

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21 SEPTEMBER 2021

PRESENT

- Deputy Mayor - Councillor Garvey
- Councillor Davies
- Councillor McLoughlin
- Councillor Rogers
- Councillor Smith
- Councillor Yates

19. APOLOGIES

Apologies were received from Councillor Adams, Councillor Hawley, Councillor Jones, Councillor Perkin, Councillor Rushton, Councillor Salt.

20. DECLARATIONS OF INTERESTS

Disclosable pecuniary interests and dispensations

None declared.

Other interests

The Chief Officer declared an interest in an application for transparency, but does not partake in the decision-making for recommendations.

21. MINUTES

The minutes of the Planning Committee meeting held on 1 September 2021 were approved.

22. NEIGHBOURHOOD PLAN

- a) To note that a Neighbourhood Plan training session will be provided by Hannah Barter (Urban Vision) on Thursday 7 October, 6pm via Zoom for Councillors. This training will focus on the policies within the Neighbourhood Plan and will include how to consider a real planning application, how to make representations, the planning 'weight' of Neighbourhood Plan policies and what happens if a strategic site planning application is submitted.

The Chief Officer gave details on how the training session would be conducted. Councillors noted the date and details of training.

To note that two Examiners applied to complete the examination of the Neighbourhood Plan and Neighbourhood Development Order. One was felt to be suitable and has been instructed by Staffordshire Moorlands District Council; this will commence mid-October.

The Chief Officer confirmed that there had been a clear preference for one examiner. The referendum is anticipated to take place early next year.

- b)** To note that a Neighbourhood Plan Working Group meeting has been scheduled for Monday 11 October 2021, 6.30pm, to discuss an informal response to any representations that were submitted as part of the recent Neighbourhood Plan and Neighbourhood Development Order consultations.

The Chief Officer outlined that statutory consultations have concluded and information is available on the Staffordshire Moorlands District Council website.

23. PLANNING APPLICATIONS

Councillor Garvey summarised each application prior to discussion of each application.

DOC/2021/0083	Land Off, Woodhouse Lane, Biddulph, Staffordshire,	Discharge of condition 5 relating to SMD/2017/0775
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This had been discussed at a previous meeting.

DOC/2021/0089	Greenacres, Gun Battery Lane, Biddulph Moor, Staffordshire, ST8 7NJ	Discharge of conditions 3,4 and 11 in relation to SMD/2018/0719
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Councillor Garvey proposed that any decision regarding this be deferred to the Planning Officer. All in favour.

SMD/2021/0471	Meadowstile Farm Tower Hill Road Brown Lees	Proposed change of use from C3b Dwelling to C2 residential care
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Councillor Garvey noted that there would be no change to the external appearance of the building itself and no significant traffic changes are anticipated.

Councillor Yates asked if the change of use should have been in place since at least 2006 when an Ofsted Report was produced. Councillor Garvey said he understood an increase in the number of children was the reason the change of use was required.

It was agreed to **recommend approval subject to any valid neighbour planning concerns and non-contravention of the green belt.**

SMD/2021/0592	13, Conway Road, Knypersley, Staffordshire ST8 7AL	Proposed single storey rear extension and alterations
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Councillor Garvey noted adjacent properties appear to have bigger footprints. Councillors agreed to recommend **no adverse comments.**

SMD/2021/0597	35 Oxhey Drive Biddulph	Proposed first floor extension
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Councillor Garvey proposed **no adverse comments subject to no valid neighbour planning concerns.** All in favour.

SMD/2021/0553	73 The Talbot Inn, Grange Road, Biddulph	Installation of replacement signs to include 1x post mounted pictorial sign, 1x post mounted car park sign, 1x wall mounted pictorial sign 1x fascia sign. 2x information signs 1x lantern and 1x d/s panels to existing remote post sign
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Councillor Rogers noted that work appeared well underway at the Talbot. Councillor Yates queried if the signage was in-keeping with the local area. It was noted that the signage positioning would be like for like replacement.

Councillors agreed to **no adverse comments.**

SMD/2021/0507	3 Blackbird Way, Biddulph	Dropped kerb
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No comment was required as the application had been withdrawn, however, it was agreed to enquire regarding the regulations and consideration required for drop kerbs and extended driveways.

24. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None received

25. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2021/0121

Hurst Cottage, Hurst Road, Biddulph, Staffordshire, ST8 7RS

NB: This application was on March Agenda but invalid at the time.

Consultations have now been reissued: Demolition of existing cowshed/outbuildings & construct new agricultural building of the same size or less of existing building.

- Biddulph Town Council Recommendation: Councillors recommended approval.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0272

Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR

Use of land for siting a tourist shepherd hut.

- Biddulph Town Council Recommendation: Support the application.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0486

49, Craigside, Biddulph, Staffordshire, ST8 6BP

Extension to the side of the property to provide ground floor bedroom for a disabled person.

- Biddulph Town Council Recommendation: approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

The Chief Officer enquired whether the decision for SMD/2021/0272 set a precedent. Councillor Davies confirmed that this was not the case as each planning application should be considered on its own merit, but noted that two other Shepherd’s Hut applications had been approved by Staffordshire Moorlands District Council recently.

26. APPEALS

None received

The meeting ended at 6.03pm

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