

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 18 APRIL 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 D J Hawley (Chair)
- Councillor J Davies
- Councillor A J McLoughlin
- Councillor J Salt
- Councillor K J Jackson
- Councillor J T Jones
- Councillor W Rogers

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Ms Jodie Hancock – Events and Partnerships Officer
- Mrs Angela Williams – Administration Officer
- Councillor A Lawton

One member of the public was present.

80. APOLOGIES

Apologies were recorded for:

- Councillor G S Adams (Absent)
- Councillor N R Yates
- Councillor C Smith
- Councillor J P Redfern (Absent)
- Councillor S Rushton (Absent)
- Councillor G Swift (Absent)

81. DECLARATIONS OF INTEREST

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

82. MINUTES

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

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

None.

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

Councillor Hawley reported that following the meeting with Staffordshire Moorlands District Council, there appears to be some consensus about the wording of policies. However, the two local green spaces will have to be removed.

It was discussed at the Neighbourhood Plan Working Group meeting, and it was reluctantly agreed to remove the two local green spaces, due to the areas still being designated as green belt, to enable the Neighbourhood Plan to proceed.

The Chief Officer reported that the next step in the process is to collate the changes that are required; once drafted, they will be sent to the District Council. She is hopeful that it will go to referendum during the summer.

Councillor McLoughlin entered the meeting 5.43pm

85. TO RECEIVE AN UPDATE ON TOWN COUNCIL PLANNING APPLICATIONS

The Chief Officer reported that there are two planning applications currently submitted; The Town Hall frontage and the restoration of the Overton Road troughs.

The Chief Officer explained that the Overton Road listed building permission has been re-submitted, following the previous permission being granted and the 3-year deadline to start the work having passed. One of the conditions had been to install the bollards, which had been done. This did not satisfy planners though.

86. NEW PLANNING APPLICATIONS

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

| | |
|-----------------------------|--|
| APPLICATION NUMBER | SMD/2023/0102 |
| LOCATION | New Buildings Farm Lask Edge Road Lask Edge Leek |
| PROPOSED DEVELOPMENT | Two storey rear extension and single storey rear extension |

Recommend approval subject to non-contravention of the green belt.

| | |
|-----------------------------|---|
| APPLICATION NUMBER | HNT/2023/0004 |
| LOCATION | 11 Bellringer Close Biddulph |
| PROPOSED DEVELOPMENT | Application to determine if prior approval is required for a proposed single storey rear extension. |

Recommend approval.

| | |
|-----------------------------|--|
| APPLICATION NUMBER | SMD/2023/0151 |
| LOCATION | 70 Portland Drive Biddulph |
| PROPOSED DEVELOPMENT | Erection of detached outbuilding for ancillary accommodation |

Recommend approval subject to any neighbours valid planning concerns.

| | |
|-----------------------------|--|
| APPLICATION NUMBER | HNT/2023/0005 |
| LOCATION | 22 Chamberlain Way Biddulph |
| PROPOSED DEVELOPMENT | Application to determine if prior approval is required for a proposed single-storey rear extension measuring 4m beyond the rear wall of the original dwelling, 4m maximum height and 3m to height of eaves |

Recommend approval subject to not contravening the 45-degree rule.

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/2022/0489 | Wragg Hall Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ | Change of use of barn to single dwelling including extension, alterations, parking and hard and soft landscaping. | It was agreed to recommend approval, subject to non-contravention of the green belt and any issues raised in the bat survey | Planning Permission - Refused 2/3/23 |
|-------------------------------|---|---|---|---|

79. APPEAL(S)

None.

The meeting ended at 5.58pm.

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