

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 19 MARCH 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor D J Hawley (Chair)
- Councillor J T Jones
- Councillor A Holdsworth
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor J Redfern

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

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance Officer
- Mrs Angela Williams – Administration Officer
- Miss Jodie Hancock – Events and partnerships Officer
- Councillor Rogers (*entered the meeting at 6pm*)

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

78. APOLOGIES

- Councillor J Garvey
- Councillor J Salt
- Councillor C Smith
- Councillor N R Yates
- Councillor Proudlove (Absent)
- Councillor A K Harper (Absent)

79. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None
- b) Other Interests: Councillors Hawley and Jones declared an interest in application SMD/2024/101.

80. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 20 February 2024. **Approved** and **signed**.

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

None.

82. TO CONSIDER THE ATTACHED INFORMATION IN RELATION TO THE PROPOSED UPGRADE OF PF146 BIDDULPH (GUN BATTERY LANE) TO A PUBLIC BRIDLEWAY

Councillor Hawley explained that an application has been received to upgrade to a public bridleway. There was discussion regarding whether the path is already used as a bridleway. It was questioned what the residents used as an access way to the properties on Gun Battery Lane, and it was discussed that horses already use this.

Based on public knowledge we would not support any decision that precluded the use of motor vehicles. Proposed by Councillor Jones; seconded by Councillor Redfern. All **agreed**.

83. TO NOTE THAT THE NEIGHBOURHOOD PLAN IMPLEMENTATION WORKING GROUP MEETING WILL BE HELD ON MONDAY 8 APRIL, 6PM

The Chief Officer explained that the next step would be to advertise whether members of the public would like to join a Working Group. Monday 8th April was **agreed**.

84. TO CONSIDER DATES FOR NEIGHBOURHOOD PLAN TRAINING

The Chief Officer stated that she has received two dates as an option to complete the training.

It was discussed to complete this training prior to a planning meeting, via Zoom.

It was agreed to confirm Tuesday 16th April at 4pm.

85. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2024/0081
LOCATION	3 Meadowside Biddulph
PROPOSED DEVELOPMENT	Single Storey Garage in rear garden

Recommended Approval

APPLICATION NUMBER SMD/2024/0092
LOCATION Butterlands Farm Top Road Biddulph Moor
PROPOSED DEVELOPMENT New Access and Parking Area

Recommended approval subject to the existing access road being closed off and that there are no highways objections.

APPLICATION NUMBER SMD/2024/0095
LOCATION 89 Conway Road Knypersley
PROPOSED DEVELOPMENT Proposed single storey rear extension

Recommended Approval.

APPLICATION NUMBER SMD/2024/0059
LOCATION 1 Norfolk Grove Biddulph
PROPOSED DEVELOPMENT Proposed two storey extension and single storey store and garden room at side and rear of property

Recommended Approval subject to extension not exceeding 50% of original floor area.

APPLICATION NUMBER SMD/2024/0101
LOCATION Sycamore House 28 Leek Lane Biddulph Moor
PROPOSED DEVELOPMENT Proposed two storey extension to front facing gable end, proposed carport, alterations to landscaping and re-cladding of dormers.

Recommended Approval subject to valid neighbourhood concerns. Proposed by Councillor Redfern; seconded by Councillor Jackson. All agreed.

Councillors Hawley and Jones declared an interest in this application therefore did not comment.

Councillor Rogers entered the meeting at 6pm.

APPLICATION NUMBER SMD/2024/0104
LOCATION 9 Healey Avenue Biddulph
PROPOSED DEVELOPMENT Proposed single story rear extension, pitched roof over garage and re-cladding of dormers

Recommended Approval.

APPLICATION NUMBER SMD/2024/0102
LOCATION Long Edge House Pines Lane Biddulph Park Biddulph
PROPOSED DEVELOPMENT Erection of oak framed garage with rear log store

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

APPLICATION NUMBER SMD/2024/0110
LOCATION Butterlands Equestrian Centre, Butterlands Farm Top Road Biddulph Moor
PROPOSED DEVELOPMENT Retrospective application for change of use of a detached outbuilding into self-contained ancillary accommodation.

Recommended approval subject to non-contravention of green belt.

86. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2024/0123
LOCATION Salters Ford Farm Newtown Road Newtown Biddulph
PROPOSED DEVELOPMENT Proposed two storey extension together with external and internal alterations

Recommended Approval subject to non-contravention of green belt.

87. 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/2023/0377	HILL VIEW FARM, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Replacement farm dwelling	Recommend Refusal on the grounds of overdevelopment and contravention of green belt.	Planning Permission - Refused 15/2/2024	The replacement building is of the same use, however, will be materially larger than the one it replaces and would have a greater impact on

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
					the openness of the Green Belt than the existing development.
SMD/2023/0661	95, High Street, Biddulph, Staffordshire, ST8 6AB	Installation of replacement shopfront (retrospective)	Recommended Approval.	Planning Permission - Approved 22/2/2024	
SMD/2023/0654	10, Blackbird Way, Biddulph, Staffordshire, ST8 7UH	Retrospective planning permission for conservatory	Recommended Approval.	Planning Permission - Approved 7/2/2024	
SMD/2023/0656	Baileys Hill Farm, Over The Hill, Biddulph Moor, Staffordshire, ST8 7LA	Detached garage	Recommended approval subject to non-contravention of the green belt.	Planning Permission - Refused 16/2/2024	The development would be inappropriate in the Green Belt and, by definition, harmful because it is not provided for by any of the exceptions listed at paragraph 149 or 150 of the National Planning Policy Framework (NPPF). Specifically, it would result in disproportionate additions over and above the size of the original building.
SMD/2023/0615	49 Portland Drive Biddulph	Demolition and replacement of existing side extension.	Recommended Approval.	Planning Permission - Approved 9/2/2024	

88. APPEAL(S)

None.

The meeting ended at 6.08pm.

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

DRAFT