

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16 NOVEMBER 2021

PRESENT

- Deputy Mayor - Councillor Garvey
- Councillor Davies
- Councillor Hawley
- Councillor Jones
- Councillor McLoughlin
- Councillor Perkin
- Councillor Rogers
- Councillor Salt
- Councillor Yates

35. APOLOGIES

Apologies were received from Councillor Adams and Councillor Smith.

36. DECLARATIONS OF INTERESTS

Disclosable pecuniary interests and dispensations: None declared.

Other interests: Councillor Garvey and Councillor Hawley declared an interest in SMD/2021/0675. Councillor Perkin declared an interest in SMD/2021/0715

37. MINUTES

The Minutes of the Planning Committee meeting held on 19 October 2021 were approved.

38. NEIGHBOURHOOD PLAN

To receive a verbal update on progress with the Examiner's recommendations in relation to the Neighbourhood Plan and Neighbourhood Development Order

Councillor Hawley and the Chief Officer had reviewed the Examiners comments and produced a response, which was shared with the Councillors present. There is likely to be a push from the Examiner to reduce the number of Local Green Spaces in the Neighbourhood Plan so Councillors were asked to consider the cases for retaining them in the document.

It was also noted that Local Green Space has greater protection when designated in the Neighbourhood Plan. Staffordshire Moorlands District Council appear to have concerns at the number of Local Green Spaces and the impact that such a designation would have in the future.

Councillor Jones suggested that some spaces will have protection by virtue of not having a viable alternative use as a building plot.

It was noted that the case for each green space is available on the Biddulph Town Council website.

The Chief Officer said that a number of objections had been noted with regard to Regulation 16. However, agencies can only object at this point if the Town Council has failed to meet the basic conditions, which relates to equal opportunities, discrimination, etc. Therefore, the consideration of these as objections will be challenged.

It was also noted that the Examiners recommendations should be taken on board, but there is no obligation to accept them as long as the basic conditions of the Neighbourhood Plan are met.

The response will be sent on 17 November 2021.

39. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion.

DOC/2021/0101	Biddulph Arms, 171 Congleton Road, Biddulph, Staffordshire ST8 6QJ	Discharge of condition 13 in relation to SMD/2020/0049
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This condition considers the provision for bats and there have been no concerns raised from Staffordshire Wildlife Trust.

It was agreed to **recommend approval**.

HNT/2021/0027	Westerly, Biddulph Park Road, Biddulph, Staffordshire ST8 7SH	Proposes an enlargement of the dwellinghouse by the construction of an additional storey raising the maximum height of the roof by 2.65 metres. The enlargement would result in a maximum
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		height of 7.3 metres. Materials and roof pitch to match existing.
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Councillor Hawley said that a similar application for the property had previously been refused. He felt that current plan remains disproportionate to the original building and should therefore require planning permission.

Councillor Garvey agreed. Councillor Yates said that although the development looks nice, but it would look out of character with the neighbouring properties.

Councillors agreed to **recommend refusal**.

HNT/2021/0028	14, Redwing Drive, Biddulph, Staffordshire ST8 7UA	Rear extension measuring 5.40m beyond the rear wall of the original dwelling, 3.00m maximum height and 3.00m to height of eaves
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Councillor Hawley felt that the '45 degree rule' was likely to be an issue.

It was agreed to **make no adverse comments subject to the development not breaching the 45 degree rule**.

SMD/2021/0627	18, Linden Drive, Biddulph, Staffordshire ST8 6RP	Erection of 2.8mtr high, post and wooden fence panels
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An objection had been received stating that the fence is higher than the neighbouring wall and garage. Highways have raised no objections. Councillor Garvey said that he felt that given that the fence is higher than the garage it is trying to screen, he understands the objection, and felt it shouldn't be compared to a hedge. Councillor Rogers and Councillor Perkin said that the size seems excessive and Councillor Salt said there are no similar constructions in the area.

Councillor Jones said that he felt that if the neighbour is happy, he doesn't see a problem. Councillor Yates suggested that screening the garage to improve the appearance is understandable, but the size is large and likely to impact access to the roof of the neighbouring garage. Councillor Salt recommended refusal due to inconsistency with the local houses. Councillor Perkin said the fence does not appear to be blocking light, nor is the hedge.

Councillor McLoughlin said that that the residents who had objected would have their view impacted significantly.

Councillors agreed to **express concerns about the height of the fence, but should the height be considered acceptable, recommend approval subject to any valid neighbour planning concerns.**

SMD/2021/0660	60, Newpool Road, Knypersley, Staffordshire ST8 6NS	Widening of existing vehicle access on highway
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It was agreed to **recommend approval subject to Highway's concerns being addressed.**

SMD/2021/0675	22, Leek Lane, Biddulph Moor, Staffordshire ST8 7NE	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OF REPLACEMENT OF EXISTING CONSERVATORY WITH SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF
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Councillor Hawley expressed an interest and would not participate in decision making or discussion.

Councillor Garvey noted that the extension is bigger than the existing conservatory.

Councillor Perkin suggested **recommending approval subject to any valid neighbour planning concerns and compliance with Neighbourhood Plan stipulation DES1 which requires materials to match existing.**

SMD/2021/0690	122, Park Lane, Knypersley, Staffordshire ST8 7BQ	Replacement of an existing flat roofed conservatory with a larger pitched roof extension with attached rear loggia.
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Councillor Hawley noted that materials matched existing. It was clarified that a loggia was an open sided flat roof gallery.

It was agreed to **recommend approval.**

SMD/2021/0707	Proposed telecommunications installation, New	Proposed VF upgrade to existing 15.0m High Swann Engineering B2-3 Lattice Tower and associated
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	Street, Biddulph Moor, Staffordshire	ancillary works. Proposed new 5.0m Long B2-3 Tower extension.
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It was noted that there was no real change to the site plan, but the height will increase. No Neighbourhood Plan policies are affected, and Ramblers have said that the nearby Right of Way needs to remain open.

It was agreed to **recommend approval**.

SMD/2021/0708	Higher Brown Edge Farm, Newtown Road, Newtown, Biddulph, Staffordshire ST8 7SW	NOTE: This site falls just outside the boundaries of Biddulph Town Council. Proposed two storey rear extension
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It was agreed to **recommend no adverse comments subject to non-contravention of the green belt**.

SMD/2021/0709	Higher Brown Edge Farm, Newtown Road, Newtown, Biddulph, Staffordshire ST8 7SW	NOTE: This site falls just outside the boundaries of Biddulph Town Council. Conversion of existing out-building to form new granny annexe
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Councillor Hawley said he was ensure how the Anderson Shelter affects the footprint of the building and therefore whether it is appropriate development of the green belt.

Councillor Garvey said he was also concerned about potential asbestos in the Anderson Shelter.

Councillor Jones didn't feel that this was a conversion, rather the demolition and replacement with a new building. He also noted that other uses for an ex-agricultural building had not been explored.

Councillor Yates said that an Anderson Shetler as a temporary building should not be considered part of the footprint of the building.

Councillor Garvey recommended refusal on the basis of no request of change of use, and inappropriate development of the green belt.

Councillor Yates shared concerns about the future use as a holiday let, though it was noted that this was not a valid reason for planning concerns. Councillor Perkin said that the Town Council could suggest a condition could be requested.

It was agreed to **recommend approval subject to non-contravention of the green belt.**

SMD/2021/0713	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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Meets policy HCT1 of the Neighbourhood Plan. Councillor Jones and Councillor Salt said they both fully support the application in promotion of local business. Councillor Yates said that he had concerns that the site is creeping to becoming a pub and he feels this is inappropriate in an industrial area. Councillor Jones felt that this would be addressed by licensing. Councillor Yates said that he would be happy with caveats in place. Councillor Garvey noted that other small breweries in the area do have a small tap room. Councillor McLoughlin suggested that hours of opening be restricted, but it was noted that this is also a licensing issue.

All Councillors agreed to **recommend approval.**

SMD/2021/0715	9, Coracle Grove, Biddulph, Staffordshire ST8 7XH	Single storey rear extension
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It was agreed to **recommend approval subject to any valid neighbour planning concerns.**

40. SUPPLEMENTARY PLANNING APPLICATIONS

HNT/2021/0029	68, Brown Lees Road, Brown Lees, Staffordshire ST8 6PH	Rear single storey extension measuring 4.00m beyond the rear wall of the original dwelling, 3.00m maximum height and 2.70m to height of eaves
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Councillor Jones declared an interest as he knows the applicant.

Councillor Hawley said that he had concerns about the '45 degree rule' and that no details in relation to materials have been supplied, therefore compliance with Neighbourhood Plan policy DES1 cannot be assessed.

It was agreed to **recommend approval subject to no contravention of the 45 degree rule and subject to materials matching the existing.**

SMD/2021/0716	29, Carriage Drive, Biddulph, Staffordshire ST8 7DZ	Single storey rear extension and side carport
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It was agreed to **recommend approval.**

41. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

DOC/2021/0051

171 Biddulph Arms, Congleton Road, Biddulph, Staffordshire, ST8 6QJ

Discharge of condition 16,17,18,21 and 26 in relation to SMD/2020/0049

- Biddulph Town Council Recommendation: It was agreed to defer to the Planning Officer to ensure conditions are met and highlight that the windows do appear to be in keeping with the building's exterior.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

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

- Biddulph Town Council Recommendation: Refused on the grounds of insufficient information available.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Refused.
- Reason for variation (if applicable): Refused due to breach of 45 degree rule and impact on neighbours' light.

SMD/2021/0327

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

Formation of Pond

- Biddulph Town Council Recommendation: Councillors recommended approval in principle should the following concerns be addressed: health and safety for caravan site users, drainage for overflow and recommend the environment agency review.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable): Soakaway issues were addressed. Environmental Impact Assessment was not required. Health and Safety issues not a material planning matter, but adequate fencing was recommended.

SMD/2021/0381

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

Proposed extension and alterations to existing bungalow

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Refused.
- Reason for variation (if applicable): Inappropriate development of greenbelt due to an unauthorised extension representing

overdevelopment in the green belt having already been built on the property. Proposed roof not in keeping with the character of the property or street scene, and overbearing.

SMD/2021/0386

Lloydstsb Plc, King Street, Biddulph, Staffordshire, ST8 6AZ

New illuminated Fascia with TSB Logo x1 tsb.co.uk Vinyl messaging x1 TSB Projecting Sign x2 TSB ATM illuminated surround x1 New double sided A frame x1

- Biddulph Town Council Recommendation: recommend approval subject to an acceptable risk assessment for the additional A-frame.
- Staffordshire Moorlands District Council Decision: Advertisement Consent – Approved.
- Reason for variation (if applicable):

SMD/2021/0471

Meadowstile Farm Tower Hill Road Brown Lees

Proposed change of use from C3b Dwelling to C2 residential care

- Biddulph Town Council Recommendation: Any decision be referred to the Planning Officer.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0490

67, Conway Road, Knypersley, Staffordshire, ST8 7AW

Rear single storey extension to form garden room, expansion of existing kitchen into existing garage and single storey extension to side to form new Garage.

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0497

50, Conway Road, Knypersley, Staffordshire, ST8 7AW

Demolition of existing conservatory and construction of new single storey rear extension, insertion of new side facing windows to existing bedroom

- Biddulph Town Council Recommendation: Recommend approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0519

9, Beech Close, Biddulph Moor, Staffordshire, ST8 7NZ

Proposed single storey side extension to existing dwelling to increase existing room sizes. Extension to existing detached garage

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns and consultation with Severn Trent.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0562

32, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JN

Demolition of existing porch and erection of a two storey side extension. The erection of a single storey rear extension. Erection of a bay window to ground floor living (front)

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable):

SMD/2021/0566

2, Dylan Road, Biddulph, Staffordshire, ST8 7XB

Proposed modifications to boundary wall and fence to provide increased privacy

- Biddulph Town Council Recommendation: Planning Committee review in more detail to assess the suitability of the height requested.
- Staffordshire Moorlands District Council Decision: Planning Permission – Approved.
- Reason for variation (if applicable): Note - the planning report states that the Town Council recommended approval.

The discrepancy in the recommendation for SMD/2021/0566 was noted.

42. APPEAL(S)

None.

The meeting closed at 6.46pm

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