

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 21 May 2019
TIME: 6.30pm
LOCATION: Council Chamber, Town Hall

AGENDA

1. ELECTION OF CHAIR AND DEPUTY CHAIR

2. APOLOGIES

3. DECLARATIONS OF INTEREST

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

4. MINUTES

To **sign** the Minutes of the Planning Committee meeting held on Tuesday 9 April 2019.

5. BIDDULPH NEIGHBOURHOOD PLAN

To **receive** a verbal update on the workload of the Neighbourhood Plan Working Group and to agree chairing and reporting mechanisms for 2019-20.

6. PLANNING APPLICATIONS

SMD/2018/0038	High Bent The Hollands	Conversion of existing timber stables to Dwelling
SMD/2019/0124	12 Holywell Close	Proposed single storey rear extension. Removal of section of shared double garage and construction of two storey side extension
SMD/2019/0128	88 Brown Lees Road	Two storey rear extension
SMD/2019/0158	Biddulph Grange NT Grange Road	Internal alterations to toilet areas to extend kitchen area and additional catering facilities within Camelia House Room



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SMD/2019/0139	The Whitehouse Akesmore Lane	Proposed repointing of chimney stack and installation of double wall flue lining to inside of chimney. Replacement of rotten softwood windows with oak framed casements to same measurements as existing window frames
SMD/2019/0191	Coates Farm School Lane	Erection of general purposes agricultural building
SMD/2019/0199	65 Tower Hill Road	Proposed dormer windows to front of roof
SMD/2019/0207	2 Lyneside Road	Garage conversion to habitable room
SMD/2019/0209	30 Meadowside	Demolish single storey rear extension and erection and erection of double storey rear extension and single storey side extension
SMD/2019/0225	24 Wedgwood Lane	First floor extension and two storey wrap around extension
SMD/2019/0239	255 Congleton Road	Single storey entrance area and rendering of existing building (resubmission of SMD/2018/0676 – Town Council comment - No Adverse Comments)
SMD/2019/0242	Mount Pleasant Farm Folley Lane	Alterations to existing garage to form office
SMD/2019/0244	The Orchards Overton Road	Application for removal or variation of condition 2 of SM.1910 (30.12.75) and condition 1 SM.3460 (25.02.77)
SMD/2019/0251	Corner House Under The Hill	Demolition of existing conservatory and construction of new two storey side extension and single storey rear extension. Rendering the whole property to match the new extension
SMD/2019/0252	2 Potters End	Proposed detached garage and timber panel fence
2 letters of objection have been received against the above application SMD/2019/0252 (attached)		
SMD/2019/0260	8 Greenway Road	Single storey rear extension
SMD/2019/0265	162 Congleton Road	Single storey rear extension, conversion of garage into utility and hobby room and detached garage
SMD/2019/0266	46b Station Road	Application for variation of Condition 2 in regards to SMD/2018/0482 <i>The toughened glass screen shall have a sand blasted surface to create a frosted translucent effect and appearance. At no time during the life of the development shall any part of this glass screen be removed or replaced with clear transparent glass.</i>
HNT/2019/0005	163 Park Lane	Single storey rear extension to existing dwelling



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	(orangery) extending beyond the rear wall of the dwelling measured externally 4m, maximum height measured from natural ground level 3.6m and maximum height at eaves measured from natural ground level 2.4m
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7. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2019/0059	Meadow View Well Lane	Refused. The proposed change to the roof pitch and increase in height of the front gable will disrupt the well proportionate staggered building line and uniformity of properties to the north of Well Lane; thereby resulting in significant and demonstrable harm to the character and appearance of the street scene. The proposed single storey garage extension would result in an odd and contrived form of development which coupled with the inclusion of the garage door, would appear as an incongruous feature from the street scene; thereby constituting a poor form of design which would result in significant and demonstrable harm to the character and appearance of the dwelling and the street scene	All agreed to recommend approval, subject to no contravention/ breach of the building-line.
SMD/2019/0072	Long Edge House Pines Lane	Approved	accepted, subject to not contravening Green Belt.
SMD/2019/0087	25 Woodhouse Lane	Approved	No adverse comments



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SMD/2019/0110	6 Nevin Avenue	<p>Refused</p> <p>The development would result in an overly prominent roof mass and ridge height that would be at odds with the neighbouring dwelling types in the immediate locality that have a common character and appearance which prevails. The development would therefore be harmful to the character and appearance of the area, it would not preserve or enhance local distinctiveness and therefore, the development would conflict with policies SS1, SS1a, SS5b and DC1 of the Staffordshire Moorlands Core Strategy and sections 2 and 12 of the National Planning Policy Framework</p>	<p>Subject to neighbours valid planning concerns and confirmation of the roof height.</p>
SMD/2019/0115	Hilberie Lodge Barn Road	Approved	No adverse comments
SMD/2019/0135	27 Church Road	Approved	No adverse comments

Copy to: Councillors Adams, Davies, Garvey, Hawley, Jones, McLoughlin-Goldstraw, Perkin, Redfern, Rushton, Rogers, Salt, Smith, Swift.



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