

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 12 March 2019
TIME: 6.15pm
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 12 February 2019.

4. BIDDULPH NEIGHBOURHOOD PLAN

To **receive** the notes of the Neighbourhood Plan Working Group meeting held on 28 February 2019.

5. FOOTPATHS SUB-COMMITTEE

To **receive** the minutes of the Footpaths Sub-Committee meeting held on 18 February 2019

6. PLANNING APPLICATIONS

SMD/2019/0043	The Old Engine House Biddulph Road Mow Cop	Listed Building Consent for proposed detached garage and patio
SMD/2019/0052	18 Essex Drive	Two storey rear extension and single storey carport extension
SMD/2019/0059	Meadow View Well Lane	Single storey rear extension, alterations to existing roof to raise ridge heights and provide 3 new bedrooms at first floor level. Proposed front extension for provision of integral garage. New vehicular access point from Well Lane.
SMD/2019/0072	Long Edge House Pines Lane	Retrospective permission for erection of agricultural building



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SMD/2019/0083	11 Gladstone Grove	Demolition of existing garage and construction of new two storey side extension and single storey rear extension
SMD/2019/0085	Hurst Bank Farm Hurst Road	Demolition of redundant outbuilding and erection of a single storey detached dwelling
SMD/2019/0087	25 Woodhouse Lane	Single storey rear extension with new front porch and alterations to existing side extension with additional opening to new bedroom. House to be rendered in an off-white finish.

7. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		SMDC Decision	Town Council Decision
SMD/2018/0723	56 The Foxhound Hot Lane	Certificate of Lawfulness - NOT LAWFUL (Refused)	Recommend approval
SMD/2018/0782	4 The Walled Garden Grange Park Drive	APPROVED	no adverse comments, subject to heritage officer approval.
SMD/2018/0796	Land at Baileys Bank	APPROVED	Refused on grounds of insufficient grazing land, inadequate treatment of manure and inappropriate materials used in the design

8. APPEAL

SMD/2018/0075 Parks Farm Rudyard Road Timber clad machinery and fodder store

From Town Council meeting February 2018

Councillor Nicosia was concerned that the applicant might build a house on this land in the future. Councillor Hawley noted that the Committee cannot refuse the application on this basis.

Councillor Salt noted that this was in the green belt.

Councillor Hawley stated that this was agricultural land and the regulations were different.

Councillor Salt felt that this was not near other farm buildings. Councillor Nicosia agreed and felt that 18 metres was too big. Councillor Hawley noted that there were no residential buildings nearby and no other farm buildings in the vicinity.



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*Councillor Nicosia proposed that the Committee **RECOMMEND REFUSAL BASED ON CONCERNS ABOUT THE SIZE OF THE BUILDING AND POSSIBLE CONTRAVENTION OF THE GREEN BELT.** This was seconded by Councillor Court; all were in favour.*
This application was also Refused at SMDC.

Town Council comments have been forwarded to the Inspector. Individual comments must be received by the Inspector before 25 March 2019

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



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