

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 20 JULY 2021, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- **The Mayor:**
 - Councillor S Rushton
- Councillor G S Adams
- Councillor J Davies
- Councillor D A Hall
- Councillor D J Hawley
- Councillor K H Jackson
- Councillor J T Jones
- Councillor C R Perkin
- Councillor W Rogers
- 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

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

Councillor Jones nominated Councillor Hawley as Chair; Wayne Rogers seconded the nomination. All voted in favour and Councillor Hawley accepted the position of Chair.

Councillor Jones nominated Councillor Garvey as Deputy Chair; Councillor Davies seconded, all voted in favour.

2. APOLOGIES

Apologies were recorded for:

- Deputy Mayor – Councillor J Garvey
- Councillor K Harper
- Councillor A J McLoughlin (Absent)
- Councillor J P Redfern (Absent)
- Councillor J Salt
- Councillor C M Smith

3. DECLARATIONS OF INTERESTS

- a) **Disclosable pecuniary interests and dispensations:** No pecuniary interests were declared
- b) **Other interests:** Councillor Hawley declared an interest in the following applications: SMD/2021/0230 – Councillor Hawley had been involved in an enforcement notice relating to the same address. SMD/2021/0272 – Councillor Hawley has been approached by the agent regarding this application. Councillor Jones declared an interest in HNT/2021/0017.

4. MINUTES

The minutes of the Planning Committee meeting held on 22 April 2021 (received at the Annual Meeting of the Town Council on 4 May 2021) were approved.

5. TO NOTE THAT THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER HAVE COMMENCED A PERIOD OF CONSULTATION; THE CHIEF OFFICER TO PROVIDE FURTHER UPDATES

Councillor Hawley noted that the Neighbourhood Plan and Neighbourhood Development Order had received Cabinet approval from Staffordshire Moorlands District Council. A period of public consultation started on 15 July and will continue until 27 August 2021. An independent examiner will be appointed this summer and the examination is due to take place in Autumn 2021. It is anticipated that a decision will be made in Winter 2021/22 and the plan will be published in Spring 2022. At present, the main priority is to encourage members of the public to make comments.

Councillor Yates asked if the documents were online. It was confirmed that they are on both the Staffordshire Moorlands District Council and Biddulph Town Council websites.

6. TO APPROVE THE INFORMAL RECOMMENDATIONS MADE DURING PLANNING DISCUSSIONS IN MAY AND JUNE

Councillor Jones proposed and Councillor Perkins seconded to approve the informal Planning comments made during discussions in May and June. All voted in favour.

7. TO NOTE THE DECISIONS RECEIVED FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL SINCE THE PLANNING COMMITTEE MEETING HELD ON 22 APRIL 2021, REVIEWED BY THE INFORMAL PLANNING GROUP

Councillors received the Planning decisions from Staffordshire Moorlands District Council, which had been previously reviewed by the informal planning group.

8. PLANNING APPLICATIONS

Councillor Hawley gave a summary of each application prior to discussion.

DOC/2021/0058	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Discharge of conditions 8,12,15,19,25 and 26 relating to SMD/2020/0301
---------------	--	--

Councillor Rogers raised concerns about damage to the roundabout at the Aldi site. The Chief Officer confirmed that it has been raised to the Highways team and Councillor Flunder had also noted the issues and concerns at full Town Council. The Chief Officer confirmed that the Highways Officer had been in touch to ensure that matters with regard to the bus route were in order, and it was confirmed that the lease for the land to permit the bus route is due to be completed shortly.

Councillors agreed **to recommend that any decision is referred to the Planning Officer to review whether the conditions are met.**

HNT/2021/0017	The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS	Larger home rear extension, the extension will extend beyond the rear wall of the original dwellinghouse 8m, maximum height of the extension 2.40m, height at the eaves of the extension 2.40m.
---------------	--	---

Councillor Hawley noted that **a decision had already been made prior to the meeting of the Committee.**

SMD/2021/0228	Valley View, 3 Tower Hill Barn, Akesmore Lane, Biddulph,	Installation of three conservation style roof lights into existing roof to enhance natural light of the first floor.
---------------	--	--

	Staffordshire, ST7 3QA	Installation of an external flue to the rear elevation to allow for the installation of a wood burning stove.
--	---------------------------	---

Councillor Hawley said he felt there was no planning reason to object to the application, though he is aware of reservations about woodburning stoves. Councillor Jones and Councillor Yates both felt that these concerns should be included.

Councillors agreed to **submit no adverse comments to the planning application but include concerns about the environmental impact of woodburning stoves.**

SMD/2021/0271	Land Off, Harlech Drive, Biddulph, Staffordshire	Proposed block of four wooden stables with canopy
---------------	--	---

Councillor Hawley noted that a Conservation Officer had raised concerns about the proximity of the site to Knypersley Hall, which is a listed building. Councillor Yates said that he was also concerned that a tree must be removed. Councillors agreed to **recommend refusal until an impact assessment on the setting and an assessment on the preservation of trees at the site is completed.**

SMD/2021/0304	137 and 139, John Street, Biddulph, Staffordshire, ST8 6HP	Proposed rear ground and first floor extension
---------------	--	--

Councillor Hawley noted that for the proposed ground floor extension at number 139, the 45 degree splay wasn't met. However, prior approval has already been granted via HNT/2021/0005.

All Councillors voted in favour to **recommend approval subjected to any neighbour valid planning concerns.**

SMD/2021/0341	43, Albert Street, Biddulph, Staffordshire, ST8 6DT	Second Storey on Rear Extension
---------------	---	---------------------------------

It was noted that no planning documents are viewable for this application via the Staffordshire Moorlands District Council Planning Portal. Councillor Adams said he had concerns about overlooking other properties.

It was agreed that **The Town Council are unable to view documents and therefore unable to comment. The Town Council requested that sufficient time be granted to comment on the application once the planning**

application and associated documents are accessible on the Staffordshire Moorlands District Council Planning Portal.

SMD/2021/0363	Lask Edge Farm, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS	The proposals involve the refurbishment of the existing dwelling including removal of the existing chimneys and the introduction of integrated solar on the roof of the existing dwelling and proposed extension. The fenestration, roof trims and guttering would be replaced with aluminium products in Anthracite Grey (RAL 7016). The proposed extension would join onto the South elevation of the dwelling and integrate with the existing extension. The proposed extension would share the same ridge height as the existing extension, remaining subservient to the original dwelling..
---------------	--	--

Councillor Jones declared an interest and did not partake in voting.

All Councillors **recommended approval subject to non-contravention of the green belt.**

SMD/2021/0368	15, Conway Road, Knypersley, Staffordshire, ST8 7AL	Single Storey Rear Extension
---------------	---	------------------------------

The Chief Officer declared an interest to ensure full transparency but does not partake in any discussion, decision making or voting with regard to individual planning applications

Councillor Hawley noted that it does not appear to affect any neighbours and other nearby properties appear to have extensions. He proposed and all Councillors voted to **recommend approval.**

SMD/2021/0376	3, Cottage Lane, Biddulph Moor, Staffordshire, ST8 7NF	Single Storey Rear Extension
---------------	--	------------------------------

Councillor Hawley **recommended approval subject to valid neighbour planning concerns.** All voted in favour.

SMD/2021/0381	62, Fold Lane, Biddulph, Staffordshire, ST8 7SG	Proposed extension and alterations to existing bungalow
---------------	---	---

Councillor Hawley noted that there was a small dormer on the roof and other dormers on the street. No properties were opposite. He proposed and all Councillors voted to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0391	52, Knowle Road, Biddulph, Staffordshire, ST8 6LH	Two-storey and single storey rear extensions and a rear dormer
---------------	---	--

Councillor Jones noted that it is particularly important on this application to consider neighbours, though Councillor Hawley noted that that the application documents do appear to suggest that it would not be overlooking any neighbours.

It was agreed to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0407	56, The Uplands, Biddulph, Staffordshire, ST8 7EP	Proposed two storey side extension and single storey rear extension
---------------	---	---

Councillor Hawley noted that Highways had attached two conditions regarding the parking area. It was agreed to **recommend approval subject to neighbours valid planning concerns and any Highway conditions.**

SMD/2021/0409	44, Portland Drive, Biddulph, Staffordshire, ST8 6RY	Single storey side and rear extension
---------------	--	---------------------------------------

The Finance and Administration Officer declared an interest to ensure full transparency but does not partake in any discussion, decision-making or voting with regard to individual planning applications

Councillor Hawley noted that the extension was large in relation to the rest of the bungalow but sat within a large plot. He proposed, and councillors agreed, to **recommend approval subject to any valid neighbour planning concerns.**

SMD/2021/0423	Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH	The addition of a first floor to a bungalow
---------------	--	---

Councillor Hawley noted that the floor area would increase significantly and while the height of the roof is a concern, it is still lower than the neighbours'. Councillors agreed to **recommend approval subject to valid neighbour planning concerns and non-contravention of the green belt.**

SMD/2021/0426	92, Thames Drive, Biddulph, Staffordshire, ST8 7JF	Alteration to Existing window to create a new bay window to front elevation
---------------	--	---

Councillors agreed that they had no concerns and **recommended approval.**

SMD/2021/0459	28, Mow Lane, Gillow Heath, Staffordshire, ST8 6QQ	Proposed Extension and Alteration Works
---------------	--	---

Councillor Hawley noted that the extension would sit on a large plot and the change to the front and rear elevations were not necessarily higher.

Councillor Jones and Councillor Hawley **recommended approval subject to any valid neighbour planning concerns.** All in favour.

With regard to the following two applications, Councillor Hawley advised the Committee of his interest in the two properties. As there was no Deputy Chair to handover to, Councillor Rogers proposed and Councillor Jones seconded that Councillor Hawley read out the application summary and appoint the order of speakers, but would not participate in any discussion, decision-making or voting on the matter. All voted in favour.

SMD/2021/0230	Rock End Stables, New Street, Biddulph Moor, Staffordshire, ST8 7NW	Retrospective permission for a polytunnel created at the stables.
---------------	--	---

Councillor Hawley read out the summary of proposals. There had been 3 objections on the basis of size, 2 regarding parking, 2 regarding appearance of polytunnel, 1 regarding the pavement and 1 regarding speed hazards. These all tend to be from people living close by. There have also been a number of supporting comments: 5 on the basis that it is an asset to the area, 1 regarding the lack of allotments on Biddulph Moor and 1 regarding reducing carbon footprint. Severn Trent have raised no objection but requested that they be contacted regarding water diversion requirements.

Councillor Rogers said he suspects that the planning permission is retrospective as people have complained. He said these complaints should be considered but the impact depends on how valid the complaints are.

Councillor Jones said he is aware that there has been a history and issues with neighbours prior to the polytunnel being erected. He notes that the polytunnel is somewhat shabby, but sits behind a large hedge. Councillor Jones also felt the aims of the applicant, including self-sufficiency, supporting the local community and lowering carbon footprints, were laudable and he had no planning objection.

Councillor Perkin said there is always some concern when a retrospective planning application comes in, but if it was a new application he would recommend approval subject to any valid neighbour planning concerns and not contravening green belt.

Councillor Davies asked if the land is in green belt, which was confirmed. Councillor Sheldon said that the high hedge prevents a view of the Wickenstones; the view of the Wickenstones is protected from Springfield Road.

Councillor Adams said he was concerned about over-development in the green belt.

Councillor Yates said that if it is a temporary structure it shouldn't require planning permission, but he found it hard to comment without making a site visit. He also noted that the changes to the Wickenstone Rocks over a number of years had destroyed the character of the land, and there is damage from over-grazing. The tree planting undertaken by the applicant is actually restoring some of the land, and he felt that the polytunnel is not as destructive as the overgrazing in the area.

Councillor Jones agreed that 30 years ago, the application would have been rejected, but it is much more acceptable now. The polytunnel is hidden behind a hedge.

Councillor Perkin proposed, and Councillor Jones seconded that the Town Council **raise no objections, subject to no contravention of the green belt and any valid neighbour planning concerns.** All voted in favour apart from Councillor Hawley who abstained.

As an additional comment, Councillor Yates asked the Town Council to consider whether countryside assets be included as a community asset. It was noted that this would be discussed in greater detail in September.

SMD/2021/0272	Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR	Use of land for siting a tourist shepherd hut
---------------	--	---

Councillor Jones said he was fully in support of increasing tourist facilities in the area and Councillor Perkin noted Shepherd huts, by their nature, are quite aesthetically pleasing. Councillor Jones proposed to support, Councillor Perkin seconded.

All voted in favour.

9. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

No supplementary planning applications were received for consideration.

10. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2020/0636

Salters Ford Farm Newtown Road,
Proposed replacement dwelling

- Biddulph Town Council Recommendation: recommend approval subject to not contravening green belt and no obstruction of footpaths.
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Inappropriate development of green belt and significantly more detrimental impact on the rural character of the area than the building it replaces.

DOC/2021/0014

Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW
Conditions 3,4,8,10,11,12 & 22 in relation to SMD/2017/0628

- Biddulph Town Council Recommendation: No further comments. To be considered by the Planning Officer as to whether the requirements have been met.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

DOC/2021/0022

Former Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB

Discharge of Condition 5, 11 & 20 in relation to SMD/2020/0301

- Biddulph Town Council Recommendation: Councillors agreed not to support the Travel Plan as it is written and refer it back to the Planning Officer to include the inclusion of the bus stop and bus service on the site.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

SMD/2021/0116

10, Lancia Close, Biddulph, Staffordshire, ST8 6PX

Proposed demolition of existing conservatory and new side and rear extension to existing dwelling.

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

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

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

SMD/2021/0142

Land Off, Meadows Way, Biddulph, Staffordshire,

Consent to display x4 Fascia Signs x1 Vinyl Sign x3 Totem Signs

- Biddulph Town Council Recommendation: that the signage be approved subject to conditions that the signs are only lit during store opening hours.
- Staffordshire Moorlands District Council Decision: Advertisement Consent - Approved
- Reason for variation (if applicable):

SMD/2021/0226

7, St Davids Way, Biddulph, Staffordshire, ST8 7XA

Proposed first floor front and side extension

- 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/2021/0249

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

Single storey rear/side extension

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

SMD/2021/0257

Victoria Business Park Prospect Way Knypersley

Removal of condition 10 relating to SMD/2020/0441

- Biddulph Town Council Recommendation: refer the concern about the risk of surface water drainage flooding Biddulph Valley Way to the Planning Officer to consider and assess.
- Staffordshire Moorlands District Council Decision: Removal of condition 10 relating to SMD/2020/0441
- Reason for variation (if applicable):

SMD/2021/0278

1 Crofters Close Biddulph

Front bay window extension with hipped roof.

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

SMD/2021/0286

Former Severn Trent Reservoir, Troughstones Road, Biddulph Common, Staffordshire,

roposed Change of Use of former Reservoir structure to a single dwelling house

- Biddulph Town Council Recommendation: recommended approval.

- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Inappropriate development of Green Belt land. Does not comprise a heritage asset.

SMD/2021/0302

Land at, Baileys Bank, Biddulph, Staffordshire,
Variation of condition 2 relating to SMD/2019/0705

- Biddulph Town Council Recommendation: Recommend Approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

DOC/2021/0042

Victoria Business Park, Prospect Way, Knypersley, Staffordshire, ST8 6PH
Discharge on conditions 6, 9, 11, 12 & 14 relating to SMD/2020/0441

- Biddulph Town Council Recommendation: recommended that the Town Council abstain from making a recommendation and refer to the Planning Officer to assess. However, Councillors did request that the Planning Officer considers ensuring that lighting does not affect or spread to surrounding bedroo
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

SMD/2021/0283

Land at, Baileys Bank, Biddulph, Staffordshire,
Formation of equestrian turnout area

- Biddulph Town Council Recommendation: Recommend Approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

HNT/2021/0016

2, Spedding Way, Biddulph, Staffordshire, ST8 7TD
Single storey pitched roof extension projecting back within original width of existing conservatory, the extension will extend beyond the rear wall of the original dwellinghouse 6m, maximum height of the extension 3.70m, height at the eaves of the extension 2.20m.

- Biddulph Town Council Recommendation: It was agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

SMD/2021/0288

11, Highland Close, Biddulph Moor, Staffordshire, ST8 7LJ

Proposed single storey rear and side extension to create open plan living space to the ground floor

- Biddulph Town Council Recommendation: approval subject to any valid neighbourhood planning concerns, but the Council has concerns about whether there is sufficient parking space.
- Staffordshire Moorlands District Council Decision: Proposed single storey rear and side extension to create open plan living space to the ground floor
- Reason for variation (if applicable):

HNT/2021/0017

The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS

Larger home rear extension, the extension will extend beyond the rear wall of the original dwellinghouse 8m, maximum height of the extension 2.40m, height at the eaves of the extension 2.40m.

- Biddulph Town Council Recommendation: Not discussed: Decision was made before planning meeting.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

All planning decisions were received. There was a short discussion relating to the decision for **SMD/2021/0286** which Staffordshire Moorlands District Council had refused on the basis of inappropriate development of green belt land and the site not representing a heritage asset. Councillor Hawley stated that he had been approached by the agent who had approached the Town Council for advice. Councillor Hawley had informed the agent that the Town Council can only make a recommendation and have no say in the final planning decision.

Councillor Jones said he was very surprised by the application being turned down as it was bringing the building back in to use.

11. APPEALS

No appeals were received for discussion

The meeting closed at 6.26pm

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