

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22 APRIL 2021

PRESENT

- The Mayor – Councillor Jones
- Councillor Baddeley
- Councillor Garvey
- Councillor Hawley
- Councillor McLoughlin
- Councillor Rogers
- Councillor Salt
- Councillor Sheldon
- Councillor Smith
- Councillor Yates

82. APOLOGIES

Apologies received from Councillor Adams and Councillor Barlow.

83. DECLARATIONS OF INTERESTS

- a) **Disclosable pecuniary interests and dispensations:** None declared.
- b) **Other interests:** Councillor Garvey declared an interest in item 5, application ref DOC/2021/0034. Councillor Smith knows the applicant in item SMD/2021/0101. Councillor Rogers knows the applicant in item DET/2021/0016. Councillor Rogers knows the applicant in item SMD/2021/0219.

84. MINUTES

The minutes from the Planning Committee meeting held on 16 March 2021 were approved.

85. TO CONSIDER THE PROPOSED NAMING AND NUMBERING FOR THE DEVELOPMENT AT 121 TUNSTALL ROAD (see attached note)

The developer had suggested the name Church Mews for the land in question.

Councillor Hawley proposed to back the suggestion; Councillor Rogers seconded, all voted in favour.

86. PLANNING APPLICATIONS

Councillor Hawley gave a summary of each application before discussion commenced.

DOC/2021/0034	Land Off, Woodhouse Lane, Biddulph, Staffordshire,	Discharge of conditions 4, 5 and 16 relating to SMD/2019/0720
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Councillor Hawley said that the documents appear to meet the requirement.

Councillor Jones said he felt the conditions are complied with and there is no cause to object to such development.

Councillor Garvey noted that appropriate biodiversity guidelines were being included.

All Councillors voted in favour to **raise no objections to this application.**

HNT/2021/0013	7, Whitbread Drive, Biddulph, Staffordshire, ST8 7TE	Single storey rear extension measuring 4.50m beyond the rear wall of the original dwelling, 3.60m maximum height and 2.70m to height of eaves
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Councillor Smith noted that there is a smaller extension that has been refused also at the end of this agenda.

Councillor Garvey noted that the other application was refused due to the extension being greater than 50% the width of the development.

Councillor Garvey proposed to recommend that a **full planning application be required for this development.** Councillor Jones seconded.

NMA/2021/0008	Victoria Business Park, Prospect Way, Knypersley, Staffordshire, ST8 6PH	Non material amendment relating to SMD/2020/0441
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Councillor Hawley had no concerns regarding this application. Councillor Jones agreed.

All Councillors agreed that there were **no adverse comments**.

SMD/2021/0101	8, Dales Close, Biddulph Moor, Staffordshire, ST8 7LZ	Proposed construction of replacement garage
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Councillor Hawley recommended that there be no adverse comments.

Councillor Smith declared an interest as she knows the applicant so did not vote.

All Councillors voted in favour to recommend **approval subject to valid neighbourhood planning concerns**.

SMD/2021/0129	Unit 3d, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN	Change of use from B8 (Storage and Distribution) to mixed use of B8 (Storage and Distribution) and Nano- Brewery (B2)
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Councillor Yates asked if sales would take place on site. Councillor Hawley said that this was not suggested on the planning application.

All Councillors agreed that there were **no adverse comments**.

SMD/2021/0130	40 Hollin, Chamberlain Way, Biddulph, Staffordshire, ST8 7BB	Proposed Flue from Log Burning Appliance. Appliance to be DEFRA SE Approved (Smoke Exempt).
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Councillor Hawley noted an objection but the objection appeared to relate to another planning authority. Councillor Jones asked to clarify what 'DEFRA SE approved' meant as he understood that Biddulph was a smokeless zone.

Councillor Yates stated that the DEFRA SE approved appliances were to a standard that could be used in Smokeless Fuel Zones.

Councillor Jones said that if it falls within the regulations, he saw no basis for objection.

All Councillors agreed to recommend **no adverse comments**

SMD/2021/0168	18, Grangefields, Biddulph, Staffordshire, ST8 7SA	Proposed single storey side extension with room in the roof accommodation over to create additional bedroom space. Alterations to existing single storey conservatory to rear
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Councillor Hawley recommended **approval subject to valid neighbourhood planning concerns**. All in favour.

SMD/2021/0183	Moorside, 105 Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Demolition of existing single storey outrigger and Single and two storey extensions to rear
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Councillor Hawley recommended approval, Councillor Jones agreed.

Councillors agreed to **recommend approval**.

SMD/2021/0189	Land at Anvil Drive, Biddulph, Staffordshire, ST8 7FB	Construction of detached dwelling and parking area
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Councillor Hawley said he **recommended approval subject to any valid neighbour planning concerns**, particularly due to a shared driveway. All Councillors agreed.

SMD/2021/0191	22, Carriage Drive, Biddulph, Staffordshire, ST8 7DZ	Small extension to the front of the dwelling, creation of new opening and doorway on the side elevation.
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Councillor Hawley **recommended approval subject to any valid neighbour planning concerns**. All Councillors agreed.

87. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

DET/2021/0016	Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT	Purpose built portal frame, grain building designed to store fodder for livestock
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Councillor Hawley had not been able to establish if the land was in greenbelt.

Councillor Rogers declared an interest as he knows the owner.

Councillor Jones said he felt that due to the size of the building he recommended that a full planning application to be required.

Councillor Hawley recommended that **the Town Council defer any decision-making as to whether a full planning application is required to the Staffordshire Moorlands District Council planning officers.**

SMD/2021/0219	3, Nursery Drive, Biddulph, Staffordshire, ST8 6RE	Single storey rear extension connecting to house to garage. Extension of garage to the rear and front. Porch extension to the side elevation.
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Councillor Hawley recommended no adverse comments.

Councillor Rogers said he knew the owner, but had no adverse comments.

Councillor Garvey noted that the garage will be rendered unusable as a garage and that there may be further modification applications, which may lead to a creep of development.

All Councillors agreed **no adverse comments.**

SMD/2021/0154	Biddulph Youth And Community Centre, Church Road, Biddulph, Staffordshire, ST8 6NE	Retrospective application for extension to existing block to store equipment and other items. 2 new fire doors to be added to the south elevation. 3no. UPVC opening windows to provide light and ventilation into proposed multi purpose space.
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Councillor Hawley said he had no adverse comments.

Councillor Salt said she fully supported the application and noted that the gym and exercise area being created is needed in that area of Town.

All Councillors agreed **no adverse comments**.

SMD/2021/0143	120, Mow Lane, Gillow Heath, Staffordshire, ST8 6RJ	Change of use of land to private garden
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Councillor Hawley noted that the land was previously purchased as rough farmland. He was not sure if it was in green belt, and did go behind the neighbours property.

Councillor Garvey said he was concerned about the large chunk of farm land that was being removed from use and suggested putting a covenant on to prevent further development.

Councillor Salt suggested the requirement to have a habitat survey.

Councillors agreed to **recommend approval subject to any valid neighbour planning concerns and that the following conditions be met 1) appropriate covenants are put in place to prevent the land being built on and 2) a habitat survey is undertaken.**

SMD/2021/0142	Land Off, Meadows Way, Biddulph, Staffordshire,	Consent to display x 4 fascia signs x 1 vinyl sign x 3 totem signs
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Councillor Rogers said that he felt that the signage was somewhat excessive and would like to see the signage toned down.

Councillor Salt said she was concerned about the visibility of the illuminated signs from the new development at Church Mews and the impact on the residents there. The potential residents of that site are currently unable to make representations due to the development not being finished. Councillor Salt suggested restrictions on when the site could be lit up.

Councillor Jones said he didn't feel that the development at Church Mews is a valid reason to restrict the signage at Aldi and that he didn't see any valid reason to object.

Councillor Garvey said it would be helpful to have a visualisation of the building with the signage, but at present doesn't feel that it does look too concerning.

Councillor Yates said that the brickwork signs are in keeping with the area. He felt that it should be stipulated that the illuminated signs should not be lit up more than 30 minutes outside of opening hours.

Councillor Hawley summarised the recommendation **that the signage be approved subject to conditions that the signs are only lit during store opening hours.**

SMD/2021/0236	Land rear of 15 Thames drive and Adjacent To 3, Palmerston Way, Biddulph, Staffordshire,	The Lawful Development Certification (Proposed) is required to confirm the actual true address relates to the awarded planning consent SMD/2019/0024
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The original planning notice had the incorrect address on which this application seeks to rectify.

Councillors agreed to **recommend approval.**

SMD/2021/0223	8, Nevin Avenue, Knypersley, Staffordshire, ST8 7BP	Certificate of lawfulness for a proposed single storey rear extension
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Councillor Hawley said that the extension appears to be bigger than the conservatory it was replacing.

Councillor Yates said that could not see the dimensions so was not able to assess whether the application fell within permitted development.

Councillor Hawley **recommend that the application be a considered by planning officers as to whether a planning application is needed.** All Councillors agreed.

SMD/2021/0171	159 Denvil, Congleton Road, Biddulph, Staffordshire, ST8 6QJ	First floor side extension
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All Councillors agreed to **no adverse comments.**

88. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

DOC/2020/0077

Brooks's Barn, Hurst Road, Biddulph, Staffordshire, ST8 7RU

Discharge of Conditions 4, 5, 6, 11, 13, 17, 18 in relation to SMD/2020/0224

- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions – Approved.

HNT/2021/0004

88, Park Lane, Knypersley, Staffordshire, ST8 7BQ

Proposed single storey rear extension measuring 4.5m beyond the rear wall of the existing dwelling, 4m maximum height and 2.5m to height of eaves

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Refused.
- Reason for refusal: Does not fall within the scope of permitted development.

HNT/2021/0005

139, John Street, Biddulph, Staffordshire, ST8 6HP

Proposed single storey rear extension measuring 6 meter beyond the rear wall of the original dwelling, 3.2m maximum height and 2.5 m to height of eaves

- Biddulph Town Council Recommendation: planning approval should be granted subject to neighbours valid planning concerns.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req

NMA/2021/0007

Meadow View, Well Lane, Gillow Heath, Staffordshire, ST8 6QU

NON MATERIAL AMENDMENT TO THE WORDING OF CONDITION NO. 4 OF SMD/2018/0557.

- Biddulph Town Council Recommendation: Not discussed - decision made before Planning Committee meeting took place.
- Staffordshire Moorlands District Council Decision: Non Material Amendment – Approved.

SMD/2020/0461

278, New Street, Biddulph Moor, Staffordshire, ST8 7NQ

Alterations to outbuilding

- Biddulph Town Council Recommendation: Recommend approval.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

SMD/2020/0675

Troughstones Farm, Troughstones Road, Biddulph Common, Staffordshire, ST8 7SL

Proposed Two Storey Extension

- Biddulph Town Council Recommendation: recommend approval subject to no contravention of greenbelt.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

SMD/2020/0722

12, Fold Lane, Biddulph, Staffordshire, ST8 7SG

Proposed rear extension

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

SMD/2020/0728

160, Tunstall Road, Knypersley, Staffordshire, ST8 7AF

Proposed first floor extension above garage and internal alterations

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

SMD/2021/0026

25, Castle View, Biddulph, Staffordshire, ST8 6LF

Application for a Lawful Development Certificate for a Proposed single storey rear and side extension

- Biddulph Town Council Recommendation: Not discussed.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

SMD/2021/0030

32, Dorset Drive, Biddulph, Staffordshire, ST8 6DG

Single Storey Side and Rear Extension

- Biddulph Town Council Recommendation: Recommend approval.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req.

SMD/2021/0031

Land Off, Troughstones Road, Biddulph Common, Staffordshire

Erection of stables. Change of use to keeping horses.

- Biddulph Town Council Recommendation: it was agreed to recommend refusal on the basis of that reasons of refusal of the previous planning application were inadequately addressed by this application.
- Staffordshire Moorlands District Council Decision: Planning Permission – Refused.
- Reason for refusal (if applicable): Too greater a development in the green belt, harmful to the open rural character, conservation risk and potential conflict with footpath users.

SMD/2021/0039

184 Heathland, Park Lane, Knypersley, Staffordshire, ST8 7PN

Single-storey rear extension with flat roof with lantern. Second-storey rear extension with pitched roof and balcony opening onto flat roof. Porch to front elevation. Monocouche render finish to existing front and rear elevations of house and to new front porch and rear extensions.

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

SMD/2021/0045

19, Mansfield Drive, Biddulph, Staffordshire, ST8 6NH

Demolition of existing garage/utility & construction of proposed single storey side extension.

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

SMD/2021/0049

253, Congleton Road, Biddulph, Staffordshire, ST8 7RQ

PROPOSED TWO-STOREY EXTENSION TO FRONT ELEVATION TO CREATE ADDITIONAL BEDROOMS AT FIRST FLOOR LEVEL. ALTERATIONS TO EXISTING FRONT ELEVATION, ALTERATIONS TO EXISTING GARAGE ROOF AND REPLACEMENT OF EXISTING CONSERVATORY WITH BRICK STRUCTURE AND LEAN-TO ROOF OVER.

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.

SMD/2021/0066

Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN

Proposed two and single storey extensions, construction of a replacement ancillary garage/workshop building and porch.

- Biddulph Town Council Recommendation: Recommend refusal due to reasons for previous planning application refusal being inadequately addressed within this new application.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable): Refer to planning portal - some issues are addressed by planning conditions.

SMD/2021/0077

Two Jays, Stoney Lane, Biddulph Moor, Staffordshire, ST8 7FQ

Lawful development certificate for proposed extension of existing original conservatory and alterations to existing elevations and construction of new flat roof over.

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Lawful (Approved)

Regarding **SMD/2021/0031**, Councillor Hawley noted that Biddulph Nub News suggested that Biddulph Town Council had recommended approval but actually the Town Council had recommended refusal due to inadequately addressing the reason for previous refusal.

Councillor Garvey noted with regard to **HNT/2021/0004** that, as Councillor Smith previously mentioned, this did not fall within permitted development and may be useful reading to refer to when considering similar developments.

Councillor Garvey also noted on application SMD/2021/0066 that the the reason for approval was that a better result would be achieved than if work undertaken on a piecemeal permitted development approach. He felt that this was not a sufficient reason to approve planning.

89. APPEALS

No planning appeals had been received to consider.

The meeting ended at 6.20pm.

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