

# **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18 JUNE 2019**

## **PRESENT**

- Councillor Adams - Chair
- Councillor Garvey
- Councillor McLoughlin
- Councillor Perkin
- Councillor Rogers
- Councillor Rushton
- Councillor Salt
- Councillor Smith

Other attendees:

- Councillor Harper

## **8. APOLOGIES**

- Councillor Davies – the Mayor
- Councillor Hawley
- Councillor Redfern
- Councillor Swift

## **9. DECLARATIONS OF INTEREST**

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: SMD/2019/0052 - Councillor McLoughlin lives on the street; SMD/2019/0323 - Councillor Rogers lives close to this location; SMD/2019/0323 - Councillor Adams will relinquish the Chair for this discussion as he knows the applicant.  
SMD/2019/0188 - Councillor Rogers knows Diving Club members.

## **10. MINUTES**

The Minutes of the Planning Committee meeting held on Tuesday 21 May 2019 were signed as an accurate record.

## **11. ITEM REQUESTED BY COUNCILLOR GARVEY- BOVIS DEVELOPMENT 'UPLANDS MILL'**

Councillor Adams requested that this agenda item should be moved ahead of the Neighbourhood Plan update; an introduction would be provided by Councillor Garvey, with an option to consider this before further discussion.

Councillor Garvey introduced this agenda item. The Bovis Homes development had been an issue raised by Biddulph North residents during the election campaign. Councillor Garvey presented a series of photographs of the issues in the area. He had sought the views of the Biddulph Valley North Community Association and wanted to make Councillors aware of the situation to resolve the issues.

Councillor Garvey had raised concerns with Staffordshire Moorlands District Council (SMDC) Planning Officers in relation to the unfinished nature of the estate:

- Bins have not been emptied.
- The path to the playground is blocked, making access difficult. A cut-through has been developed, which is damaging shrubbery.
- Fencing around the balancing pond is inadequate and dangerous.
- Building materials have been abandoned.

Councillor Garvey reminded Councillors that this area has been added to the list of Local Green Space designations in the draft Neighbourhood Plan.

Councillor Garvey was concerned about the safety of the area and felt it was the responsibility of the developed to ensure that this area was in a safe and fit condition.

Councillor Garvey proposed that he continues to pursue this issue through the SMDC Planning team and, if unsuccessful, contacts the Head of Planning at Bovis. This should be kept on the agenda for the Planning Committee.

*This item was considered again after the Neighbourhood Plan update, to allow Councillors to consider their reaction.*

## **12. BIDDULPH NEIGHBOURHOOD PLAN**

To receive a verbal update on the development of the Neighbourhood Plan Working Group.

The Chief Officer updated members that the next meeting would be on Wednesday 3 July at 6.30pm.

The draft Neighbourhood Plan and Neighbourhood Development Order (NDO) had been submitted to SMDC for screening. In addition, the Chief Officer and Hannah Barter had met consultants from AECOM regarding the NDO design codes work.

Finally, the Chief Officer noted that a consultation aimed at town centre traders had taken place to seek their views on the content of the NDO.

Councillor Rogers wondered whether the comments from the screening would be available for the July meeting of the Working Group. The Chief Officer was not anticipating that the screening process would highlight any areas of concern, but this would be monitored.

#### **11. continued**

Councillor Smith wondered whether the issues raised by Councillor Garvey were a wider issue with Bovis, or were specific to this play area.

Councillor Garvey felt that the issues were mainly around access to the play area and the environment around it. There are wider issues with the roads; he was hoping to seek specific advice on these from the appropriate Officer.

Councillor Smith noted that a few people had commented on the overall finish of the estate, especially the road surfaces.

Councillor Garvey noted that the roads were another example of the unfinished nature of the area; his current concern was the risk to children and the need for adequate fencing.

Councillor Rogers supported what Councillor Garvey was trying to achieve; this had taken months and not years.

Councillor Adams thanked Councillor Garvey for his work; a report would be provided at the next meeting.

### 13. PLANNING APPLICATIONS

SMD/2019/0052	18 Essex Drive	Two storey rear extension and single storey carport extension REVISED PLAN
<p>Councillor McLoughlin noted that the plans had been approved in March; these were revised plans.</p> <p>Councillor Rogers felt that the recommendation should be 'No adverse comments, subject to no valid neighbour concerns'. Councillor Rogers wondered if this was 'neighbourly'.</p> <p>Councillor Salt questioned whether this was over-development of the site. Councillor Smith felt this was not in-keeping with the neighbourhood.</p> <p><b>Agreed. No adverse comments, subject to no valid neighbour concerns.</b></p>		
SMD/2019/0188	Biddulph Valley Leisure Centre	Proposed metal secure container 8 x 10 feet at the rear of leisure centre
<p>Councillor Salt wondered what this unit would store and how permanent it was.</p> <p>The Chief Officer noted that the application stated this would hold scuba equipment.</p> <p>Councillor Smith stated that this was expensive equipment, which could be at risk if not properly stored.</p> <p>Councillor Salt felt there should be stipulations that the equipment was appropriately stored, following consultation with the Fire Service.</p> <p>Councillor Harper agreed, there is a risk of explosion if there is compressed air.</p> <p><b>No adverse comments, subject to appropriate compliance with health and safety.</b></p>		
SMD/2019/0222	Knowle Style Farm The Hollands	Proposed agricultural storage building
<p>Councillor Garvey wondered if the farm was a genuine agricultural enterprise.</p> <p>Councillor Salt noted that this is greenbelt land.</p> <p><b>Approved subject to no contravention of the greenbelt.</b></p>		

SMD/2019/0253	Trent Head Farm Barrage Road	Proposed 1, 3-bedroom dwelling, 1, four-bedroom dwelling and the extension to the existing farmhouse including proposed garages.
<p>Councillor Jones arrived at the meeting and noted that outline planning permission had been granted for older people's accommodation; this is not that sort of accommodation.</p> <p>Councillor Smith noted that this was a substantial development; is this overdevelopment of the site?</p> <p>Councillor Jones felt this was better than the derelict buildings that are there now. However, Councillor Jones queried whether this contravened the initial conditions.</p> <p>Councillor Garvey noted that houses were needed; he doubted whether these were the right houses. Is this executive development through the 'back door' of social development?</p> <p><b>Approved subject to application not contravening initial conditions for the site.</b></p>		
SMD/2019/0296	8 Ruabon Close	2 storey side extension and first floor extension over garage
<b>No adverse comments.</b>		
SMD/2019/0312	28 Mayfield Road	Two storey rear extension and single storey sun room
<b>No adverse comments, subject to no valid neighbour concerns.</b>		
SMD/2019/0319	100 Congleton Road	The proposed development is to build a bungalow on a site previously used for growing fruit and vegetables
<p>Councillor Salt wondered whether there were any trees that were protected on the site.</p> <p>This development would not be ideal for the allotment holders on Moorland Road.</p> <p><b>Approved subject to access/ egress considerations by Highways.</b></p>		
SMD/2019/0323	Land adjacent The Bungalow Baileys Bank	Erection of replacement equestrian building
Councillor Jones took the Chair.		

Councillor Rogers queried the design of the previous building, which had been on wheels.  
 Councillor Garvey wondered whether there had been a size change.  
 Councillor Jones noted there were no developments around this site.  
 Councillor Smith noted that this was now twice the original size; Councillor Salt felt it would be necessary to check that there was no encroachment on the greenbelt.  
 Councillor Perking felt that the Town Council should support this development.

**No adverse comments.**

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

		<b>SMDC Decision</b>	<b>Town Council Decision</b>
SMD/2019/0124	12 Holywell Close	Approved	Subject to no valid neighbour concerns
SMD/2019/0158	Biddulph Grange NT	Approved	No adverse comments
SMD/2019/0199	65 Tower Hill Road	Approved	No adverse comments
SMD/2019/0209	30 Meadowside	Approved	No adverse comments
		Approved	Subject to no valid neighbour planning concerns and clarification that this does not affect the public footpath
SMD/2019/0239	255 Congleton Road	Approved	No adverse comments
HNT/2019/0005	163 Park Lane	Approved	No adverse comments
SMD/2019/0129	Biddulph Grange NT	Approved	No adverse comments
SMD/2019/0179	7 Wraggs Lane	Approved	No adverse comments

SMD/2019/0207	2 Lyneside Road	Approved	No adverse comments
---------------	-----------------	----------	---------------------

Received.

**8. APPEAL**

SMD/2019/0110 6 Nevin Avenue

Town Council comments:

Subject to neighbours valid planning concerns and confirmation of the roof height.

- Councillor Hawley noted that this did not seem to be excessive, subject to confirmation that the roof height is acceptable.
- Councillor Nicosia felt that there seemed to be enough space around the property.
- Councillor Court felt there was no problem with the dormer.
- Councillor Rogers noted there were several similar properties in the area.

SMD/2018/0746 Troughstones Farm

Town Council comments:

Councillor Hawley noted that this application was in the greenbelt, but was an extension to an existing dwelling.

All agreed - no adverse comments; dependent on greenbelt regulations.

Received.

The meeting closed at 6.25pm

Signature .....

Date .....