

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 21 MARCH 2023, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- **The Mayor:**
Councillor J Garvey
- **Deputy Mayor:**
Councillor C R Perkin
- Councillor J Davies
- Councillor D J Hawley
- Councillor K J Jackson
- Councillor J T Jones
- Councillor W Rogers
- Councillor N R Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance and Governance Officer
- Councillor A Lawton

71. APOLOGIES

Apologies were recorded for:

- Councillor G S Adams (Absent)
- Councillor J P Redfern (Absent)
- Councillor S Rushton (Absent)
- Councillor J Salt
- Councillor G Swift (Absent)
- Councillor A J McLoughlin

72. DECLARATIONS OF INTEREST

- a) **Disclosable Pecuniary Interests and Dispensations:** None.
- b) **Other Interests:** Councillor Jackson - SMD/2023/0088
Councillor Hawley - SMD/2023/0083
Councillors Garvey and Jones - SMD/2023/0108 and SMD/2023/0127

73. MINUTES

Minutes from the Planning Committee meeting held on 21 February 2023 were **approved**.

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

The Chief Officer tabled information about the local heritage register nominations. Councillor Yates suggested a review in August.

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

The Chief Officer tabled a letter from the District Council planning officer, there was a discussion around the outstanding matters and moving forward.

76. NEW PLANNING APPLICATIONS

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

APPLICATION NUMBER	SMD/2023/0064
LOCATION	13 Cherry Tree Lane Biddulph Moor
PROPOSED DEVELOPMENT	Outline permission with details of access for a proposed dwelling (all other matters reserved)

Recommended Approval subject to Highways and United Utilities conditions; this must be single-storey and there should be consideration of neighbours valid planning concerns.

APPLICATION NUMBER	SMD/2023/0086
LOCATION	17 Northfield Drive Biddulph
PROPOSED DEVELOPMENT	Proposed single storey rear extension

Recommended Approval.

APPLICATION NUMBER	SMD/2023/0070
LOCATION	51A Park Lane Knypersley
PROPOSED DEVELOPMENT	Extension of an outbuilding and conversion into an annex

Recommended Approval subject to Highways conditions and neighbours valid planning concerns.

APPLICATION NUMBER	SMD/2023/0039
LOCATION	73 High Street Biddulph
PROPOSED DEVELOPMENT	Part retrospective - Change of use to restaurant

Recommended Approval, subject to a suitable environmentally compliant extraction system and filters. This must continue as a restaurant because of the concerns of the viability of existing businesses.

APPLICATION NUMBER	SMD/2022/0616
LOCATION	4 Brook Gardens Biddulph
PROPOSED DEVELOPMENT	Proposed change of use of garage to accommodate dog grooming.

Recommended Approval subject to any need for change of use and meeting Highways conditions.

APPLICATION NUMBER	SMD/2023/0083
LOCATION	26 Asquith Close Biddulph
PROPOSED DEVELOPMENT	First Floor Extension above existing garage. Single Storey Extension to the rear of the property. Internal Re-ordering.

Councillor Hawley chaired discussion on this item, but did not comment.

Recommended Approval subject to a resolution of the issue addressed by the neighbour objection in relation to a wall.

APPLICATION NUMBER	SMD/2023/0088
LOCATION	48 Tunstall Road Biddulph
PROPOSED DEVELOPMENT	Construction of a detached dwelling and outbuilding

Recommended Approval, subject to Coal Mining Report recommendations and any neighbours valid planning concerns; any windows overlooking neighbours' property to be obscured glass.

APPLICATION NUMBER	SMD/2023/0111
LOCATION	Land At Biddulph Road Mow Cop
PROPOSED DEVELOPMENT	Application for Outline Planning Permission with access and layout (all other matters reserved). Re:

	Proposed Development of the land with a Detached House and Garage
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Recommended Approval, subject to inclusion of all conditions from Ecological and Coal Mining reports.

APPLICATION NUMBER	SMD/2023/0108
LOCATION	Biddulph Old Hall Overton Road Biddulph Common Biddulph
PROPOSED DEVELOPMENT	New access track including replacement bridge and associated visitor parking provision

Recommended Approval subject to clarification regarding passing places, conditions on the Highways report regarding A527 entrance/exit, and protection of footpath 87 and the Town Council railings.

Councillor Garvey and Jones abstained from the vote.

APPLICATION NUMBER	SMD/2023/0120
LOCATION	Poolside Farm Top Road Biddulph Moor
PROPOSED DEVELOPMENT	Proposed single storey rear extension and alteration

Recommended Approval.

APPLICATION NUMBER	SMD/2023/0127
LOCATION	Hurst Vale House Hurst Road Biddulph
PROPOSED DEVELOPMENT	Replacement hay storage building

Recommended Approval.

77. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None.

78. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following notices and decisions were received:

SMD/2022/0642	32, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JN	Single storey rear extension with glazed gable and New bay window on front elevation.	Recommend approval subject to no neighbours valid planning concerns. Also, the proposed elevations should be corrected.	Planning Permission Approved 30/1/2023
SMD/2022/0670	168 A, Tunstall Road, Knypersley, Staffordshire, ST8 7AF	Proposed 2 storey and single storey rear extension	It was noted that there were valid neighbour planning concerns; there had already been development of this property and this appeared to be overdevelopment. Recommended refusal.	Planning Permission - Approved 3/3/2023
SMD/2022/0645	35 Windsor House, Hot Lane, Biddulph Moor	Construction of new agricultural building to provide storage, stable block for horses and breeding of sheep	Councillors considered that there was no history of agricultural use on this site, which is in the greenbelt. It appeared that the proposals had made no alternative arrangements for the public footpath, which is included on the Definitive Map. Recommended refusal on the grounds that this is an oversized development on greenbelt land, which appears to encroach on the public footpath.	Planning Permission - Refused 1/3/2023
SMD/2022/0644	Nettlebeds House, Woodhouse Lane, Biddulph,	Proposed Two Storey ground floor living room and first floor bedroom and	Councillors had concerns about potential over development, but subject to valued	Planning Permission - Refused 7/2/2023

	Staffordshire, ST8 7RN	bathroom with two single storey rear extensions forming utility and sun lounge	neighbourhood planning concerns, approval was recommended.	
SMD/2023/0009	Wickenstone Farm New Street Biddulph Moor	Retrospective application for installation of new unit to house milk vending machine	Councillors noted that this was a very popular facility. This development supports Neighbourhood Plan policies in relation to tourism (HCT1) and design (DES1). There was consideration of signage, but it was noted that there did not appear to have been neighbour complaints. Approval Recommended.	Planning Permission - Approved 7/3/23

There were no comments.

79. APPEAL(S)

Councillor Hawley noted that there was an appeal in relation to SMD/2022/0306a – 95 High Street. He queried whether Councillors wished to add to this or change the original recommendation.

It was agreed to uphold the original objection.

Councillor Rogers abstained.

The meeting ended at 6.42pm.

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