

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16 MARCH 2021

PRESENT

- The Mayor – Councillor Jones
- Deputy Mayor – Councillor Rushton
- Councillor Davies
- Councillor Garvey
- Councillor Hawley
- Councillor Perkin
- Councillor Rogers
- Councillor Salt
- Councillor Sheldon
- Councillor Swift
- Councillor Yates

Discussion

This section of the meeting was not broadcast on Facebook.

The Town Council has been asked to support a student from Manchester University with her dissertation. She hopes to gain a community view on the conversion of Lask Edge Methodist Church.

Questions are as follows:

How much of a landmark is the church? And is it part of local identity? If so, to whom (older people, families etc).

Does it matter to people in the community that the interior was altered, despite very little change to the outside?

Are there any particular sensitivities about changes, given the unique character of the original use?

What community value is placed on the graveyard? Was the compromise regarding the domestic garden (reduction in size to draw its boundary away from the graveyard) acceptable to the community?

Note: the application numbers for this planning application were: SMD/2018/0316, SMD/2020/0143 and DOC/2020/0065

Councillor Jones said he felt the church was a landmark, but did not serve the village of Biddulph Moor, rather the farms on Lask Edge Road and surrounding area. Councillor Jones had not had any feedback or concerns regarding the church and expects that there are some sensitivities, but none have been shared with himself. He felt that any use is better than disuse, but feels that Councillors from Horton may have more information or views as it is right on the boundary of the parish and the church probably served more Horton Parish residents.

Councillor Rogers said that he had received feedback, particularly around the graveyard. He noted that Horton Parish Council had expressed concern. He is aware of the people wanting to visit relatives at the graveyard and access is very difficult; relatives are worried they won't be able to be interred with their family.

Councillor Swift said he had spoken to people who used to be members of the congregation, who didn't have any particular concerns about the interior alterations, nor did they feel it was a particular part of local identity. The change of use of the graveyard, however, is of more concern to them, but the redrawing of the boundary of the garden was an acceptable solution.

Councillor Hawley said that there is a tendency to change use of local chapels and there are several cases where this is happening nearby at present. He felt there is less sensitivity towards the chapel itself but the graveyards tend to remain a more sensitive issue and these need to be sympathetically managed to prevent issues like those that Councillor Rogers raised.

Councillor Davies noted that there had just been an appeal regarding the building in relation to the double height extension at the back. Originally refused by Staffordshire Moorlands District Council, the appeal had been successful. Councillor Davies said it had always been a farmers' church, and the monthly service was well attended; farmers often have limited opportunity for local and community contact. He said that parking for anyone visiting or using the graveyard is in the road and the single gate access is also problematic.

Councillor Hawley noted there were over 25 objections, mainly regarding the desecration of the burial ground, with 5 regarding the interior of the chapel. One of these was about memorials potentially being removed from within the church. He said he had been approached previously by a Parish Councillor

from Horton regarding access; roadside parking was a concern if there was a funeral, though Councillor Jones noted that there had previously not been alternative parking arrangements. Councillor Hawley said that Lask Edge Methodist Church ceased being used as numbers dropped and there are two more Methodist churches in Biddulph Moor, one of which is also struggling. The graveyard remained contentious despite the changes in the garden boundary as people were concerned they wouldn't be able to be interred with their relatives.

The Live Streaming of the meeting commenced:

Councillor Hawley read a statement regarding remote meeting etiquette and a disclaimer for those viewing the meeting via Facebook.

75. APOLOGIES

Councillor Adams, Councillor Harper and Councillor Smith.

76. DECLARATIONS OF INTERESTS

a) **Disclosable pecuniary interests and dispensations:** None declared.

b) **Other interests**

HNT/2021/0005 - Councillor Salt

SMD/2021/0094 - Councillor Davies

77. MINUTES

The minutes of Planning Committee meeting held 16 February 2021 were approved.

78. PLANNING APPLICATIONS

Councillor Hawley read a summary of the each application before discussion.

DOC/2021/0014	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Conditions 3,4,8,10,11,12 & 22 in relation to SMD/2017/0628
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Councillor Hawley had no concerns and Councillors had **no further comments**. To be considered by the Planning Officer as to whether the requirements have been met.

DOC/2021/0017	Existing Cow Shed And Implement Store, Biddulph Park Road, Biddulph, Staffordshire	Discharge of condition 4 relating to DET/2018/0016 - APP/B3438/W/18/3213392
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This address falls within Rushton Parish Council so was not discussed.

DOC/2021/0020	Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR	Discharge of condition 4 and 8 in relation to SMD/2020/0646
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councillors had **no adverse comments**. To be considered by the Planning Officer.

HNT/2021/0005	139, John Street, Biddulph, Staffordshire, ST8 6HP	Proposed single storey rear extension measuring 6 meter beyond the rear wall of the original dwelling, 3.2m maximum height and 2.5 m to height of eaves
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Councillor Hawley had concerns about the extension at the back impacting on light to neighbouring properties. He therefore recommended planning approval should be granted subject to valid neighbour concerns.

Councillor Yates said that the dimensions were beyond the scope of permitted development. He initially did not have concerns about light, but later retracted upon Councillor Garvey's concerns about the orientation of the extension.

Councillor Salt declared an interest as a resident of John Street so would make no comment and abstain from voting.

Councillor Garvey said he was concerned that the extension would cast a shadow on to neighbouring properties based upon the suggested orientation on the plans.

All Councillors agreed to recommend that **planning approval should be granted subject to neighbours valid planning concerns**. Councillor Salt abstained.

SMD/2021/0068	1 K Dec, Marsh Grove, Biddulph, Staffordshire, ST8 6RB	Proposed Kitchen/living room extension and internal alterations. Demolish existing garage
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Councillor Hawley expressed concerns regarding overdevelopment and considered recommending refusal. Councillor Rogers said he was not concerned by the size of the extension if it was acceptable to neighbours.

Councillor Garvey noted that, while the proposal is large, a garage is being removed in the process which was a significant proportion of the footprint of the extension; Councillor Garvey proposed approval subject to valid planning concerns. Councillor Perkin seconded.

Councillor Jones echoed the sentiments of recommending approval. All Councillors present agreed to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0077	Two Jays, Stoney Lane, Biddulph Moor, Staffordshire, ST8 7FQ	Lawful development certificate for proposed extension of existing original conservatory and alterations to existing elevations and construction of new flat roof over
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Councillor Hawley proposed to approve subject to any valid neighbour planning concerns.

Councillor Jones seconded and all Councillors voted in favour to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0094	4, Pennine Way, Biddulph, Staffordshire, ST8 7EJ	Proposed single storey rear extension inc. front entrance canopy
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Councillor Davies declared an interest. Councillor Garvey stated that it is a large extension on a large house, but noted that this is a second major

extension, and queried whether there is a cumulative impact of overdevelopment.

Councillor Hawley **recommended approval subject to any valid neighbour planning concerns. All in favour.**

SMD/2021/0116	10, Lancia Close, Biddulph, Staffordshire, ST8 6PX	Proposed demolition of existing conservatory and new side and rear extension to existing dwelling.
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Councillor Hawley expressed concerns regarding the proximity of the development to the neighbour and potential impact on light.

Councillor Hawley proposed to **recommend approval subject to neighbour valid planning concerns.** All Committee members were in favour.

SMD/2021/0121	Hurst Cottage, Hurst Road, Biddulph, Staffordshire, ST8 7RS	Demolition of existing cowshed/outbuildings & construct new agricultural building of the same size or less of existing building
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No documents were on the portal and the application was recorded as invalid. Unable to comment until further information is available.

SMD/2021/0126	4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Demolition of rear conservatory and erection of a two storey side extension
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Councillor Hawley **recommended no adverse documents.** All in favour.

SMD/2021/0134	9 Cherry Tree Lane, Biddulph Moor	Installation of vertical travel open platform lift
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Councillor Hawley **recommended no adverse comments**. All in favour.

DOC/2021/0022	Former Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Discharge of Condition 5, 11 & 20 in relation to SMD/2020/0301
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Councillor Hawley stated that financial and contractual details may necessitate that the discussion will need to be moved to a confidential section. Councillor Jones expressed disappointment that the 93 bus stop has not been included in the Travel Plan despite the firm commitment the Aldi representative had given at the District Council meeting to regarding supporting the bus route to the store. Councillor Yates echoed this disappointment. Councillor Hawley said he felt that things were moving towards getting the bus route sorted. Councillor Rogers said that he had previously been reassured it would not just be the 93 bus route that would serve the Aldi development.

Councillor Salt expressed that she didn't feel that the Plan was acceptable. Councillor Davies said that the 93 bus is small and comes around 5 times a day. He also said 300m is too far for people to carry shopping.

Councillor Perkin said accepting the Travel Plan is contrary to what the Town Council had intended when advocating the inclusion of a bus service to Aldi.

Councillor Jones clarified to viewers that Aldi had not reneged on the bus service agreement, but the details were not included in this document.

Councillors agreed **not to support the Travel Plan as it is written and refer it back to the Planning Officer to include the inclusion of the bus stop and bus service on the site.**

**79. TO CONSIDER SUPPLEMENTARY APPLICATIONS
RECEIVED SINCE AGENDA WAS CREATED**

No supplementary applications received

**80. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT
COUNCIL**

CON/2021/0004

- Hurst Quarry, Hurst Road, Biddulph, Staffordshire, ST8 7RU
- TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2017 (REGULATION 15): CONNECTION WITH A REQUEST FOR SCOPING OPINION RELATED TO THE PERIODIC REVIEW (UNDER THE ENVIRONMENT ACT 1995) OF THE MINERAL PLANNING PERMISSION SM.EA/4 AT HURST QUARRY - SCO.88/101 MW
- Biddulph Town Council Recommendation: All items listed as out of scope be included in environmental assessment.
- Staffordshire Moorlands District Council Decision: No comments made to Staffordshire County Council.
- Reason for variation (if applicable):

DET/2020/0058

- 19, Congleton Road, Mow Cop, Staffordshire, ST7 3PL.
- Proposed farm machinery/implement storage unit.
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Prior Approval Refused.
- Reason for variation (if applicable):

DET/2021/0003

- Land adjoining Royal Cottages, Troughstones Road, Biddulph Common, Staffordshire.
- Provision of an agricultural general purpose storage shed.

- Biddulph Town Council Recommendation: recommend approval subject to no contravention of the greenbelt.
- Staffordshire Moorlands District Council Decision: Prior approval required.
- Reason for variation (if applicable):

DET/2021/0004

- Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT
- Proposed Portal framed agricultural building.
- Biddulph Town Council Recommendation: recommend approval subject to no contravention of the green belt.
- Staffordshire Moorlands District Council Decision: Prior approval is not required.
- Reason for variation (if applicable):

DOC/2020/0060

- Meadow View, Well Lane, Gillow Heath, Staffordshire, ST8 6QU
- Discharge of conditions SMD/2016/0185 - condition 5, 6
SMD/2018/0557 - condition 3,4,6
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions – Approved.
- Reason for variation (if applicable):

DOC/2020/0106

- Land Off, Woodhouse Lane, Biddulph, Staffordshire
- Discharge of conditions 6,14 and 15 in relation to SMD/2019/0720
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions – Approved.
- Reason for variation (if applicable):

DOC/2020/0111

- Land Off, WOODHOUSE LANE, BIDDULPH, STAFFORDSHIRE
- Discharge of condition 5 relating to SMD/2017/0775
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions – Approved.
- Reason for variation (if applicable):

HNT/2021/0001

- The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS
- The proposal is to place one additional storey onto the dwelling referred to as The Bungalow. Height of the existing dwelling to the roof ridge is 6.72m. Height of the dwelling house once the additional storey is added is 9.33m.
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior approval granted.
- Reason for variation (if applicable):

SMD/2020/0301

- Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB
- Development of a new food store (use class A1), associated parking, accessing, servicing and landscaping at Former Meadows School Site off Meadows Way, Biddulph.
- Biddulph Town Council Recommendation: Recommended approval.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2020/0544

- Greenacres Stables Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT
- Demolition of existing stable buildings and the construction of one detached bungalow.
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Planning Permission – Refused.
- Reason for variation (if applicable):

SMD/2020/0667

- Mount Pleasant Farm, Folley Lane, Biddulph Moor, Staffordshire, ST8 7JW
- Proposed manege to exercise horses.
- Biddulph Town Council Recommendation: recommend approval subject to ecological recommendation, footpath recommendations and no contravention of green belt.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2020/0712

- 40 Hollin, Chamberlain Way, Biddulph, Staffordshire, ST8 7BB
- Lawful development certificate for a proposed single storey rear extension not exceeding 4m depth or height. conversion of existing garage and insertion of window. Proposed vertical flue to rear elevation.
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Lawful (Approved).
- Reason for variation (if applicable):

SMD/2021/0002

- 30, Oakfield Grove, Biddulph, Staffordshire, ST8 6UH
- Proposed two storey side extension and single storey rear extension.
- Biddulph Town Council Recommendation: The Committee agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Planning Permission – approved.
- Reason for variation (if applicable):

SMD/2021/0019

- Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW
- Variation of Condition 2 in relation to SMD/2017/0628
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Planning Permission – Refused.
- Reason for variation (if applicable):

SMD/2021/0024

- Biddulph Bowling And Recreation Club, CONGLETON ROAD, BIDDULPH, STAFFORDSHIRE, ST8 7RG
- The existing open verandah is to become an enclosed verandah by infilling the timber clad metal posts with UPVC windows.
- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

Councillor Hawley confirmed that the Hurst Quarry comments had been passed to Staffordshire County Council directly.

81. APPEALS

None Received

The meeting ended at 7.50pm

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