

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 15 NOVEMBER 2022, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- | | |
|-------------------------------------------------|-------------------------------|
| • The Mayor:
Councillor J Garvey | • Councillor J T Jones |
| • Deputy Mayor:
Councillor C R Perkin | • Councillor A J McLoughlin |
| • Councillor J Davies | • Councillor W Rogers (Chair) |
| • Councillor K J Jackson | • 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 Angela Williams – Administration Officer
- Councillor A Lawton
- Mr James Connolly – Biddulph Chronicle

42. APOLOGIES

Apologies were recorded for:

- Councillor G S Adams
- Councillor J P Redfern (Absent)
- Councillor S Rushton (Absent)
- Councillor G Swift (Absent)
- Councillor D J Hawley

43. DECLARATIONS OF INTEREST

- a) **Disclosable Pecuniary Interests and Dispensations:** None declared.
- b) **Other Interests:** Councillor Rogers declared interest in SMD/2022/0558, he had been approached by residents.

44. MINUTES

Minutes from the Planning Committee meeting held on 18 October 2022 were **approved**.

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

No additional sites were proposed. The Chief Officer would chase a response to sites previously submitted.

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

The Chief Officer confirmed the District Council have provided feedback and are now creating a draft report for their Cabinet meeting. The Chief Officer would seek feedback as to what date the Officers are working towards.

47. NEW PLANNING APPLICATIONS

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

APPLICATION NUMBER	DET/2022/0040
LOCATION	Wragg Hall Farm Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Change of use of an existing agricultural building into a single dwelling with associated building operations.

Recommended to apply for full planning permission.

APPLICATION NUMBER	SMD/2022/0575
LOCATION	38 Long Valley Road Biddulph
PROPOSED DEVELOPMENT	Lawful Development Certificate for a Proposed single storey rear extension

Approval was recommended, subject to no valid neighbour concerns, consideration of greenbelt restrictions and materials to match existing.

48. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2022/0558
LOCATION	27-29 Congleton Road Biddulph
PROPOSED DEVELOPMENT	Application for Removal or Variation of a Condition 3 following Grant of 05/00339/FUL

Recommended refusal.

The need for this type of accommodation is still very relevant for the residents of Biddulph. Anecdotally, the current owner of the property has served eviction notices on long-standing tenants and did not experience issues in letting these units, meaning there continues to be demand.

Relevant quotes from the Housing Needs Assessment (prepared in support of the Neighbourhood Plan) are:

- *Owner occupation has been the dominant trend in tenure; however, this tenure is beyond the means of the many newly formed households in the NA; planners should therefore encourage other forms of tenure to come forward, such as shared ownership, starter homes and the private rented sector.*
- *In terms of size of dwellings, the trends identified point towards providing a mix of smaller dwellings and family sized homes, of 2-5 habitable rooms.*
- *Policy should address the needs of concealed households through the provision of smaller, affordable market dwellings as well as AH so as to encourage household formation, and help stem the decline of the local working age population living in the area.*
- *As regards access to the private rental market, 43% of all households are unable to access entry-level type dwellings for rent. Given this is the most affordable open market tenure, we can conclude that 43% of households are unable to access housing suited to their needs, given their household composition, without subsidy.*

APPLICATION NUMBER	SMD/2022/0559
LOCATION	Biddulph Park Methodist Church Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Change of use from F1 (Church) to C3 (Dwelling) for personal occupation with proposed internal alterations

Approval was recommended, subject to Highways approval.

APPLICATION NUMBER	DET/2022/0042
LOCATION	Higher Whitmore Farm Congleton Road Biddulph
PROPOSED DEVELOPMENT	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses

The Town Council request that a full planning application is completed.

49. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

No further comments were noted.

SMD/2022/0389	294 New Street, Biddulph Moor	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.	Planning Permission - Approved 04/10/2022
SMD/2022/0430	13, Cherry Tree Lane, Biddulph Moor,	Proposed single storey side extension to existing dwelling and	Recommend approval subject to no adverse comments	Planning Permission - Approved

	Staffordshire, ST8 7PA	proposed new access and driveway to Cherry Tree Lane	from Highways re access to Cherry Tree Lane and any neighbours valid planning concerns	
HNT/2022/0030	14, Tower Close, Biddulph, Staffordshire, ST8 6NQ	Proposed single storey rear extension measuring 5.5m beyond the rear wall of the existing dwelling, 2.8m maximum height and 2.8m to height of eaves		Householder Notification - Prior Approval Not Req 25/10/2022
SMD/2022/0399	410, New Street, Biddulph Moor, Staffordshire, ST8 7LR	Proposed single storey side extension and extension to garage	recommended approval subject to any neighbours valid planning concerns	Planning Permission - Approved
DET/2022/0033	Cloud Park Farm, Dial lane, Congleton	Change of Use of Agricultural building to one dwellinghouses (use Class C3) and for building operations reasonably necessary for the conversion	Recommend approval, subject to not contravening green belt.	Prior Approval Granted 28/10/2022

50. APPEAL(S)

Address of site to which the appeal relates: Lower Overton Farm Overton Road Congleton CW12 3QW.

Proposed development: Erection of single storey side extension and replacement porch

Appellant's name: M & S Hill & Hodge

Appeal reference number: APP/3438/D/22/3306168

Appeal starting date: 11/11/2022

There was no change to the Town Council's previous recommendation.

The meeting ended at 6.12pm.

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