

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 9 JANUARY 2007

PRESENT The Mayor, Councillors Brown, Baddeley, Deaville, J Harrison, K Harrison, Hart, Jackson, Jones, Meredith, Redfern, Rogers and Walley.

Also in attendance: Councillor Hall

39.06 APOLOGIES

Apologies were received and accepted from the Deputy Mayor and Councillors Booth, C Stone and D Stone.

40. DECLARATIONS OF INTEREST

Councillor Deaville declared a personal interest in application 06/1192; knows the applicant personally.

Councillors Hall and Hart declared prejudicial interest in application 06/1192; having been lobbied by those opposing the application.

Councillor Walley declared a professional interest in application 06/1192; having been contacted at work by those opposing the application.

Councillors J and K Harrison declared personal interest in application 06/1307; as neighbours of the property.

41. MINUTES

Minutes of the meeting held on 5 December 2006 were agreed and signed

42. PLANNING APPLICATIONS

SLW/06/01095FUL 26 High Street Change of use from A1 (Retail)
Biddulph to A5 (Hot food take-away)

REFUSE – is against strategy 1 of the Biddulph Area Action Plan – this would increase the cluster of food take away premises (are already five within less than 100 metres)

SLW/06/01192/FUL Flavours Change of use from A1 (Retail)
167 Congleton Road to A5 (Hot food take-away)
Biddulph

RECOMMEND REFUSAL (as per the previous application) for the following reasons –

- a) highway very dangerous at this location: very poor visibility at the Halls Road/Mow Lane junction. This would result in customer parking on the highway (frontage cannot be used safely by more than 2 customer vehicles + staff & would result in cars reversing onto highway). Visibility at the already difficult junction is greatly hindered when cars are parked near to the crossing. (Cannot see approaching vehicles until they have overtaken parked cars.) The crossing is, in itself, already dangerous and is the main school crossing point from much of Gillow Heath
- b) restricted hours would result in a greater intensity of customers & therefore greater congestion
- c) are building a cluster of shops away from the town centre, which is in the process of regeneration, so would detract from the emerging AAP
- d) function of this Council is to recognize local problems and to try to reduce them
- e) concern over an increase in pollution – noise and waste that would be inappropriate in a mainly residential area
- f) the application has several pages of signatures in favour, but the Town Council has received 102 letters in opposition (to be sent to the District Council)
- g) the County Councillor for the area, Councillor Lovatt, is to write to the Planning Applications Committee in opposition

application be brought before the District Council's Planning Applications Committee and that a members' site visit takes place (preferably at tea time) to view the hazards of the location. Finally, this application was previously refused by the District Council on all of the above grounds and there has been no highway improvement at this location in the intervening period

LG/06/1247/FUL 12 Mason Drive Single storey front and two storey rear
Biddulph extensions and extension to garage

NO ADVERSE COMMENTS

SLW/06/1297/FUL Field off Laying of limestone chipping drive and
Barrage Road siting of 2 field shelters
Lask Edge

NO ADVERSE COMMENTS

TC/06/1305/FUL 2 Hall Bank Cottages Two storey rear extension
Overton Road
Biddulph Common

NO ADVERSE COMMENTS

TC/06/1307/FUL Dental Surgery Removal of condition 6 of planning
Rear New Medical Centre permission 06/472/FUL
Well Street (restriction of opening times)

NO ADVERSE COMMENTS

LG/06/1322/FUL 5 Stoneyfields Single storey rear extension
Biddulph Moor and front porch

NO ADVERSE COMMENTS

SLW/06/1343/FUL Biddulph Valley Ambulance Response Room
Leisure Centre
Thames Drive
Biddulph

NO ADVERSE COMMENTS - SUPPORT

LG/06/1356/FUL 22 Northfield Drive new disabled access
Biddulph

NO ADVERSE COMMENTS

LG/06/1329/FUL Highcroft Two storey rear/side extension
Meadowside

NO ADVERSE COMMENTS

LG/06/01330/FUL 77 Mow Lane Side dormer window
Gillow Heath

NO ADVERSE COMMENTS

LG/06/01336/FUL Biddulph Single storey extensions for disabled
Pentecostal Church toilet
Newpool Road

NO ADVERSE COMMENTS

TE/06/1351/FUL 79 Brown Lees Road Single storey extension
Brown Lees

NO ADVERSE COMMENTS

SLW/06/01362/FUL Mill Hayes Farm Demolition of existing dwelling and
377 Tunstall Road erection of detached dwelling

NO ADVERSE COMMENTS

TC/06/1364/ADV Biddulph Garage Retention of fascia/free standing signs
Congleton Road

What conditions were put on parking of delivery vehicles? Concern expressed re the 7.5 ton delivery vehicle that parks on the a527 and causes a highway obstruction

43. TREE PRESERVATION ORDERS

TPO BU3 Land to the rear of To raise the crowns of two trees in the
10 Grangefields wooded area behind the property by
Biddulph removal of 4 lower secondary branches
from a mature Beech and 3 lower
secondary branches from a mature Oak, in
order to provide greater clearance over the
garden and allow more light to the property

Recommendation Approve the work subject to the conditions that the consent be valid
for a period of five years and that the work be carried out in
accordance with the BS 3998 1989 Recommendations for Tree Work

RECEIVED & APPROVED

The meeting closed at 7.35pm

Signed Date
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