

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 17 March 2020  
**TIME:** 5.30pm  
**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 18 February 2020

### 4. BIDDULPH NEIGHBOURHOOD PLAN

To **receive** a verbal update on progress with the Neighbourhood Plan and Neighbourhood Development Order.

### 5. TO RECEIVE AN UPDATE ON UPLANDS MILL DEVELOPMENTS (STANDING ITEM)

### 6. PLANNING APPLICATIONS

SMD/2019/0780	45 Redwing Drive	Replace grass with block paving in front garden
SMD/2020/0049	Biddulph Arms 171 Congleton Road	Conversion of existing public house to 9 residential units and conversion of existing outbuilding to 1 residential unit, including associated access, refuse storage and landscaping works
SMD/2020/0077	Long Edge House Pines Lane	Proposed bay window extension
SMD/2020/0080	Meadowstile Farm Tower Hill Road	Application to vary a section of a S106 Planning obligation in relation to SMD/2002/0158/02/00551/FUL
SMD/2020/0085	3 Marsh Green Close	Proposed rear split level extension
SMD/2020/0090	4 Stone Villas Tower Hill Road	Removal of existing rear conservatory and car port. Erection of a single storey rear and side extension.
SMD/2020/0100	Smithy Farm Dial Lane	Proposed two storey and single storey rear elevation extension and replacement front elevation



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SMD/2020/0131	Lask Edge Farm Lask Edge Road	Change of use to 5 pitches for touring caravans/motorhomes and up to 10 tents
SMD/2020/0135	151 Tunstall Road	Proposed side and rear extensions to dwelling.

## 7. APPEAL

SMD/2019/0705	Land at Baileys Bank	Erection of replacement equestrian building
Town Council comment and District Council decision– see below		

## 8. COUNTY COUNCIL NOTIFICATIONS

Section 53 application to add a bridleway from Wedgwood Lane to Hill Lane.

Information received that the above application will be heard at the Countryside and rights of Way Panel meeting to be held on 3 April 2020.

## 9. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

		<b>SMDC Decision</b>	<b>Town Council Decision</b>
SMD/2019/0176	Lea Forge	Approved	No adverse comments, subject to Highways considerations
SMD/2019/0523	The Old Engine House	Approved	No adverse comments
SMD/2019/0524	The Old Engine House	LBC Approved	No adverse comments
SMD/2019/0750	14 York Close	Approved	Approved, subject to any valid neighbour planning concerns.
SMD/2019/0770	26 Mow Lane	LBC Approved	Recommend approval
SMD/2019/0771	Akesmore Lane	Refused The precise nature of the applicant's, or anybody else's, outdoor sport or recreation has not been clearly explained to enable a proper assessment of 'appropriateness' relevant to that. In any event, the development would fail to preserve the	Approved, subject to a Coal Mining Authority risk assessment



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		<p>openness of the Green Belt and would also exacerbate countryside encroachment because of its size, height and location to the south east of an existing building on, and consuming, an open area of riding ménage. This would be inappropriate development in the Green Belt. Permission cannot be granted for the inappropriate development because there are no 'very special circumstances'.</p> <p>The development of this open and prominent site would be harmful to the character and appearance of the surrounding area. It would fail to protect or enhance the local landscape.</p> <p>The applicant was unable to address fundamental 'in principle' concerns and were ultimately not proposing development that would be sustainable.</p>	
SMD/2019/0762	1 Lawton Street	Approved	Refused on the grounds that there is a non-permeable surface, drainage issues have not been addressed and a dropped kerb will be necessary.
SMD/2020/0030	9 Moor Close	Application withdrawn	Approved subject to no valid neighbour planning concerns.

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



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