# MINUTES OF THE PLANNING COMMITTEE MEETING,

# BIDDULPH TOWN COUNCIL

# TUESDAY 16 FEBRUARY 2021, 5.30PM

# HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR

# AND REMOTELY VIA ZOOM

**PRESENT:**

* **The Mayor:**

Councillor J T Jones

* **Deputy Mayor:**

Councillor S Rushton

* Councillor J Davies
* Councillor J Garvey
* Councillor D J Hawley
* Councillor K H Jackson
* Councillor A J McLoughlin
* Councillor C R Perkin
* Councillor W Rogers
* Councillor J Salt
* Councillor C M Smith
* Councillor G Swift
* Councillor N R Yates

**IN ATTENDANCE:**

* Mrs Sarah M Haydon – Chief Officer (Minute Taker)
* Ms Jodie Hancock – Events and Partnerships Officer
* Ms Esther Gladstone – Finance and Administration Officer

**Councillor Hawley read a statement for those viewing the meeting online**

# 67. APOLOGIES

Apologies were recorded for:

* Councillor G S Adams
* Councillor K Harper
* Councillor J P Redfern (Absent)

#  DECLARATIONS OF INTERESTS

## **Disclosable pecuniary interests and dispensations:** None declared

## **Other interests:** Councillor Rogers declared an interest in planning application DET/2021/004 as he knows the owner. He would abstain from voting and conversation on this application.

## Councillor Jones declared an interest in planning application CON/2021/0004 as he is close friends with the neighbours. He would abstain from voting on this application.

#  MINUTES

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

The minutes will be signed when social distancing measures are relaxed.

1. **TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER**

The Chief Officer advised that documents were required to be slightly amended due to a change in legislation. Part of the Neighbourhood Development Order had to be removed as it became redundant. The basic conditions statement was also changed. All had been submitted to Staffordshire Moorlands District Council (SMDC) and confirmation of its receipt had been received. The District Council had expressed reluctance to do a referendum on the Neighbourhood Plan previously at the same time as local elections.

Councillor Yates stated that due to there being no by-elections in Biddulph, he didn’t feel there was sufficient reason for the referendum not to be combined with the election.

Councillor Jones and Councillor Hawley also suggested that the referendum be pressed for May; Councillor McLoughlin stated that three elections took place simultaneously in 2015.

The Chief Officer confirmed that further consultation was needed before a referendum could take place.

# PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion.

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| [SMD/2020/0722](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=143205) | 12, Fold Lane, Biddulph, Staffordshire, ST8 7SG | Proposed rear extension |

Councillor Garvey felt that the plan didn’t match the location available from online maps, and wondered if it is a second extension, in which case there may be concerns regarding overdevelopment.

Councillor Hawley stated while large, the extension was not of excessive size compared to the original property

Councillor Jones proposed to **recommend approval subject to neighbours valid planning concerns**. All in favour.

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| [SMD/2021/0031](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=143944) | Land Off, Troughstones Road, Biddulph Common, Staffordshire, | Erection of stables. Change of use to keeping horses |

This follows on from previous planning application which was refused due to the size of the plot, lack of ecological assessment and contravention of green belt. Councillor Hawley recommended refusal due to the application insufficiently addressing reasons for previous refusal, including the fact that the drawings do not provide a scale so it is difficult to assess size.

Councillor Garvey said that he noted an ecological appraisal conducted on 9 December 2020, which although scant, is present, but as plans were not scaled, suggested refusal.

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.

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| [SMD/2021/0039](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144085) | 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 |

Councillor Jones queried whether the existing building was brick or render.

Councillor Smith stated that this is opposite the two new builds, which are rendered so felt that there was no argument to refuse planning permission.

Councillor Hawley recommended no adverse comments.

It was agreed to **recommend approve subject to any valid neighbourhood planning concerns.**

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| [SMD/2021/0045](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144305) | 19, Mansfield Drive, Biddulph, Staffordshire, ST8 6NH | Demolition of existing garage/utility & construction of proposed single storey side extension |

**No adverse comments.**

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| [SMD/2021/0049](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144384) | 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. |

Councillor Garvey felt that the redesign improves the aesthetic of the house and makes it more in keeping with other properties in close proximity.

Councillor Yates echoed the same sentiment.

**No adverse comments.**

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| [CON/2021/0004](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144684) | Hurst Quarry, Hurst Road, Biddulph, Staffordshire, ST8 7RU | TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2017 (REGULATION 15): CONNECTION WITH A REQUEST FOR SCOPING OPINION RELATED TO THE PERIODIC REVIEW (UNDER THE ENVIRONMENT ACT 1995) OF THE MINERAL PLANNING PERMISSION SM.EA/4 AT HURST QUARRY - SCO.88/101 MW |

Councillor Hawley noted that the role of the Planning Committee was to consider what should be included within the scope of the environment assessment. It currently excludes landscape, transport, noise, heritage and flood risk. He felt that all assessments that had been listed as ‘out of scope’ should be completed. Local residents have objected to the continued extraction, but that is not within the scope of the consultation.

Councillor Garvey felt that noise and landscaping should be included; flood risk assessments should be added due to environmental factors changing. However, he felt that the historic nature of the mining / quarrying on site is part of the heritage, so can see why that was not included. He said that putting transport back could potentially increase movements and be detrimental.

Councillor Hawley said that the transport was a major concern in the objections raised.

Councillor Rogers queried whether previous planning applications for the site have been withdrawn, Councillor Hawley and Councillor Yates said they understood that the mining was resuming due to the objections raised regarding planning permissions for houses on the site.

Councillor Yates wondered if the derelict buildings at the front of the site would be removed from the site. He felt that when mining is completed this could be a valuable community asset.

Councillor Yates said that the site is currently in limbo. Councillor Jones felt that the site was becoming littered and may become undesirable. He felt that conditions should be imposed on new extraction, but the site should be restored to use in some way.

It was agreed to **recommend that all items included as out of scope be included in the environmental assessment.**

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| [HNT/2021/0004](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144624) | 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 |

Councillor Smith declared an interest and abstained from voting.

It was agreed to advise **no adverse comments**. All in favour

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| [DET/2021/0003](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144784) | Land adjoining Royal Cottages, Troughstones Road, Biddulph Common, Staffordshire, | Provision of an agricultural general purpose storage shed |

Councillor Hawley noted it is an agricultural property.

Councillor Jones said if it is a genuine agricultural use, he has no objections.

Councillor Garvey agreed but stated that the recommendation include a caveat regarding no contravention of the green belt.

Councillor Davies declared an interest and abstained from voting.

It was agreed to **recommend approval subject to no contravention of the greenbelt**.

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| [DET/2021/0004](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144904) | Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT | Proposed Portal framed agricultural building. |

It was agreed to **recommend approval subject to no contravention of the green belt**.

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| SMD/2021/0066 | Smithy Farm Dial Lane Congleton | Proposed two and single storey extensions, construction of a replacement ancillary garage/workshop building and porch |

This replaces the previous application refused by Biddulph Town Council due to overdevelopment and by Staffordshire Moorlands District Council due to disproportionate development within the greenbelt.

Councillor Garvey said the extension to the second floor are identical, and the ground floor changes have minimal reduction on the size of the footprint, and recommend refusal for the same reason as the previous application,

It was agreed to **recommend refusal due to reasons for previous planning application refusal being inadequately addressed within this new application.**

1. **TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED**

None received.

1. **DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

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| Application Number | Address | Proposal | Biddulph Town Council recommendation | SMDC Decision | Notes |
| [SMD/2020/0640](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=141985) | Land Adjacent 66, Albert Street, Biddulph, Staffordshire, | Variation of condition 4 of SMD/2019/0513 | Refer back to planning enforcement to review progress so far. | Planning Permission - Approved |  |
| [SMD/2020/0641](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142004) | Old Bridge Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ | Agricultural storage building | Recommend Approval | Planning Permission - Refused | Reason for refusal – Contravenes Green Belt Regulations |
| [SMD/2020/0648](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142127) | 35, High Street, Biddulph, Staffordshire, ST8 6AW | Change of use of cafe to bar | Recommended approval. | Planning Permission - Approved |  |
| [SMD/2020/0659](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142284) | 1, Marsh Grove, Gillow Heath, Biddulph, Staffordshire, ST8 6RB | Proposed Kitchen / Living Room Extension & Internal Alterations. Demolish Existing Garage. | Recommend refusal on the basis of overdevelopment. | Planning Permission - Refused | Reason for refusals: Overdevelopment, Finish not in keeping with local character. |
| [SMD/2020/0661](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142324) | Hurst Road Garage, Hurst Road, Biddulph, Staffordshire, | Variation of condition 2 and 3 relating to SMD/2017/0022 | Recommend approval subject to not contravening green belt. | Planning Permission - Approved |  |
| [DOC/2020/0085](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=141225) | The Homestead, John Street, Biddulph, Staffordshire, ST8 6BB | Condition 2 of SMD/2019/0564 | Not discussed | Discharge of Conditions - Approved |  |
| [SMD/2020/0611](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=141605) | Plot 3, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN | Proposed refurbishment of existing reserve power generation facility including the removal of redundant equipment and plant and replacement with new plant and ancillary infrastructure. | Recommend approval subject to planners being satisfied with the technical details and environmental concerns. | Planning Permission - Approved |  |
| [SMD/2020/0646](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142125) | Sky Cottage, Top Road, Biddulph Moor, Staffordshire ST8 7JR | Formation of new vehicular access and hardstanding for touring caravans, and conversion and extension of existing outbuildings to create 1no. holiday let and toilet facilities | Recommend approval subject to not contravening green belt at meeting recommendations from highways. | Planning Permission - Approved |  |
| [SMD/2020/0521](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=140144) | Laneside, Leek Lane, Biddulph Moor, Staffordshire, ST8 7NE | Proposed two storey rear extension | Recommend approval, subject to valid neighbour planning concerns. | Planning Permission - Approved |  |
| [SMD/2020/0697](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142785) | 1, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS | Construction of a manege horse exercise area, associated fencing, and access track | Recommend approval subject to non-contravention of green belt and that the site is used for personal use only.  | Planning Permission - Approved |  |

Cllr Garvey noted that [SMD/2020/0641](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=142004) is an application that refuses planning permission to an agricultural building on green belt land, which had been an issued queried in relation to planning application [DET/2021/0003](http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=144784) discussed in section 64.

# APPEALS

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| Appeal Reference / Planning Application Reference | Address | Proposal | Original recommendation of the Town Council. |
| APP/B3438/D/20/3264744SMD/2020/0143 | Lask Edge Methodist Church Cowallmoor Lane Ladymoor Gate Lask Edge . | Upper floor extension to the existing single storey rear extension, a ground floor single storey extension is proposed and insertion of window to the master bedroom. |  |

No change to original comments.

Meeting ended 6:14pm

Signed…………………………………………………………… Date……………………………………….