

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 20 FEBRUARY 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor J Garvey
- Councillor D J Hawley (Chair)
- Councillor J T Jones
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor N R Yates
- 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 Lawton

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

69. APOLOGIES

- Councillor A Holdsworth
- Councillor J Salt
- Councillor C Smith
- Councillor Proudlove (Absent)
- Councillor A K Harper (Absent)

70. DECLARATIONS OF INTEREST

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

71. MINUTES

To **approve** the Minutes from the Planning Committee meeting held 16 January 2024.

Approved and signed.

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

There were no new sites for consideration.

73. TO CONSIDER DRAFT TERMS OF REFERENCE FOR THE NEIGHBOURHOOD PLAN IMPLEMENTATION WORKING GROUP (ATTACHED)

Councillor Hawley invited discussion about potential amendments.

There was discussion about whether to include people in the working group by invitation only. It was agreed that anyone interested could complete an 'expression of interest' form, which would be considered by this Committee.

Councillor Fletcher suggested changing the wording from 'at the discretion of' to 'applications to be overseen by' to accommodate this decision,

Amendments were proposed by Councillor Garvey; seconded by Councillor Jones. All **agreed**.

74. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2024/0035
LOCATION	82 Brown Lees Road Brown Lees
PROPOSED DEVELOPMENT	Proposed single storey rear extension.

No adverse comments.

Proposed by Councillor Jones; seconded by Councillor Garvey. All **agreed**.

APPLICATION NUMBER	SMD/2024/0041
LOCATION	Bradda Farm Barrage Road Biddulph Moor
PROPOSED DEVELOPMENT	Agricultural building to house & feed livestock with underfloor slurry store.

Recommended Approval with the suggestion that any trees removed should be replaced with trees and a hedgerow elsewhere on the site, and that there is a clear management plan for the slurry store. All **agreed**.

APPLICATION NUMBER SMD/2024/0046
LOCATION 52 Mill Hayes Road Knypersley
PROPOSED DEVELOPMENT This proposal is for a ground floor rear extension. This includes for removal of an unused chimney stack.

Recommended Approval.

APPLICATION NUMBER SMD/2023/0647
LOCATION Country Park Visitor Centre Grange Park Drive
Biddulph
PROPOSED DEVELOPMENT New waste management drainage to Visitor's Centre

Recommended Approval; please note that the Town Council have an interest in the Visitor Centre.

APPLICATION NUMBER SMD/2024/0057
LOCATION 2 Hillside Close Biddulph Moor
PROPOSED DEVELOPMENT Replacement single storey rear extension to create bedroom and sitting room. Proposed conversion of garage to bedroom.

Recommend Approval subject to not exceeding size limitations; Councillors have some concerns about overdevelopment.

APPLICATION NUMBER SMD/2024/0075
LOCATION 38 Mill Hayes Road Knypersley
PROPOSED DEVELOPMENT Single Storey Front Extension to provide porch and sitting area.

Recommended Approval.

75. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None were received.

76. 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/2022/0041	Smithy Farm Dial Lane Congleton	Change of use of redundant farm outbuilding to ancillary residential living accommodation	Recommend approval subject to remedial work being undertaken and green belt not compromised.	Planning Permission - Approved 5/1/24	
SMD/2023/0379	51A, Park Lane, Knypersley, Staffordshire, ST8 7AS	Application is for the creation of a new dwelling within the current residential curtilage of number 51a Park Lane. The site boundary for the new dwelling is to encompass the existing outbuildings located on site.	Plot is of sufficient size to accommodate dwelling. Some concern over access. Recommend Approval subject to satisfactory Highways comments re access and meeting United Utilities comments	Planning Permission - Refused	No details
SMD/2023/0510	Lower Heath Hayes, Troughstones Road, Biddulph Common, Staffordshire, ST8 7RT	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.	Planning Permission - Approved 9/1/2024	
SMD/2023/0453	15, Crossfield Avenue, Knypersley, Staffordshire, ST8 7AG	Alterations to size of Garage to the Rear	Recommended Approval, subject to only be used for domestic purposes and no valid neighbours' objections. Councillor Redfern abstained and declared an interest.	Planning Permission - Approved	
SMD/2023/0531	29 Chapel Lane Biddulph Moor	Proposed Construction of Single Storey Rear/Side Porch to create sheltered access from kitchen to utility. (Part retrospective)	Recommended Approval, subject to any valid neighbour concerns and obscured glass inside windows.	Planning Permission - Approved	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2023/0533	The Quarry Overton Road Biddulph Common Biddulph	Proposed new garage and associated alterations to driveway	Recommended Approval within current rules for the extension within the green belt.	Planning Permission - Approved	
SMD/2023/0512	Biddulph Valley Leisure Centre Thames Drive Biddulph	Addition of roof-mounted handrail to provide safe access and maintenance in preparation for solar panel installation.	Recommended Approval. Councillors Proudlove and Yates abstained from the vote.	Planning Permission - Approved	
SMD/2023/0560	1 Victoria Business Park Prospect Way Knypersley	CONSTRUCTION OF NEW INDUSTRIAL BUILDING TO HOUSE CNC MACHINE	Recommended Approval.	Planning Permission - Approved 3/1/2024	
SMD/2023/0571	Unit B, High Street, Biddulph, Staffordshire, ST8 6AR	Change of use of a vacant retail unit (Use Class E) to hot food takeaway (sui generis) external plant and ventilation and extraction equipment and minor external works.		Planning Permission - Approved 26/1/2024	
SMD/2023/0641	Biddulph Valley Leisure Centre, Thames Drive, Biddulph, Staffordshire, ST8 7HL	123kW Solar PV system installed on existing roof of Biddulph LC sports hall		Planning Permission - Approved 29/1/2024	
SMD/2023/0590	Greenacres Stables Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT	Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array		Planning Permission - Refused 31/01/2024	The application site is located immediately adjacent to an agricultural/skip storage yard. The submitted Noise Assessment indicates that the existing use operates at significantly high noise levels unsuitable for residential use.

Councillor Hawley voiced his concerns that there are no Biddulph Councillors on the Staffordshire Moorlands Planning Committee. Councillor Jones noted that this was being reviewed.

Decisions and Notices were **Received**.

77. APPEAL(S)

There were no appeals to consider.

The meeting ended at 6.20pm.

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