

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 19 JULY 2022, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- **Deputy Mayor:**
 - Councillor C R Perkin
- Councillor J Davies
- Councillor K J Jackson
- Councillor J T Jones
- Councillor A J McLoughlin
- Councillor W Rogers (Chair)
- Councillor J Salt
- Councillor C M Smith
- Councillor N R Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Ms Jodie Hancock – Events and Partnerships Officer
- Mrs Margaret Warman – Compliance and Governance Officer
- Mrs Susan Booth – Customer Support Assistant
- Councillor A Lawton

21.APOLOGIES

Apologies were recorded for:

- The Mayor – Councillor J Garvey
- Councillor G S Adams (Absent)
- Councillor D J Hawley
- Councillor J P Redfern
- Councillor S Rushton
- Councillor G Swift (Absent)

22.DECLARATIONS OF INTEREST

- a) **Disclosable Pecuniary Interests and Dispensations:** None declared.
- b) **Other Interests:** None declared.

23. MINUTES

Minutes from the Planning Committee meeting held on 21 June 2022 were **approved.**

24. STANDING AGENDA ITEM: TO CONSIDER ANY PROPOSED SITES FOR LOCAL LISTING

There was discussion concerning the repair of a footbridge at Halls Road, which had been reported to Staffordshire County Council and Staffordshire Moorlands District Council (SMDC). Councillor Jackson suggested reporting it to the Dangerous Structures Officer at SMDC, which Councillor Yates confirmed he would do. There was consideration of whether this site could be put forward for Local Listing.

The Chief Officer agreed to circulate the list to Councillors again so Councillors could identify, work up and sponsor any additional listings.

25. TO RECEIVE A VERBAL UPDATE ON PROGRESS WITH THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

The Chief Officer confirmed the Council is awaiting a reply from Locality as to whether their facilitation service can be utilised to un-block the issues with Staffordshire Moorlands District Council (SMDC). The Council had received funds with regard to Plan changes and to promote a referendum; as we're now in a new financial year the funds must be returned.

26. NEW PLANNING APPLICATIONS

Councillor Rogers gave a summary of each application prior to further discussion.

APPLICATION NUMBER	SMD/2022/0295
LOCATION	39 The Swan High Street, Biddulph
PROPOSED DEVELOPMENT	Change of use from existing public house to proposed restaurant/takeaway

Councillors Jackson, Yates and Jones agreed a new restaurant on the High Street would be a welcome addition. It was felt the town had enough take-away provision. **Approval was recommended, subject to the premises being primarily used as a restaurant.**

APPLICATION NUMBER	SMD/2022/0336
LOCATION	8 Derwent Drive, Biddulph
PROPOSED DEVELOPMENT	Proposed first floor rear extension

Approval was recommended, subject to any valid neighbour planning concerns.

APPLICATION NUMBER	SMD/2022/0306
LOCATION	95 High Street, Biddulph
PROPOSED DEVELOPMENT	Change of use of former pie shop to kebab/pizza takeaway

Councillors Jones, Salt, Davies, Yates, Jackson and Perkin agreed this was an inappropriate development for that area of the High Street. Councillors Rogers and Davies were also concerned about the smells from extraction fans causing inconvenience to residents.

Councillor Perkin suggested we put forward our requirements with regard to Neighbourhood Planning to SMDC. Councillor Jackson suggested we incorporate that too many takeaways are detrimental to our town into our Local Plan and that we could formulate a policy with SMDC.

Refusal was recommended, it was agreed the proposed change was an inappropriate development for that area of the High Street; it wouldn't bring diversity into the town and would damage the street scene.

APPLICATION NUMBER	SMD/2022/0243
LOCATION	246A Tree Tops, Park Lane, Knypersley
PROPOSED DEVELOPMENT	Proposed single storey rear extension

Approval was recommended, subject to any valid neighbour planning concerns.

27.TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2022/0389
LOCATION	294 New Street, Biddulph Moor
PROPOSED DEVELOPMENT	Demolition of existing single storey structure and construction of proposed two storey rear extension

Approval was recommended, subject to any valid neighbour planning concerns and consideration of the 45-degree rule.

**28. NEW DECISIONS AND NOTICES RECEIVED FROM THE
DISTRICT COUNCIL**

None.

29. APPEAL(S)

None.

The meeting ended at 6.20pm.

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