

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19 JANUARY 2021

PRESENT

- Councillor Jones - The Mayor
- Councillor Rushton - The Deputy Mayor
- Councillor Garvey
- Councillor Barlow
- Councillor Davies
- Councillor Hawley
- Councillor McLoughlin
- Councillor Perkins
- Councillor Rogers
- Councillor Smith
- Councillor Swift
- Councillor Yates

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

58. APOLOGIES

- Councillor Salt
- Councillor Harper

59. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None
- b) Other Interests: SMD/2021/0002- Councillor Smith was friends with the agent.

60. MINUTES

The Minutes of the meeting from 17 November 2020 were **approved**. They will be **signed** at a later date when social distancing measures are relaxed.

The minutes of the meeting from 10 December 2020 were **approved**. They will be **signed** at a later date when social distancing measures are relaxed.

61. ALDI DEVELOPMENT

Councillor Jones gave an update on the recent approval of the Aldi site for Biddulph at the Staffordshire Moorlands District Council Planning Committee meeting. The bus route is not a planning condition, but the Aldi representative had made a commitment to supporting the bus route; the Town Council is looking to secure land to the north of the site to support the bus route being implemented.

Councillor Hawley thanked the Chief Officer, Councillor Jones and Councillor Davies for their work on facilitating the Aldi planning process.

Councillor Yates stated that one of the reasons for the perceived delays was that District Council Officers were working behind the scenes to prevent planning issues holding up the processes further down the line. Councillor Yates had concerns about the lack of requirement for solar panels on the Aldi site. Councillor Yates also suggested that section 106 money should be used for climate change mitigation measures.

Councillor Rogers discussed bus routes and whether other buses would access the site.

Councillor Davies said that while he supports solar panels, he felt that it was brought up at the wrong time in the application process and may have made this development cost prohibitive.

Councillor Yates said that his criticism wasn't aimed at Aldi, but felt the process needs to be reviewed at District Council level.

Councillor Jones agreed that planning policy for the Moorlands should consider environmental issues earlier. He also stated that the bus stop is not just for the 93 service and he would like to see some of the money acquired by Staffordshire County Council for the purchase of the site used to support Biddulph.

62. BOVIS

Councillor Garvey was unable to give an update as the meeting regarding this matter in December had been cancelled.

63. PLANNING APPLICATIONS

Councillor Hawley summarised each application before discussion about each one.

SMD/2020/0697	1 Stone Villas Tower Hill Road Mow Cop	Proposed new menage horse exercise area, associated fencing, access track , new double car garage and associated wall construction
<p>Councillor Hawley stated that his only concern was that the garage may contravene the green belt. Councillor Rogers wanted to ensure that it was for private use only, not for business use. Councillor Hawley confirmed the application states it is for personal use only, as the road is not suitable for increased traffic loads. Councillor Jones said that his only concern is the garage and is happy to approve as long as no contravention of green belt.</p> <p>Councillor Yates asked if there can be a covenant that the site is of personal use only.</p> <p>It was agreed to recommend approval subject to non-contravention of green belt and that the site is used for personal use only.</p>		

SMD/2020/0704	9 York Close, Biddulph	Proposed Two-Storey Side Extension
<p>Councillor Hawley suggested no adverse comments.</p> <p>There was some discussion as to whether the recommendation should include a clause stating subject no valid neighbour concerns.</p> <p>It was agreed that there were no adverse comments subject to no valid neighbour concerns.</p>		

SMD/2020/0728	160 Tunstall Road Knypersley	Proposed first floor extension above garage and internal alterations
<p>Councillor Hawley and Councillor Jones stated they had no concerns and that they noted a lack of neighbours likely to be affected.</p> <p>No adverse comments.</p>		
SMD/2021/0002	30 Oakfield Grove Biddulph	Proposed two storey side extension and single storey rear extension
<p>Councillor Smith registered an interest and would not be voting.</p> <p>Councillor Garvey felt that though the plot is very large, the extension is very large and overdevelopment may need to be considered. Councillor Hawley noted the extension does not reach 50% of the size of the footprint.</p> <p>Councillor Yates also noted that the site borders the footpath, so will be visible as a large development.</p> <p>The Committee agreed to recommend approval.</p>		

64. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

SMD/2021/0030	32 Dorset Drive Biddulph	Single storey side and rear extension
<p>Councillor Garvey noted that the building will join the garage at the back and wondered if there is any implication. Councillor Yates stated he has concerns regarding the angled roof facing the front without a window and wondered if a hipped roof or a two storey extension is more in keeping with the other developments on the estate.</p> <p>Councillor Jones noted that there are similar extensions nearby and while aesthetics may not be to his liking, this is more an issue for Planning to consider. Councillor Garvey noted that the aesthetics are personal and not a valid planning reason to refuse.</p> <p>It was agreed to recommend approval.</p>		

65. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Application Number	Address	Proposal	Biddulph Town Council recommendation	SMDC Decision
SMD/2020/0583	15, Charles Street, Biddulph, Staffordshire, ST8 6JB	Single storey rear extension	Recommend approval, subject to neighbourhood valid planning concerns.	Planning Permission - Approved
SMD/2020/0368	8, Dales Close, Biddulph Moor, Staffordshire, ST8 7LZ	Proposed single storey rear extension and construction of replacement garage	Approved, subject to valid neighbour planning concerns.	Planning Permission - Refused
SMD/2020/0625	Land Off Troughstones Road, Biddulph Common, Staffordshire,	The erection of a steel framed agricultural building for the keeping of horses, farm machinery, hay, straw, feed and shavings. Change of use for the keeping of horses.	Recommend approval, subject to Footpath 31 being maintained, not contravening green belt and the provision of sufficient parking.	Planning Permission - Refused
SMD/2020/0623	17, Lagonda Close, Biddulph, Staffordshire, ST8 6PZ	Replacement of front porch and erection of a two storey side extension	Recommend approval, subject to neighbours' planning concerns.	Planning Permission - Approved

SMD/2020/0614	453, New Street, Biddulph Moor, Staffordshire, ST8 7LP	To formally merge the two shop ground floor spaces uses into residential, as part of the one existing dwelling.	Recommend approval.	Planning Permission - Approved
SMD/2020/0517	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN	Proposed two and single storey extensions. Construction of a replacement ancillary garage/workshop building & porch.	Refused on the basis of over-development and excessive size.	Planning Permission - Refused
DET/2020/0054	Green Acres, Tower Hill Road, Brown Lees, Staffordshire, ST8 6PA	Proposed change of use of an agricultural building to a dwelling house	Recommended refusal due to unanswered questions and possible contravention of green belt.	Prior Approval Refused
NMA/2020/0037	33, Halls Road, Biddulph, Staffordshire, ST8 6DD	Non material amendment relating to SMD/2020/0162	Not discussed	Non Material Amendment - Approved
NMA/2020/0027	121, Tunstall Road, Knypersley, Staffordshire, ST8 7AA	Non material amendment relating to SMD/2017/0510 to provide a double garage & amended windows to House type 1		Non Material Amendment - Approved

NMA/2020/0018	Manfield House, Church Lane, Biddulph Moor, Staffordshire, ST8 7HU	Non-material amendment to SMD/2018/0621 to retain the existing house roof and fit a new hipped roof over the new side extension to marry into the existing house roof	Recommend approval.	Non Material Amendment - Approved
HNT/2020/0026	167 Wicken Cottage, New Street, Biddulph Moor, Staffordshire, ST8 7NW	Replacement of lean-to covered area with kitchen / living Area extension measuring 7.90m beyond the rear wall of the original dwelling, maximum height 4m and 2.20m to height of eaves	None	Householder Notification - Prior Approval Granted
SMD/2020/0603	11, Blackbird Way, Biddulph, Staffordshire, ST8 7UH	Proposed new fireplace and external chimney stack	Recommend approval but highlight concerns about the use of fossil fuels.	Planning Permission - Approved
SMD/2020/0560	Sunny Bank Farm, Pines Lane, Biddulph Park, Biddulph, Staffordshire, ST8 7SP	Demolition of existing extensions and alterations and extension to existing house	Recommend approval, subject to not contravening the green belt.	Planning Permission - Approved

SMD/2020/0587	Little Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Replacement sun lounge	Recommend approval, subject to not contravening green belt.	Planning Permission - Refused
SMD/2020/0582	42, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Single storey lean to extension to rear of property with 3 x roof lights	Recommend approval.	Planning Permission - Approved
SMD/2020/0559	51, Park Lane, Knypersley, Staffordshire, ST8 7AS	Planning permission required for dropped kerb to front of the property and retention of hardstanding.	Recommend approval, subject to Highways and Severn Trent's agreement.	Planning Permission - Approved
SMD/2020/0488	Woodhouse Academy, Woodhouse Lane, Biddulph, Staffordshire, ST8 7DR	Installation of a modular single storey single classroom stand-alone block	Recommend approval	Planning Permission - Approved

HNT/2020/0022	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN	Proposed single storey rear extension, to extend beyond the rear wall by 7.95m, maximum height of the proposed extension will be 2.64m, height of the eaves from the proposed extension will be 2.64m.	Not discussed	Householder Notification - Prior Approval Not Req
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Councillor Jones enquired why SMD/2020/0368 and SMD/2020/0625 were refused, as they were discussed at some length. It was felt that providing a reason for where the planning outcome differs from the Biddulph Town Council recommendation would be beneficial. This was agreed to include going forward.

Received with no further comments.

66. APPEAL(S)

Appeal Reference / Planning Application Reference	Address	Proposal	Original recommendation of the Town Council.
APP/B3438/W/20/3263910 SMD/2019/0644	Woodhead Farm Top Road Biddulph Moor ST8 7LF.	Proposed conversion of garage to dwelling	No adverse comments, subject to greenbelt restrictions.

It was agreed that the Committee's comments remain the same as the original decision.

The meeting closed at 6.04pm

Signature

Date