

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 17 OCTOBER 2023, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- | | |
|-------------------------------|------------------------|
| • Councillor N Eardley | • Councillor J T Jones |
| • Councillor S Fletcher | • Councillor J Redfern |
| • Councillor J Garvey (Chair) | • Councillor C Smith |
| • Councillor Holdsworth | • Councillor N R Yates |
| • Councillor K J Jackson | |

Councillor Garvey was in attendance but did not sign the attendance sheet.

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Miss Jodie Hancock – Events and partnerships Officer
- Mrs Margaret Warman – Compliance and Governance Officer
- Mrs Angela Williams – Administration Officer

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

41. APOLOGIES

- Councillor M A Hopkins
- Councillor A K Harper
- Councillor D J Hawley
- Councillor Proudlove
- Councillor J Salt (Absent)

42. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: Councillor Jones declared an interest in application SMD/2023/0460

43. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 19 September 2023.

Proposed by Councillor Redfern; seconded by Councillor Jones. All **agreed** and signed.

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

There were no new sites for consideration.

45. TO RECEIVE ANY UPDATES ON THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER REFERENDUM

The Chief Officer reported that a grant for £1500 had been received for the final stage of the design work; the quote received was for £800 from the current designer. Some funding would also be available for promotion.

The Chief Officer reminded the Council that they cannot lobby for a yes vote, but can advise of what the Neighbourhood Plan and Neighbourhood Development Order contains.

The Neighbourhood Plan and the Neighbourhood Development Order are both being considered at the District tomorrow evening. If the recommendations are accepted, the documents will be sent for referendum. The poll stations will be set up in usual stations. There will be two votes asking yes or no questions.

Councillor Redfern questioned how the community will be told. The Chief Officer stated that it will be like any other election with poll cards issued.

Councillor Smith questioned whether there will be school closures to support the election.

Councillor Jones questioned where the referendum will be promoted. The Chief Officer stated that it will be posted over all usual channels: local press, website, social media etc.

Councillor Jackson questioned whether the ID rules will be in place. It was confirmed that voters will be required to show photo ID.

46. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2023/0312
LOCATION	160 The Bungalow Congleton Road Biddulph
PROPOSED DEVELOPMENT	Installation of new chimney and 4No rooflights to loft space.

Recommend approval.

APPLICATION NUMBER	SMD/2023/0460
LOCATION	Nettlebeds House Woodhouse Lane Biddulph
PROPOSED DEVELOPMENT	Resubmission of SMD/2022/0644 for proposed rear extension first floor bathroom and bedroom, ground floor living room and study proposed single storey side extension utility room proposed front porch.

Recommend approval subject to meeting the terms of the Planners, but the Town Council has concerns regarding over development in the green belt area.

Councillor Jones Abstained from the vote.

APPLICATION NUMBER	SMD/2023/0378
LOCATION	Rose Cottage Knypersley Hall Harlech Drive Biddulph
PROPOSED DEVELOPMENT	Application for Listed Building Consent for installation of replacement skylights x 9

Recommended approval.

APPLICATION NUMBER	SMD/2023/0466
LOCATION	5 Grange Park Drive Biddulph
PROPOSED DEVELOPMENT	Add 12 solar panels to southern facing roof with bird protection system

Recommend approval.

APPLICATION NUMBER	SMD/2023/0432
LOCATION	71 Mow Lane Gillow Heath
PROPOSED DEVELOPMENT	Single Storey Front Extension and Rear. Bi Fold Door

Recommend No Adverse Comments subject to any neighbours’ valid planning concerns.

APPLICATION NUMBER	SMD/2023/0478
LOCATION	15 Meadowside Biddulph
PROPOSED DEVELOPMENT	Dining room extension to upper ground floor level

Recommend approval.

APPLICATION NUMBER	SMD/2023/0485
LOCATION	Wragg Hall Farm Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Full application for change of use of barn to form single dwelling with associated Operational development including alterations and extension, provision of amenity and parking space and hard and soft landscaping works

Concerns regarding overdevelopment of the green belt approval, subject to non-contravention of the green belt and appropriate management of wildlife.

47.NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

No new decisions and notices at the time of sending out the agenda.

48.TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2023/0510
LOCATION	Lower Heath Hayes Troughstones Road Biddulph Common
PROPOSED DEVELOPMENT	Conversion of existing detached garage (C3 Use Class) to holiday accommodation (C3 Use Class) elevational alterations and construction of terrace area.

Recommend approval subject to meeting all recommendations of ecological survey and not contravening greenbelt regulations.

49.APPEAL(S)

Application Agenda	Planning App Ref	Address	Application being made	BTC Recommendation
01/09/2021	SMD/2021/0399	Park House Farm, Biddulph Common Road, Biddulph, Staffordshire, ST8 7SR	Application for use of land for stationing mobile home for holiday use	recommend approval subject to compliance with the recommendations of the ecological report, the Town Council's aim to promote tourism as outlined in the Neighbourhood Plan and to add a covenant allowing temporary occupancy only.

[Reference: APP/B3438/W/23/3320968 \(planninginspectorate.gov.uk\)](#)

Councillor Garvey noted that there was an appeal in relation to SMD/2023/0399. He queried whether Councillors wished to add to this or change the original recommendation. It was agreed to uphold the original objection.

The meeting ended at 6.12pm.

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