councillor Hawley said he recommends approval, subject to public right of way and ecological recommendations. Councillor Smith agreed and added that there should be no contravention of green belt. She also felt that it is understandable to have a ménage near stables and footpath users will likely enjoy seeing a ménage used.

Councillor Jones also agreed and noted that equestrian activity is an important part of the local economy.

The committee agreed to recommend approval subject to ecological recommendation, footpath recommendations and no contravention of green belt.		
SMD/2020/0675	Troughstones Farm Troughstones Road Biddulph Common	Proposed Two Storey Extension
Councillor Jones said that if the footprint is no larger than the previous planning application, he suggested approval.		
All Councillors agreed to recommend approval subject to no contravention of greenbelt.		

55. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

No supplementary applications received

56. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

			Biddulph Town Council recommendation	SMDC Decision
HNT/2020/0020	12, Princess Street, Biddulph, Staffordshire ST8 6JN	Proposed single storey rear conservatory measuring 4.4m beyond the rear wall of the original dwelling, 3.3m maximum height and 2.5m to height of eaves	Approved, subject to not affecting neighbours light	Certificate of Lawfulness - Lawful (Approved)

SMD/2020/0565	152, Park Lane, Knypersley, Staffordshire ST8 7BQ	Change of use from dwelling house (use class C3) to care home for children and young adults (use class C2)	Recommend approval, subject to valid neighbour planning concerns.	Planning Permission - Approved
SMD/2020/0554	171, Park Lane, Knypersley, Staffordshire ST8 7PN	Certificate of lawfulness for proposed single storey rear extension, proposed single storey side extension and proposed dormer roof to rear elevation.	Not considered	Certificate of Lawfulness - Lawful (Approved)
DET/2020/0051	East View, Cloudside, Congleton, Staffordshire CW12 3QG	Proposed new agricultural shed	Not considered	Prior Approval Required
SMD/2020/0526	Smithy Farm, Dial Lane, Congleton, Staffordshire CW12 3QN	Proposed replacement agricultural buildings	Recommend approval.	Planning Permission - Refused
SMD/2020/0456	41, Denbigh Close, Knypersley, Staffordshire ST8 7AY	Proposed side extension to dwelling.	No adverse comments.	Planning Permission - Approved

SMD/2020/043 4	Hockadilla Farm, Farmside Lane, Biddulph Moor, Staffordshire ST8 7LY	Part double/single storey rear and side extension	No adverse comments.	Planning Permission - Approved
SMD/2020/051 9	10, Barrage Road, Biddulph Moor, Staffordshire ST8 7NU	Proposed replacement of the existing flat roof to a new pitched roof over the single storey integral garage	No adverse comments.	Planning Permission - Approved

Received with no comments

57. APPEAL(S)

None.

Signature

Date