

**BIDDULPH TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 AUGUST 2017**

PRESENT

The Mayor - Councillor Wood
The Deputy Mayor - Councillor McGuinness
Councillor Baddeley
Councillor Court
Councillor Davies
Councillor Jones
Councillor Lawson
Councillor Nicosia
Councillor Rogers
Councillor Swift
Councillor Whilding

Councillor Hart
Councillor Rushton

21.17 APOLOGIES

Councillor Harper
Councillor Hawley
Councillor Salt

22. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations. None
- b) Other Interests: Councillor Court is a member of the Bowling Club in relation to application SMD/2017/0399 and visits Blue House Veterinary Centre- SMD/2017/0343; Councillor Wood knows the applicant in relation to SMD/2017/0373; Councillor Jones visits Blue House Veterinary Centre- SMD/2017/0343.

23. MINUTES

The Minutes of the meetings held on 11 July 2017 were signed.

24. BIDDULPH NEIGHBOURHOOD PLAN

The Minutes of the Neighbourhood Plan Working Group meeting on 20 July 2017 were received. Councillor Jones noted that although he had signed the register, he had not actually attended this meeting.

The Chief Officer gave a summary of the meeting and noted that the consultants would be meeting the Working Group on Thursday 10 August at 7pm, with a pre-meeting commencing at 6pm.

25. PLANNING APPLICATIONS

Councillor Hart would like to speak in relation to applications SMD/2017/0373 and SMD/2017/0396 although he was not a member of this Committee. Members had no objections.

SMD/2017/0276 High Bent Farm Change of use of outbuilding to 2 dwellings
The Hollands

Councillor Jones queried whether agricultural land had to be offered for commercial use. Councillor Davies confirmed that this was the case, in some instances. Councillor Jones asked that this query be raised with the District Council.

Councillor Lawson noted that there were no neighbours as it is very isolated at this location.

NO ADVERSE COMMENTS

SMD/2017/0328 Linden Lea Single storey rear extension to existing garage
Wedgwood Lane

It was noted that this was permitted development.

NO ADVERSE COMMENTS

SMD/2017/0373 Plots 12 to 15 Proposed construction of Builders Merchants,
Victoria Bus Park covered storage area and open yard storage

Councillor Wood had no issues with this application; it is a local business. The Town Council had asked the District Council to consider their re-location favourably. Designs are in-keeping with the business park and the access road will be improved; all plots are then full.

Councillor Court noted that there would also be additional employees.

Councillor Hart felt this was an advantageous use of the last four plots and that the Town Council should support Biddulph businesses; this was a welcome application with new jobs.

Councillor Jones echoed the comments from previous speakers; this is a well-used local business and we should support them.

Councillor Davies noted that many Councillors have campaigned for this business. We should give weight to our approval and provide strong wording to endorse this.

RECOMMEND APPROVAL

SMD/2017/0396

Land West of
Akesmore Lane

Use of land to the west of Akesmore Lane for the
storage of shipping containers

Councillor Court noted that the Committee had previously seen a similar application. The application stated that the site had been used in this way for ten years, but the details were sparse.

Councillor Hart stated that there was insufficient information to progress this application fully, particularly in relation to the use of the land for ten years. There was a disproportionate area marked in red, which was concerning. The Committee should recommend refusal.

Councillor Rogers felt the response should be 'no with a capital no'. This would be visually unacceptable; there would be access issues; and, it was not appropriate to have an industrial site set within the countryside.

Councillor Jones wondered what would be in the containers, and endorsed what Councillor Rogers had said. This was not appropriate and would be visually intrusive. The Committee should recommend refusal.

Councillor Wood felt this was not in-keeping. The size of the vehicles needed to transport the containers would be too large for Akesmore Lane, particularly given the current condition of the highway. This is a beautiful area.

Councillor Swift agreed with all those that had spoken against this application; he had nothing positive to say.

Councillor Nicosia reiterated what Councillors had said and wondered whether screening could be an option. Councillor Nicosia felt there was a lack of information with the application.

Councillor Baddeley said the response should be a 'great big no', and noted that she lived not far from this site.

Councillor McGuinness was concerned that there appeared to be a lack of information about the number of containers that would be stored on the site.

All agreed that this Committee should **RECOMMEND REFUSAL**.

SMD/2017/0065

Top of the Trent
Woodland Street

Demolition of public house and redevelopment of
the site to provide 14 dwellings comprising 6 semi-
detached 3 bedroomed dwellings and 2 detached 4
bedroomed dwellings and associated works.

Councillor Rogers noted that work had already started and the pub had been demolished.

It was noted that this Committee had previously stated that there were 'no adverse comments' in relation to this application.

Councillor Jackson believed that there had been an issue about the proximity to the Multi Use Games Area (MUGA).

Councillor Rogers queried whether Councillor Davies could make further enquiries; Councillor Davies agreed.

Councillor Jones felt there was no legitimate reason why this should be refused.

NO ADVERSE COMMENTS

SMD/2017/0343	Blue House Vet Ctr Comm Health Ctr Princess Street	Conversion of vacant former Biddulph Health Centre into a Veterinary Practice
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Councillor Davies queried the name of the applicant, and left the room.

Councillor Hart noted that he had two cats and a dog that were registered at this centre, but was not a member of this Committee.

Councillor Jones felt this was a positive move as the business was cramped in their current location. It was good to see that a clinical facility would be used in this way again.

Councillor Whilding felt this was an ideal location and had no objections.

Councillor Rogers had been concerned about the use of the Princess Street building, and was pleased to see it being reused.

NO ADVERSE COMMENTS

Councillor Davies returned to the room; Councillor Swift left the room.

SMD/2017/0399	Bowling Rec Club Congleton Road	Retention of signage
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NO ADVERSE COMMENTS

Councillor Swift returned to the room.

SMD/2017/0406	Land adjacent to 66 Albert Street	proposed new build of 3 x 2 storey 2 bedroom terraced houses
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Councillors felt they would like more time to consider this application and agreed that it should be deferred until the next meeting.

26. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions and notices were received:

SMD/2017/0318	20 Northfield Drive	Biddulph Town Council - no adverse comments
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APPROVED

