

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 18 JULY 2023, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor J Garvey (Chair)
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor J Redfern
- Councillor C Smith (**arrived 6pm**)

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Miss Jodie Hancock – Events and partnerships Officer
- Mrs Angela Williams – Administration Officer
- Councillor A Lawton
- Councillor C Kisicki

Councillor Garvey recited the disclaimer regarding the recording of the meeting.

22. APOLOGIES

- Councillor A K Harper
- Councillor Holdsworth
- Councillor D J Hawley
- Councillor J T Jones
- Councillor J Salt
- Councillor N R Yates
- Councillor Proudlove (Absent)

23. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests: All - SMD/2023/0286 – applicant is a councillor.

24. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 20 June 2023. All **agreed**.

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

The Chief Officer stated that there is no update, and continues to progress previous proposed sites.

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

The Chief Officer stated that she believes we are in a position where all partners agree.

The next step is to instruct the Planning Officer to submit a report to District Council cabinet for approval, before the consultation period and a referendum in the Autumn. This will also include the Neighbourhood Development Order; both documents will be submitted together.

Councillor Redfern questioned whether the referendum will be agreed upon via percentages.

All **agreed** to progress as above.

Councillor Garvey gave thanks to the Chief Officer for all her work on the Neighbourhood Plan.

27. TO RECEIVE AN UPDATE ON TOWN COUNCIL PLANNING APPLICATIONS

The Chief Officer reported that the Town Hall frontage planning application was approved at the District Council planning meeting last week. The Chief Officer explained that prior to submitting the application, meetings were held with both the family of ex-Councillor George Humphries, who placed the mining wheel, and members of Biddulph in Bloom, who maintain the frontage; both groups were happy with the proposed plan.

The Chief Officer explained that as part of the design there will be an opportunity for members of the community to purchase a sponsored brick in memory of past miners, whether they were local or not. The Chief Officer explained that a process will need to be created and that this information will be discussed at the Town and Community Committee in September.

Councillor Jackson stated that he is keen to start the project and requested a realistic time frame from BP Architecture. He suggested a deadline being clear regarding the sponsored bricks.

The Chief Officer stated that a license and extension to the management agreement of the Town Hall will be required before the project work can begin.

Councillor Hopkins questioned whether the proposed work has already gone to tender. The Chief Officer explained that BP Architecture can organise this and reported that a quantity surveyor had previously provided a figure for the work, however additional funding is still being sought.

Councillor Kisicki suggested the Coalfields community trust be approached regarding the funding.

28. ITEM REQUESTED BY COUNCILLOR HAWLEY- THE MANAGEMENT OF WICKENSTONE ROCKS

The Chief Officer explained that the Finance Strategy and Management Committee had previously discussed the land ownership of Wickenstone Rocks.

It was agreed for the Chief Officer to investigate land ownership and public access.

All agreed.

29. NEW PLANNING APPLICATIONS

Councillor Garvey summarised each application before consideration of it.

APPLICATION NUMBER	SMD/2023/0286
LOCATION	24 Park Lane Knypersley
PROPOSED DEVELOPMENT	Demolition of Detached Garage and Proposed Single Storey Rear Extension

Applicant is a Town Councillor therefore the Committee **will not comment**.

APPLICATION NUMBER	SMD/2023/0295
LOCATION	278 New Street Biddulph Moor
PROPOSED DEVELOPMENT	Proposed extension to existing dwelling

Concern about overdevelopment and visually imposing elevation.

Councillor Smith entered the meeting at 6pm.

30. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2023/0338
LOCATION	Rose And Crown New Street, Biddulph Moor
PROPOSED DEVELOPMENT	Retrospective application for upgrades to existing outdoor seating area, including the erection of a stand-alone shelter structure, new surrounding paving and new section of low-level brick walling.

Recommended **approval** subject to no adverse comments from neighbours. Councillors agree that this complies with the Neighbourhood Plan.

APPLICATION NUMBER	DET/2023/0020
LOCATION	Wragg Hall Farm Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to 1 Dwellings (Use Class C3), and for building operations reasonably necessary for the conversion

Recommended full planning permission to be sought, and an up-to-date bat survey should be completed.

31. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2023/0151	70, Portland Drive, Biddulph, Staffordshire, ST8 6RY"	Erection of detached outbuilding for ancillary accommodation	Recommend approval subject to any neighbours valid planning concerns.	Planning Permission - Approved 30/6/2023	
HNT/2023/0004	11, Bellringer Close, Biddulph, Staffordshire, ST8 7PH	Application for a proposed single storey rear extension. The extension will extend beyond the rear wall by 4m, the maximum	Recommend Approval.	Householder Notification - Prior Approval Not Req	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		height of the extension will be 4m and the height of the extension to the eaves will be 3m.			
HNT/2023/0005	22 Chamberlain Way Biddulph	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.	Householder Notification - Prior Approval Not Req	
SMD/2023/0039	73 High Street Biddulph	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.	Planning Permission - Approved 30/6/2023	
SMD/2023/0170	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Change in rear window, ground floor configuration from double glazed doors and window to bi-fold window	Recommend Approval	Planning Permission - Approved 13/6/2023	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2023/0165	Drinking Troughs, Overton Road, Biddulph Common, Biddulph, Staffordshire,	Repair works re pointing, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough	No Comment	Planning Permission - Approved 28/6/2023	
SMD/2023/0166	Drinking Troughs, Overton Road, Biddulph Common, Biddulph, Staffordshire,	Listed Building Consent for repair works re pointing, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough,		Listed Building Consent - Approved 28/6/2023	

32. APPEAL(S)

None.

The meeting ended at 6.13pm.

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