

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21 JANUARY 2020**

### **PRESENT**

- Councillor Adams
  - Councillor Davies
  - Councillor Garvey
  - Councillor Hawley
  - Councillor McLoughlin
  - Councillor Perkin
  - Councillor Redfern
  - Councillor Rogers
  - Councillor Rushton
  - Councillor Smith
  - Councillor Swift
- Councillor Yates was also in attendance.

### **43. APOLOGIES**

- Councillor Jones
- Councillor Salt

### **44. DECLARATIONS OF INTEREST**

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: Councillors Adams and Rogers live in close proximity to application SMD/2019/0705.

### **45. MINUTES**

The Minutes of the Planning Committee meeting held on Tuesday 19 November 2019 were signed.

### **46. BIDDULPH NEIGHBOURHOOD PLAN**

- a) To **receive** the Minutes of the Neighbourhood Plan Working Group meetings held on 20 November 2019.

The minutes were received.

b) To **receive** the Minutes of the Neighbourhood Plan Working Group meetings held on 12 December 2019.

The minutes were received.

Councillor Hawley reminded members that the Town Council had approved that the Neighbourhood Plan and Neighbourhood Development Order should commence Regulation 16 consultation as soon as possible.

#### **47. TO CONSIDER THE NEIGHBOURHOOD PLAN BUDGET FOR 2020-21**

The Chief Officer noted that an allocation from Earmarked Reserves had been made for the Neighbourhood Plan development in 2019-20.

This was felt to be appropriate and agreed.

Councillor Hawley noted that costs in 2020-21 would be design, leaflets, Urban Vision involvement and support for the referendum.

#### **48. TO RECEIVE AN UPDATE ON UPLANDS MILL DEVELOPMENTS (STANDING ITEM)**

Councillor Garvey updated members that he had re-established contact with Bovis. The Managing Director was now overseeing the remainder of the work; the previous Director had left the organisation with no hand-over.

To date, the bin was now being emptied, the playground area was improved, the fences had been erected, footpaths had been topped off and the road was being improved. There appeared to be regular communication with residents. Councillor Garvey could forward the 'snagging list' to Councillors.

Councillor Garvey noted that there were items that still needed attention. For example, the ranch style fencing was a hazard and would be considered in a Bovis safety review. Councillor Garvey was more optimistic and had been given a completion date of early next month.

Councillor Rogers thanked Councillor Garvey for his hard work.

#### 49. PLANNING APPLICATIONS

The applications were circulated to members prior to 19 December 2019, Councillor Hawley collated members comments as detailed below:

SMD/2019/0623	Woodhead Farm Top Road	Conversion of barn to three holiday lets	No adverse comments, but subject to Highways conditions and it does not contravene Greenbelt policy
SMD/2019/0705	Land at Baileys Bank	Erection of replacement equestrian building	No adverse comments, subject to no contravention of Greenbelt policy

SMD/2019/0720	Land off Woodhouse Lane	Approval of reserved matters following outline planning permission SMD/2017/0775	Recommend refusal on grounds of not in keeping with surrounding properties, the properties surrounding on Woodhouse Lane are bungalows. Concerns over rear drainage using soakaways which are likely to affect adjacent properties. There are also concerns
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			expressed by Highways.
SMD/2019/0729	13 Woodhouse Lane	Proposed front porch and two storey side extension	Approve subject to any neighbours valid planning concerns.
SMD/2019/0731	Treetops 246a Park Lane	Construction of new dwelling and new vehicular access	Approve subject to any neighbours valid planning concerns.
SMD/2019/0740	7 Woodhouse Lane	Proposed erection of single two storey rear extension	No adverse comments.

These had been received at Town Council the previous week.

Applications received after 19 December 2019:

**Councillor Hawley summarised each application prior to discussion.**

SMD/2019/0724	40 Halls Road	Proposed single storey rear extension	<b>Approved, subject to any valid neighbour planning concerns.</b>
SMD/2019/0750	14 York Close	Proposed single storey rear extension and alterations, proposed pitched roof over garage, proposed alterations to driveway hardstanding	It was noted that a resident had raised an issue. There was consideration of the maps in relation to this issue. <b>Approved, subject to any valid neighbour planning concerns.</b>
SMD/2019/0762	1 Lawton Street	Construction of new non-permeable parking area and associated access	It was noted that there was no system of drainage.  Councillor Garvey felt that this Committee should be looking at water management and appropriate materials.

Councillor Rogers stated that this option was preferable to on-street parking.

Councillor Yates believed that this Council should be looking at environmental standards.

Councillor Smith noted that the plans stated that the water will not run into the Highway.

It was agreed that this should be **refused on the grounds that there is a non-permeable surface, drainage issues have not been addressed and a dropped kerb will be necessary.**

SMD/2019/0770	26 Mow Lane	Alterations to windows, 6 replacement window frames, replacement front door and frame and new landing window
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It was noted that this would improve the building.  
**Recommend approval.**

SMD/2019/0771	Land off Akesmore Lane	Proposed stable block
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Members considered the location of this development; there were no signs on the road to indicate where this was.

Councillor Redfern was uncertain about the size.

Councillor Hawley noted that the Coal Mining Authority required a risk assessment.

Councillor Smith proposed that this should be **approved, subject to a Coal Mining Authority risk assessment**; seconded by Councillor Garvey and agreed.

Councillor Redfern voted against.

SMD/2020/0003	56 Geneva Way	Atrium orangery to rear and side of property
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Councillor Hawley noted that this appeared to be very close to the next-door property.

There was consideration of whether there are design considerations, which would impact on the impression of the estate.

**Approved, subject to consideration of the boundary and any valid neighbour planning concerns.**

SMD/2020/0017	17 Lagonda Close	Proposed demolition of front porch and erection of a two-storey front extension
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**Approved, subject to Severn Trent comments.**

MD/2019/0564	The Homestead John Street	REVISED DESCRIPTION/AMENDED PLANS Partial demolition of existing building and retention and conversion of the main building into 4 flats and the construction of 6 new build dwellings within the site.
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It was noted that this was a re-submission on previous plans.

There appeared to be a revised street scene.

Councillor Rogers was still concerned about access.

Councillor Yates reiterated previous comments in relation to Doctors Close.

Councillor Garvey noted the impact that this would have on the First School.

Councillor Hawley noted the issues that the Town Council had raised previously. Of these, access was still a very significant issue.

Councillor Perkin noted that there may be 20 new cars in this area.

Councillor McLoughlin wondered about any possible s106 monies. In addition, had there been consideration about sustainable drainage.

Councillor Smith noted that her daughter attends the school on Gunn Street; traffic was very difficult currently.

Councillor Redfern noted that there were parked cars on Gunn Street all day. Councillor Redfern cautioned the use of Doctors Close; this would be too costly.

Councillor Perking proposed that this should be **refused in relation to access concerns and sustainable drainage**. Seconded by Councillor Rushton and agreed.

## 50. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
DET/2019/0035	The Oaklands Dam Lane	Prior Approval Granted	No adverse comments.
SMD/2019/0253	Trent Head Farm Barrage Road	Approved	Approve, subject to applications not contravening initial condition for the site.
SMD/2019/0426	Land off Tower Hill Road	Approved	Approve, subject to no contravention of the Green Belt.
SMD/2019/0554	14 Smithy Lane	Approved	No adverse comments, subject to no valid neighbour planning concerns.
SMD/2019/0558	151 Tunstall Road	Refused	No adverse comments subject to no valid neighbour planning concerns.
SMD/2019/0574	Drinking Troughs Overton Road	Listed Building Consent Approved	No comment, Town Council application.
SMD/2019/0575	322 New Street	Refused	No adverse comments.
SMD/2019/0612	12 Moorland Heights	Approved	No adverse comments.
SMD/2019/0670	33 Geneva Way	Approved	Approved, subject to the development

			being sympathetic to the rest of the area.
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These decisions were received.

The meeting closed at 6.30pm.

Signature .....

Date .....