

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19 OCTOBER 2021

PRESENT

- Deputy Mayor - Councillor Garvey
- Councillor Davies
- Councillor Hawley
- Councillor Jones
- Councillor McLoughlin
- Councillor Rogers

Also in attendance: Councillor Lawton

27. APOLOGIES

Apologies were received from:

- Councillor Perkin
- Councillor Rushton
- Councillor Salt
- Councillor Smith
- Councillor Swift
- Councillor Yates

28. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: Councillor Garvey Davies and Hawley are members of the National Trust (SMD/2021/0624). Councillor Hawley noted that the applicants in the Top Road application (DOC/2021/0094) had approached him for advice.

29. MINUTES

- a) The Minutes from the Planning Committee meeting held on 21 September 2021 were **approved**.
- b) The Notes of the Neighbourhood Plan Working Group meeting held on Monday 11 October 2021 were **received**.

30. NEIGHBOURHOOD PLAN

- a) To **consider and agree** an approach to providing recommendations in relation to planning applications, giving regard to Neighbourhood Plan policies.

Councillors had received a draft document, created by Councillor Hawley, for use when commenting on planning applications. Councillor Hawley explained that this could be a crib sheet, detailing the relevant policies in the Neighbourhood Plan. This was based on the Councillor training session that had been completed with Urban Vision.

Councillor McLoughlin felt it may be helpful to have a hard copy of the Neighbourhood Plan available for meetings. The Chief Officer had wondered about creating a folder with the Plan and Order, Local Plan, National Planning Policy Framework, etc.

Councillor Hawley felt the whole process may take a little longer than previously, and it would be necessary to raised potential issues with decisions quickly.

Councillor Garvey wondered whether Planners at Staffordshire Moorlands District Council (SMDC) should receive training; the Chief Officer had discussed this with Urban Vision.

It was agreed that this draft document would be used, and amended as necessary.

- b) To receive a verbal update on progress with the Examination of the Neighbourhood Plan and Neighbourhood Development Order.

The Chief Officer noted that the Examiner had visited the town and there had been an exchange of emails. It appeared that the process was beginning.

31. PLANNING APPLICATIONS

SMD/2021/0647	28 30, Tunstall Road, Biddulph, Staffordshire ST8 6HH	Proposed single storey rear/ side extension forming store room
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Councillor Hawley felt that this was an improvement for the business; policies HCT1 and INF3 were relevant.

Councillor Garvey wondered whether the removal of the parking space may be an issue.

Recommend approval subject to parking enquiries.

SMD/2021/0645	27, Woodhouse Lane, Biddulph, Staffordshire ST8 7DP	Roof alterations to provide rooms at first floor level.
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There was a discussion about the raised roof height.

No adverse comments.

DOC/2021/0099	Land rear of 15 Thames drive and Adjacent To 3, Palmerston Way, Biddulph, Staffordshire	Discharge of conditions 3 and 4 relating to SMD/2019/0024
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The relevant Neighbourhood Plan policy is DES1; this applications meets this policy.

Councillor Garvey had concerns about the colour of the windows and the treatment of the tree at the rear of the property; this was a large mature tree.

Recommend approval subject to Tree Preservation Orders and queries of window colour.

HNT/2021/0026	2, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Larger home extension measuring 4.20m beyond the rear wall of the original dwelling, 3.90m maximum height and 2.30m to height of eaves
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Refused on the grounds of insufficient information available.

SMD/2021/0624	Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire ST8 7SD	The reinstatement of six casts of sculptural fragments held by the National Trust in the wall to the left-hand side of the entrance door to the Geological Gallery. As well the further reinstatement of a one terracotta roundel again held by the National Trust at high level on the right-hand side wall to the entrance door
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The relevant Neighbourhood Plan policy is HCT1.

Councillor Jones felt that if Historic England were happy, this should be acceptable to the Town Council.

No adverse comments.

Councillor Garvey abstained.

DOC/2021/0094	Sky Cottage, Top Road, Biddulph Moor, Staffordshire ST8 7JR	Discharge of condition 4 relating to SMD/2021/0272
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There was discussion about the lack of information available. **It was agreed to refer this to the Planners for consideration; no additional comments.**

SMD/2021/0613	167, Congleton Road, Biddulph, Staffordshire ST8 6QJ	Application for removal or variation of a condition following grant of SMD/2011/1103
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It was noted that there were a number of resident complaints; there was support from the users.

The relevant Neighbourhood Plan policy was INF1; there would be additional traffic on Smithy Lane, Halls Road and Mow Lane.

There was a lengthy discussion about the use of the premises and the impact on homes and businesses in the vicinity. It was noted that there were now significant odours in the area; the filters may not be maintained appropriately.

It was agreed to recommend:

- a) The filtration system should be serviced and maintained.**
- b) Opening times should be 11.30-2.30 and 4.30-22.30 Monday to Friday. It was felt that the business should be closed around school closing times. Times of opening on Saturday, Sunday and on Bank Holidays should be 11.30-22.30.**

Proposed by Councillor Garvey; seconded by Councillor Jones and agreed.

32. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

SMD/2021/0652 134 Congleton Road, proposed single storey rear extension was considered as a supplementary application. It was felt this met the Neighbourhood Plan policy DES1. **No adverse comments.**

33. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

DOC/2021/0084	29, Grangefields, Biddulph, Staffordshire, ST8 7SA	Discharge of condition 3 relating to SMD/2021/0360	Discharge of Conditions - Approved
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- Biddulph Town Council Recommendation: no comment and defer to the Planning Officer.
- Reason for variation (if applicable):

SMD/2021/0541	3, Nursery Drive, Biddulph, Staffordshire ST8 6RE	Rear and side single storey extension	Planning Permission - Approved
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- Biddulph Town Council Recommendation: recommend no adverse comments.
- Reason for variation (if applicable):

SMD/2021/0526	93B, Park Lane, Knypersley, Staffordshire ST8 7BG	Demolition of existing garage and construction of two storey side extension and single storey rear extension	Planning Permission - Approved
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- Biddulph Town Council Recommendation: raise concerns to the planning team regarding overdevelopment of this plot.
- Reason for variation (if applicable):

SMD/2021/0522	Provender Mill, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR	Erection of garage	Planning Permission - Approved
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- Biddulph Town Council Recommendation: recommend approval subject to no contravention of the green belt.
- Reason for variation (if applicable):

DOC/2021/0074	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire ST8 7AB	Application for approval of details reserved by condition 10 of SMD/2020/0301	Discharge of Conditions - Approved
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- Biddulph Town Council Recommendation: no comment and defer to the Planning Officer.
- Reason for variation (if applicable):

SMD/2021/0485	40, Halls Road, Biddulph, Staffordshire ST8 6BZ	Proposed attached single garage	Planning Permission - Approved
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- Biddulph Town Council Recommendation: no adverse comments subject to valid neighbourhood planning concerns.
- Reason for variation (if applicable):

SMD/2021/0480	44, Grange Road, Biddulph, Staffordshire ST8 7RY	Demolition of existing building and construction of new replacement building	Planning Permission - Approved
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- Biddulph Town Council Recommendation: recommend approval subject to not contravening green belt, meeting the conditions outlined by United Utilities and any valid neighbour planning concerns.
- Reason for variation (if applicable):

SMD/2021/0426	92, Thames Drive, Biddulph, Staffordshire ST8 7JF	Single-storey front extension with bay window.	Planning Permission - Approve
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- Biddulph Town Council Recommendation: Councillors recommended approval.
- Reason for variation (if applicable):

The decisions and notices received were received.

34. APPEAL(S)

None.

The meeting ended at 6.25pm

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