

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 JANUARY 2018**

Present

The Mayor- Councillor Wood
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Harper
Councillor Hawley
Councillor Lawson
Councillor Nicosia
Councillor Rogers
Councillor Swift
Councillor Whilding

Councillor Hawley welcomed members and wished them a Happy New Year.

53.17 Apologies

The Deputy Mayor - Councillor McGuinness

54. Declarations of Interest

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

SMD/2017/0710- Councillors Whilding and Harper know the applicant.
SMD/2017/0765- Councillors Davies and Harper know the applicant.
SMD/2017/0766- Councillor Swift is a resident near to the proposed site.
SMD/2017/0836- Councillor Rogers knows the applicant.

55. Minutes

The Minutes of the meeting held on 5 December 2017 were signed as an accurate record.

56. BIDDULPH NEIGHBOURHOOD PLAN

Councillor Hawley updated the group that there had been a meeting on 4 January 2018. 1200 householder questionnaires had been returned; this was a 13% return rate and was very positive. This had been well above what had been expected. The group are starting to complete the data input, but they are looking for some support with this; there are more paper copies than had been expected. All the questionnaires should be inputted by the end of January.

The group will meet with Hannah from Urban Vision on 15 February to look at the results of the householder questionnaire. There would be a follow-up meeting to begin to draft the policies at the end of February.

The Chief Officer updated the meeting that the two consultants that were working on housing need/ design and masterplanning were continuing to pull these studies together. There would be an additional session to consider masterplanning questions; this would be arranged towards the end of January.

57. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2017/0710 40 Grange Road retrospective application for construction of a lean to tractor and trailer shed

There was discussion about whether this site was in the greenbelt and consideration of the location.

SUBJECT TO NO VALID NEIGHBOUR CONCERNS AND CONTRAVENTION OF THE GREENBELT

SMD/2017/0765 50 Halls Road Replacement garage and rear pitched extension

Councillor Court noted that the groundwork appeared to have begun and there was no visual impact of the garage.

SUBJECT TO NO VALID NEIGHBOUR CONCERNS

SMD/2017/0766 Brook Works
Brook Street outline planning application for Residential development comprising the erection of 10 new build 4 bedroom dwelling, re submission of SMD/2016/0649

Councillor Wood felt 'venomous' about this applications. It was in the greenbelt. This was a resubmission of a previous application and the applicant hasn't paid a second fee. It is a dangerous road. There are no special circumstances that would justify encroachment into the greenbelt. The Highways issues are massive. It should be rejected based on danger to new residents, pedestrians and people who already live in the area. The residents are 'up in arms' and Councillor Wood fully supports them.

Councillor Rogers noted that the area is an eyesore, but he understood the greenbelt and Highways issues. If anything, it should be executive homes, not affordable.

Councillor Swift agreed with Councillor Wood. This road is an 'accident waiting to happen'.

Councillor Harper clarified the location and stated that there had never been an accident there. He felt that once building started on the greenbelt it can 'snowball'. However, Councillor Harper thought they should go ahead with it.

Councillor Hawley noted that this development had been discussed previously when it seemed the site may be included within the Local Plan. In the most recent version of the plan, this site was not included so is still greenbelt. This may be an attempt to 'jump the Local Plan'.

Councillor Nicosia noted that it is difficult to deal with issues in your locality. This Committee must consider material planning considerations. If there are significant Highways issues then the application will not be approved. This should be considered by the District Council Planning Committee and not as a delegated decision. It is not 'pristine' greenbelt land and some residents do have concerns about the site in its current form. It is a delicate application, but should be refused.

Councillor Hawley suggested that this application was refused on the basis of greenbelt and access concerns. This was proposed by Councillor Wood and seconded by Councillor Swift; a vote was taken. All were in favour with the exception of Councillor Harper.

RECOMMEND REFUSAL

SMD/2017/0775	Land off Woodhouse Lane	Outline application for land off Woodhouse Lane
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Councillor Hawley noted that there were a number of objections so far.

Councillor Rogers wondered whether this application was pre-empting the Local Plan.

Councillor Hawley stated that in-fill had been considered for Biddulph Moor as an alternative to a large development.

Councillor Court felt this application had nothing going for it. There were footpaths concerns, hedgerow issues and greenbelt encroachment; this would set a dangerous precedent.

Councillor Nicosia stated that we should not support building on the greenbelt.

Councillor Lawson was against this application.

Councillor Harper could not agree with this application.

Councillor Wood was concerned about applications for areas that are omitted from the Local Plan. Because we haven't got a Local Plan, developers can apply to build anywhere. It is no surprise to see these applications coming in now, before the next revision of the Local Plan. We must be consistent. There are no special circumstances for building on the greenbelt.

Councillor Hawley proposed that this application should be refused on the grounds of encroachment onto the greenbelt, no recognition of Footpath 62 and existing neighbour concerns. All agreed.

RECOMMEND REFUSAL

SMD/2017/0777 Linden Lea Two storey side extension
Wedgwood Lane

Councillor Hawley wondered whether this would make the house too close to the boundary; it was difficult to tell from the plans.

Councillor Rogers noted that a previous application had been declined.

Councillor Nicosia did not think there was a problem; the house sits in its own grounds.

Councillor Hawley suggested that this should be **approved subject to the distance to the boundary being acceptable.**

All agreed.

SMD/2017/0786 15 Smithy Lane Construction of single storey lean to extension and
recladding of existing single storey side extension.
Conversion of existing roof space with dormer
extension to roof.

SUBJECT TO NO VALID NEIGHBOUR CONCERNS

SMD/2017/0801 Underwood Hall Fm Conversion of shippon into additional living
134 Mow Lane accommodation

NO ADVERSE COMMENTS

SMD/2017/0805 10 Dove Grove Application for a Lawful Development Certificate for
a proposed use for a single storey rear extension

NO ADVERSE COMMENTS

SMD/2017/0828 9 Chapel Lane Single storey rear extension to existing dwelling

SUBJECT TO CONSIDERATION OF SEVERN TRENT CONCERNS

SMD/2017/0832 Avondale Proposed rear extension
Woodhouse Lane

NO ADVERSE COMMENTS

SMD/2017/0834 34 Fold Lane First floor extension to provide additional living
accommodation

Councillor Nicosia noted that this was an unusual design, but that it may not contravene planning policies; refusal on these grounds may not be a valid planning reason.

Councillor Harper wondered whether this would be out of character with the other houses on the road.

Councillor Hawley noted that there were no neighbour concerns at present and felt that Councillor Nicosia had a fair point.

Councillor Hart was granted permission to speak on this application. There is already a precedent for 'out of character' buildings on Fold Lane; this is an 'innovative design'.

SUBJECT TO NO VALID NEIGHBOUR CONCERNS

SMD/2017/0836	land adjacent to 149 Park Lane	Construction of two bedroom detached dwelling and associated landscaping works including vehicular access off highway
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Councillor Hawley noted that this was in the greenbelt, but there was already Planning Permission for one dwelling.

Councillor Nicosia had heard that there was a newt issue in the area.

Councillor Rogers thought this was trying to fit a 'quart into a pint pot' and was overdevelopment. Councillor Nicosia agreed.

Councillor Harper proposed that this should be refused on the grounds of overdevelopment' seconded by Councillor Nicosia.

All agreed; Councillor Rogers abstained.

RECOMMEND REFUSAL

SMD/2017/0842	Hillside Hurst Road	Certificate of lawfulness for proposed new render of similar appearance to existing building. Removal of existing bay window to front elevation and provide new patio door and side screen for Juliette balcony
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Councillor Hawley noted that the application did not appear to say what colour the render would be; this should be acceptable.

NO ADVERSE COMMENTS

The following applications were considered together:

SMD/2017/0857	198 Park Lane	Demolition of existing rear extension, erection of new and side extensions and erection of new porch using permitted development rights
HNT/2017/0023	198 Park Lane	Single storey rear extension extending 8 m beyond the rear wall of the original dwelling, 4 m maximum height and 3 m to height of eaves

Councillor Nicosia was concerned that the property would expand the whole width of the curtilage and there would not be access to the rear.

Councillor Hawley suggested that this should be **accepted subject to consideration of rear access and no valid neighbour planning concerns.**

All agreed.

58. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions were received:

SMD/2017/0549 Reserved Matters Approved	The Homestead	John Street	APPROVED
SMD/2017/0560 Approved	6 Barrage Road		NO ADVERSE COMMENTS
SMD/2017/0570 Approved	22 Halls Road		NO ADVERSE COMMENTS
SMD/2017/0634 CONCERNS Approved	3 Crossfield Avenue		SUBJECT TO NO VALID NEIGHBOUR
SMD/2017/0644 Refused	Gutters Cottage	Eliases Lane	APPROVED
SMD/2017/0679 Refused	1 Highland Close		SUBJECT TO NO VALID NEIGHBOUR CONCERNS

The meeting closed at 7.13pm.

Signature

Date