

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16 MAY 2017**

PRESENT

The Deputy Mayor - Councillor McGuinness
Councillor Davies
Councillor Hawley
Councillor Harper
Councillor Jones
Councillor Lawson
Councillor Redfern
Councillor Rogers
Councillor Whilding

1.17 APOLOGIES

The Mayor - Councillor Wood
Councillor Baddeley
Councillor Court
Councillor Nicosia
Councillor Salt
Councillor Swift

2. ELECTION OF A CHAIR AND DEPUTY

The Deputy Mayor called for nominations for Chair of the Planning Committee. Councillor Rogers proposed Councillor Hawley for the Chair and Councillor Court for the Deputy Chair. This was seconded by Councillor Whilding. There were no other nominations and all voted in favour.

3. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: Councillor Rogers in relation to 0208; he would not speak on this application. Councillor Davies knows the applicant in relation to 0268, and would leave the room.
- b) Other Interests: None

4. MINUTES

The Minutes of the meeting held on 11 April 2017 were signed.

5. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meeting on 13 April 2017 were received.

A verbal update from the Neighbourhood Plan Working Group meeting on 10 May 2017 was provided.

Councillor Hawley informed Councillors that the tender for consultancy support was out and the closing date for submissions in 2 June 2017.

Councillor Hawley gave a report about the Open Day, where there had been lots of good input. There were further plans for consultation with residents on 1 July and 22 July, as part of the Festival.

Councillor Hawley noted that information had been provided at this Working Group meeting about areas in Biddulph that were potentially in 'flood risk' zones. This information had come to the group following a Freedom of Information request to the Environment Agency. Councillor Hawley was concerned that Staffordshire Moorlands District Council (SMDC) had not completed this mapping work; he urged District Councillors to consider this when looking again at site allocations.

Councillor Davies believed that SMDC do source their information from the Environment Agency. Councillor Hawley suggested that the Environment Agency had also not considered these areas in Biddulph.

Councillor Jones confirmed that if District Councillors are not sure about any issues, they should ask questions.

The Chief Officer updated the Committee in relation to issues around environmental mapping of the town. The group leader for this area stated that, at present, only 20% of the town has been mapped; this is mainly in the urban core. This presents some significant risks.

The example provided was in relation to the 'gap' between Biddulph and Biddulph Moor. From satellite pictures, it seems that there may be ancient woodland in this area. This has not been mapped and is therefore not protected. Whilst this group are not anti-development, they feel that development must be in the right locations and not endanger species in a particular area. The town has a great many areas such as this, and it is important that they are mapped.

The group are establishing what mapping SMDC should have done, and would like to apply some pressure to ensure that they have met their statutory obligations, if they have not. It may be that additional funding will need to be sourced to fund an organisation to complete this work for us.

Councillor Hawley confirmed that there is additional grant money from Locality, and stated that enquiries are being made as to whether Biddulph can apply for this. All agreed this was appropriate.

Councillor Hawley felt that these issues needed to be raised within the Planning Committee to ensure that Town and District Councillors are aware of potential problems, as they arise.

6. FOOTPATHS SUB-COMMITTEE

The Minutes of the Footpaths Sub-Committee meeting held on 27 April 2017 were received.

There was a discussion about Councillor Lawson's role in relation to the County Council footpaths groups. Councillor Rogers confirmed that the Town Council sub-committee concentrated on areas that were not maintained by the County or not seen as a priority; often the County's focus

was on the urban core. It is important that Councillor Lawson continues to report footpath issues, and this sub-group would complement the work that the County completes. The Chief Officer explained that the Footpaths Sub-Committee meeting had not been well attended and that the Planning Committee was being asked to formally approve the considerations of those that had been able to attend.

The Planning Committee were asked to approve the recommendations that funding be sought from the Community Paths Initiative (Staffordshire County Council) to support the emerging lengthsman contract and to make improvements to Footpath 25 in Gillow Heath. The grant application would be for £1000.

Councillor Redfern moved this recommendation and all agreed.

7. PLANNING APPLICATIONS

SMD/2017/0208	Land adjoining 157 Park Lane	Proposed new dwelling following award outline planning permission granted SMD/2014/0297 associated works
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Councillor Jones was unsure about block walls and white render.

Councillor Hawley stated that all the houses in this area were of differing appearances.

No adverse comments

SMD/2017/0268	1 Royal Cottages Troughstones Road	Proposed conversion and alteration of existing redundant outbuilding to dwelling
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Councillor Davies left the room.

Councillor Jones felt that the District should give consideration to whether redundant buildings should be used for light commercial use, prior to renovation.

No adverse comments- as long as this does not contravene existing regulations.

SMD/2017/0283	63 High Street	Proposed alterations to elevations including removal of window and replacement with a secure door to access the ATM room) and new ATM aperture.
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Councillor Rogers was concerned that if the Committee did not agree to this, the town would lose the ATM as well as the bank.

Councillor Davies felt that any work should be in-keeping with existing materials and design of the building.

All agreed that there were **no adverse comments**, and this stipulation should be made.

SMD/2017/0284 63 High Street Advertisement consent for 1 internally illuminated
bespoke tablet sign

As before, **no adverse comments**, as long as any work is in-keeping with the existing materials and design.

SMD/2017/0288 44 Park Lane Rear single storey extension and change of use of
granny flat back into main property

No adverse comments

8. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

No decisions were detailed on the website; this was noted

The meeting closed at 8.21pm

Signature

Date