

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 11 December 2018
TIME: 2.00 pm
LOCATION: Council Chamber, Town Hall

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests

3. MINUTES

To **sign** the Minutes of the Planning Committee meeting held on Tuesday 13 November 2018

4. BIDDULPH NEIGHBOURHOOD PLAN

To **note** the Biddulph Town Council Local Green Space designation sites and the ongoing consultation.

To **receive** the Minutes of the Neighbourhood Plan Working Group meeting on Thursday 8 November 2018 and a verbal update of current activities.

5. PLANNING APPLICATIONS

SMD/2018/0646	206 Congleton Road	Proposed erection of balcony railings to garage roof
SMD/2018/0666	2 Linnet Drive	Proposed single storey side extension to provide bedroom and shower room for disabled child
SMD/2018/0678	17 Northfield Drive	Single storey extension to part of front elevation
SMD/2018/0680	10 Blackbird Way	Certificate of Lawfulness for a proposed garage door converted to brick and window and internal alterations
SMD/2018/0723	The Pickle Jar The Foxhound 56 Hot Lane	Application for a lawful development certificate for the construction of additional car parking south west of licensed premises



Biddulph Town Council
Town Hall, High Street, Biddulph, Staffordshire Moorlands ST8 6AR

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SMD/2018/0735	3 Highfield Road East	Proposed two storey side extension and loft conversion with flat roof dormer to rear
SMD/2018/0736	42 Mow Lane	Proposed single storey rear extension
SMD/2018/0738	12 Derwent Drive	Proposed single storey rear extension with flat roof and brick construction
SMD/2018/0745	161 Park Lane	Proposed garage conversion and replacement detached garage

6. APPEAL

SMD/2017/0766, Brook Works, Brook Street, Brown Lees

Outline application for residential development comprising the erection of 10 x 4 bedroom dwellings

Town Council decision at meeting held January 2018

Councillor Wood felt 'venomous' about this application. 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.



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7. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0609	105 Moorside Woodhouse Lane	Approved	No Adverse Comments
SMD/2018/0635	198 Park Lane	Approved	Agreed, subject to no valid neighbour planning concerns.
SMD/2018/0518	Booth's Garage Rock End	Refused a Principle of development (Green Belt) b Design and visual amenity c Access/parking	Stipulation should be that this could be sited for 12 months and must be used for residential purposes
SMD/2018/0527	3 Oxhey Crescent	Approved	No Adverse Comments
SMD/2018/0532	73 Congleton Road	Approved	No Adverse Comments providing that there were no valid neighbour concerns

Copy to: Councillors Baddeley, Court, Davies, Harper, Hawley (Chair), Lawson, McGuinness, Nicosia (Deputy), Redfern, Rogers, Salt, Swift, Whilding.



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