

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21 JULY 2020

PRESENT

- Councillor Jones- The Mayor
 - Councillor Rushton- The Deputy Mayor
 - Councillor Davies
 - Councillor Garvey
 - Councillor Hawley
 - Councillor McLoughlin
 - Councillor Perkin
 - Councillor Redfern
 - Councillor Rogers
 - Councillor Smith
 - Councillor Swift
 - Councillor Yates
-
- Councillor Jackson was also in attendance.

Cheryl Picken from James Bateman Middle School was present for discussion of planning application SMD/2020/0301.

Councillor Barlow arrived in the meeting after the discussion of SMD/2020/0301.

Councillor Hawley read a statement introducing Facebook viewers to the Planning Committee and the role of the planning system.

9. APOLOGIES

Councillor Davies

Councillor Salt was in attendance briefly at the beginning of the meeting.

10. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations: None

b) Other Interests: Councillor Salt's children attend James Bateman Middle School. Councillor Redfern had come into contact with the applicants of

SMD/2020/0348 on another matter. Councillor Smith knows the applicant in SMD/2020/0345 and SMD/2020/0368.

11. MINUTES

The Minutes of the Planning Committee meeting held on Tuesday 23 June 2020 were approved and would be signed at an appropriate occasion.

12. TO RECEIVE AN UPDATE ON THE BIDDULPH NEIGHBOURHOOD PLAN

The Chief Officer noted that an update had been sent to Councillors at the beginning of the lockdown. This had included information about new legislation that would prevent a referendum taking place until May 2021. The Chief Officer advised that the draft Regulation 16 documents for the Neighbourhood Plan and Neighbourhood Development Order were on the website and SMDC would be encouraged to complete the next steps of consultation virtually, to ensure that the documents could go to a public vote as soon as possible.

Councillor Yates wondered whether this would be the same date as the County Council elections. It may also be the same date and the Police and Crime Commissioner elections.

13. TO RECEIVE AN UPDATE ON UPLANDS MILL DEVELOPMENTS (STANDING ITEM)

Councillor Garvey had reviewed the original objectives that had been agreed in relation to unfinished work on the Uplands Bovis development. Five of the six objectives were now complete.

Councillor Hawley praised Councillor Garvey's work. Councillor Garvey wondered whether it was now time to remove this as a standing agenda item, and receive updates as appropriate. This was agreed.

14. PLANNING APPLICATIONS

Councillor Hawley summarised each application before consideration by the Committee.

Councillor Hawley proposed that application SMD/2020/0301 should be considered first to enable Ms Picken to speak on behalf of James Bateman Middle School. This was agreed.

SMD/2020/0301	Mr George Brown Aldi Stores Limited	Development of a new food store (use class A1), associated parking, accessing, servicing and landscaping at Former Meadows School Site off Meadows Way
<p>Ms Picken informed Councillors that the proposed Aldi store would be next to the James Bateman Middle School site; she was speaking on behalf of Tracy Price (Headteacher).</p> <p>Ms Picken noted that there was concern about the under-hand way the site had been purchased. There appeared to be little regard for access and there had been no recent communication with Aldi.</p> <p>Access concerns meant that there was a worry about this ability to safeguard students, with young people potentially having to access the site via the car park.</p> <p>Aldi had been granted permission to make investigations on the James Bateman site in March 2018 and had still not put this right.</p> <p>There had been talks in early 2018 about a potential land swap, but communication had now stopped. Councillor Yates queried whether James Bateman would still be interested in having these discussions. Ms Picken confirmed that the school was open to this discussion.</p> <p>Councillor Hawley noted that access for the school appeared to be between the two roundabouts.</p> <p>Councillor Jones felt this application and situation was a ‘dog’s breakfast’, but encouraged Ms Picken to visit the Staffs Moorlands website to look at the full application. Councillor Jones felt this hadn’t been tied up properly by the County Council and shared the access concerns.</p> <p>Councillor Rogers noted that it should be possible for James Bateman to have their own access.</p> <p>Councillor Salt had been talking to James Bateman throughout this process. The way Aldi had dealt with the school had been despicable. Councillor Salt supported having Aldi in the town, but felt that the facilities at James Bateman should be enhanced as part of this development.</p> <p>Councillor Hawley cautioned that a land swap may not be viable.</p>		

Councillor Redfern was glad that the whole site had not been sold; the disputes between the parties should be settled by the parties. Councillor Redfern supported this application; the town was dominated by one supermarket. Anything that brought value for money to the people of Biddulph should be applauded.

Councillors thanked Ms Picken and she left the meeting.

There was further discussion about the planning application.

Councillor Yates felt this was a necessary development, but there seemed to be discrepancies with the details. Councillor Yates questioned the validity of the geological survey, which seemed to be for the alternative site.

Councillor Yates noted that there were 25 staff and only four parking spaces. There was potential that this could overspill into the local streets. It would be beneficial to have a final exploratory conversation with regard to a land swap. The Town Council should work towards getting this development completely right, not nearly right.

Councillor Yates noted this was a delegated decision at the District Council; the application should go to the Planning Committee.

Councillor Smith stated that her daughter would attend James Bateman in the Autumn and was concerned about access issues that had been raised. Councillor Smith was also concerned about the aesthetics; red brick and cladding would not be appropriate in this location. There is a Green Belt backdrop; there should be a more natural appearance.

Councillor Jones agreed; the utilitarian, retail park look should be replaced with wood and/or stone. Councillor Jones agreed that this should go to the Planning Committee.

Councillor Jackson agreed and added that it would be a much better development if a land swap was possible. This development would be poor for foot and bus access.

The Town Council pays for the 93-bus service; access for people using public transport would be preferable. It may also be possible to have a footway from the Biddulph Valley Way.

Councillor Rogers did not want to lose Aldi in the town, but agreed that changes were necessary. A bus stop should be considered.

Councillor Garvey did not feel the access was sufficient and wondered whether there could be better use of the second access road.

Councillor Hawley summed up the discussion. This is the Garden Town of Staffordshire; the standard Aldi look is not ideal. Bus access is also unclear. Councillor Hawley noted that there were policies in the Regulation 16 version of the Neighbourhood Plan, which were relevant:

NE 2: URBAN EDGE New development on the edge of the Biddulph Town and rural settlements must incorporate sensitively designed boundary treatments and landscaping to create an appropriate transition to the rural environment. **INTERPRETATION** This policy requires sensitive boundary treatments to create a 'soft' transition, such as hedges and planting. Hard boundary treatments, such as concrete and timber close boarded fencing, would not be appropriate.

NE 5: PROTECTION OF VIEWS OF LOCAL IMPORTANCE This policy aims to preserve or enhance significant local views of important buildings, townscape, and skylines within the built and natural environment of Biddulph Town Centre. The following views and vistas (see below) have been identified as being locally important, visible from the town centre:

1. From the Inner Relief Road towards Mow Cop;
2. From the Inner Relief Road north towards Biddulph Town Centre;
3. Well Street towards Mow Cop;
4. John Street towards the north;
5. Wharf Road towards Mow Cop;
6. Wharf Road roundabout towards Mow Cop;
7. Station Road towards the north;
8. War memorial towards the north;
9. South View towards the west;
10. Between 66 and 68 High Street (currently Wetherspoons and B&M).

The Design and Access Statement that supports planning applications for developments that may affect these views and vistas must demonstrate how the proposal would preserve or enhance them.

INTERPRETATION This policy seeks to protect key views within Biddulph Town Centre and vistas towards the open countryside.

INF 1: CRITICAL ROAD JUNCTIONS In considering whether development would have and severe adverse impact on road capacity or safety, particular regard should be made to the following congestion pressure points:

- A527- Newpool Road
- A527- Park Lane
- A527- Tunstall Road
- A527- St Johns Road

INF 3: COMMUNITY INFRASTRUCTURE In considering allocation of CIL or section 106 monies, the following infrastructure priorities should be considered:

- Adequate and proper provision for surface water and foul water management;
- Areas that currently experience flooding;
- Schemes that provide innovative planting and improvements to bio-diversity will be encouraged;
- Provide better linkages to national cycle network, including the Biddulph Valley Way, Route 55;
- Provision of improved access to public transport;
- Provision of new Local Green Spaces, including formal park space;
- Sensory garden;
- Play facilities, including those for older young people;
- Creative space, including entertainment facility and expansion of heritage facilities within the town centre and improvements in public realm.
- Sites and opportunities to enhance areas shown on the Nature Recovery and Wildlife Corridors Map (see Opportunities in Appendix F).
- Improve or enhance the Biddulph Valley Way for the enjoyment of the community and natural habitat value.

In allocating Section 106 financial contributions made against local plan policy requirements, similar priorities are encouraged.

DES 1: DESIGN New development must complement the local context and be sustainable. Development must:

- complement the existing character and townscape in terms of scale and massing;
- complement the established layout in terms of set-back from the road and spacing around dwellings;
- use high quality, authentic durable materials, to complement the site, character and surrounding context;
- provide sustainable drainage and permeable surfaces in hard landscaped areas;

- provide screened storage space for bins and recycling. Authentic, distinctive, site-specific architectural solutions will be encouraged, especially innovative designs in terms of building energy performance.

INTERPRETATION Design and access statements submitted with planning applications should make clear how the requirements of this policy have been met. In terms of high-quality materials, the policy would be met by authentic local materials and other durable materials with a high standard of finish and durability.

Councillor Rogers was also concerned that the parent and child spaces were next to the delivery entrance.

Councillor Smith agreed; these spaces are in the wrong place.

Councillor Redfern noted that the ward Councillors would need to request that this goes to the District Council Planning Committee. Councillor Yates would call this in, liaising with Councillor Hawley about the content of the call-in.

Councillor Hawley noted that there had not been a Highways response.

Councillor Hawley queried what the Committee would like to do. The issues are:

- **Can the land swap be resurrected?**
- **This application should be considered by the Planning Committee.**
- **Aesthetics of the building should be considered.**
- **Can the Pocket Park be used for parking?**
- **There should be a bus stop.**
- **There should be consideration of the Neighbourhood Plan policies.**
- **Parent/child parking is in the wrong place.**
- **What will the old road be used for?**
- **Further information is required from Highways.**

In principle, the Committee were in favour of the application.

Councillor Hawley felt it was important to meet with Aldi; they do not have local knowledge, and it must be right.

Councillor Jones supported the idea of a meeting. This should be approved, with a list of concerns.

Councillor Rushton felt this store should encourage footfall into the town.

It was agreed that a meeting should be requested as soon as possible. This would be actioned forthwith.		
SMD/2020/0336	22 Halls Road Biddulph	Single storey side extension to the rear of the property to the extend the kitchen. Measuring 3800 x 1200 x 2400 (at eaves) matching existing building - roof/materials, with 1 full height window.
Approved, subject to valid neighbour planning concerns.		
SMD/2020/0283	The Old Engine House Biddulph Road Mow Cop	Listed building consent for a proposed re-instatement of south eastern wing. Re-submission following approval under SMD/2019/0523 and SMD/2019/0524
Recommend approval.		
SMD/2020/0306	95 Hillview Cottage Woodhouse Lane Biddulph	Replacement of existing timber framed general purpose domestic storage building with new steel frame new build.
Councillor Garvey noted that the existing building is an eyesore; Councillor Jones agreed.		
Recommend approval, subject to not contravening the greenbelt restrictions.		
SMD/2020/0348	Hilberie Lodge Barn Road Knypersley	Provide new flat roofed detached garage set into existing garden
Approved, subject to valid neighbour planning concerns.		
DOC/2020/0051	121 Tunstall Road Knypersley	Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 11, 13, 17, 19, 20, 21, 25, 26, 27, 28 in relation to SMD/2017/0510
It was agreed to recommend that the Planning Officer determine if this is appropriate.		
SMD/2020/0345	44 Newpool Road Knypersley	Construction of two storey side extension over existing garage.
Approved, subject to valid neighbour planning concerns.		

SMD/2020/0316	Smithy Farm Dial Lane Congleton	Proposed replacement agricultural buildings
<p>Councillor Hawley noted that this did not contravene the Green Belt.</p> <p>There was discussion about the use of the building; this is a working farm.</p> <p>Recommend approval.</p>		
SMD/2020/0331	227 Tunstall Road Knypersley	Proposed two storey extension to side to form new bedroom, bathroom, kitchen, utility and shower room
<p>It was noted that the neighbour's property should be protected during construction.</p> <p>Approved, subject to valid neighbour planning concerns.</p>		
SMD/2020/0314	13 Marsh Green Road Biddulph	Demolition of garage and conservatory and erection of a new garage and single storey rear extension
<p>Recommend approval.</p>		
SMD/2020/0354	4, Dylan Road, Biddulph,	Lawful development certificate for a proposed single storey side extension less than half the width of the original house
<p>Councillors discussed by a lawful development certificate was necessary for this development.</p> <p>Approved, subject to valid neighbour planning concerns.</p>		

The following applications were processed after the agenda had been sent out and were considered as supplementary applications to ensure that feedback could be provided to the District Council in a timely manner.

SMD/2020/0310	63 High Street Biddulph	Change of use from ground floor A3 restaurant to A1/B1 use class. Change of use at first floor from A3 restaurant ancillary to C3 residential 2 bedroom apartment
<p>Councillor Rogers welcomed a new retail unit within the town.</p>		

Councillor Jones felt it was a shame it wasn't a restaurant. He wished the new business luck.

Councillor Smith that anything that brought business to the High Street was a good thing.

Councillor Perkin felt this was in-keeping with the intention of the Neighbourhood Development Order, encouraging a combination of uses on the High Street.

Recommend approval.

SMD/2020/0368	8 Dales Close Biddulph Moor	Proposed single storey rear extension and construction of replacement garage
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There was consideration of the impact on the neighbours.

Approved, subject to valid neighbour planning concerns.

15.DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

			SMDC Decision	Town Council Decision
DOC/2020/0057	Hurst Road Garage, Hurst Road	Discharge of condition 16 in relation to SMD/2017/0022	Discharge of conditions - approved	No adverse comments.

This decision was received.

The meeting closed at 7.42pm

Signature

Date