

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21 MAY 2019

PRESENT

- The Mayor - Councillor Davies
- The Deputy Mayor – Councillor Jones
- Councillor Adams
- Councillor Garvey
- Councillor Hawley
- Councillor McLoughlin
- Councillor Perkin
- Councillor Redfern
- Councillor Rogers
- Councillor Rushton
- Councillor Salt
- Councillor Smith
- Councillor Swift

1. ELECTION OF CHAIR AND DEPUTY CHAIR

The Mayor called for nominations for the election of a Chair. Councillor Rogers nominated Councillor Hawley; he had been very thorough in this role previously. Seconded by Councillor Rushton; there were no other nominations, and this was agreed.

Councillor Hawley called for nominations for the election of Deputy Chair. Councillor Hawley nominated Councillor Adams; Councillor Adams had done a good job for many years when he had been a Councillor previously; he would be an able Deputy. Seconded by Councillor Garvey; there were no other nominations, and this was agreed.

2. APOLOGIES

There were no apologies.

3. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations: None.

b) Other Interests:

SMD/2019/0158 - Councillor Hawley's wife volunteers at the Biddulph Grange Gardens and he is a member of the National Trust.

SMD/2019/0251 - Councillor Jones knows the applicant.

SMD/2019/0158 - Councillor Davies is a member of the National Trust and is a member of the District Council Planning Committee.

SMD/2019/0191 - Councillors Jones, Hawley, Rogers and Davies know the applicant. SMD/2019/0244 - Councillor Davies knows the applicant.

4. MINUTES

The Minutes of the Planning Committee meeting held on Tuesday 9 April 2019 were signed as an accurate record.

5. BIDDULPH NEIGHBOURHOOD PLAN

A verbal update on the workload of the Neighbourhood Plan Working Group was received.

Councillor Hawley noted that the draft Neighbourhood Plan and draft Neighbourhood Development Order had been submitted to the District Council for screening. A process map was considered at the Town Council meeting the previous week.

Councillor Hawley confirmed that the actions of the Neighbourhood Plan Working Group would feed into this Planning Committee. As such, did members feel it was appropriate for Councillor Hawley to Chair the Working Group, as he had previously?

Councillor Jones thanked Councillor Hawley for his efforts; this had been a massive task. He should continue to lead this group. All agreed.

6. PLANNING APPLICATIONS

Councillor Hawley summarised each application prior to discussion about it.

SMD/2018/0038	High Bent The Hollands	Conversion of existing timber stables to Dwelling
<p>Councillor Hawley noted that this was an appeal, but hadn't been received by the Town Council previously, meaning Councillors had not had the opportunity to comment. Councillor Hawley did not feel this was a suitable residential dwelling.</p> <p>Councillor Jones supported the District Council; it does not fit with other dwellings in the area.</p> <p>Councillor Salt felt this should be refused, based on the Staffordshire Moorlands District Council (SMDC) report.</p>		

Councillor Rogers felt this should be refused ; all agreed.		
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
<p>Councillor Jones felt this looked like a neat job; there are already two windows overlooking the neighbouring dwelling.</p> <p>Councillor Salt proposed this should be approved, subject to no valid neighbour planning concerns. Agreed.</p>		
SMD/2019/0128	88 Brown Lees Road	Two storey rear extension
<p>Councillor Hawley felt that the boundary issues should be resolved and the application submitted again.</p> <p>Councillor Swift noted that this seemed to have had an extension before.</p> <p>Councillor Garvey stated that this seems to be a disproportionate extension.</p> <p>Councillor McLoughlin noted this seemed to be the same depth as the neighbouring property. Councillor Garvey noted that the adjacent property must have been granted planning permission at some point.</p> <p>Councillor Hawley queried whether this should be refused until boundary issues are resolved. All agreed.</p>		
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
<p>Councillor Hawley would not vote on this application.</p> <p>Proposed by Councillor Jones; seconded by Councillor Rogers- no adverse comments. Agreed.</p>		
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
Councillor Hawley proposed that there were no objections, providing the application met conservation criteria . Agreed.		
SMD/2019/0191	Coates Farm School Lane	Erection of general purposes agricultural building
Councillor Jones felt this was a very large shed, but there is no legitimate agricultural requirement. Councillor McLoughlin felt this was a gross over-development. Councillor Salt recommended that this should be refused on the grounds of over-development ; seconded by Councillor Adams and agreed. Councillors Rogers, Jones and Hawley abstained.		
SMD/2019/0199	65 Tower Hill Road	Proposed dormer windows to front of roof
Councillor Perkin felt that there is already a precedent on the street. Councillor Rogers agreed. No adverse comments.		
SMD/2019/0207	2 Lyneside Road	Garage conversion to habitable room
No adverse comments.		

SMD/2019/0209	30 Meadowside	Demolish single storey rear extension and erection and erection of double storey rear extension and single storey side extension
<p>Councillor Hawley felt this application would be acceptable, subject to no valid neighbour planning concerns.</p> <p>Councillor Swift had some concerns about the public footpath and noted that the yard appeared to be very narrow at the back.</p> <p>All agreed that this should be approved subject to no valid neighbour planning concerns and clarification that this does not affect the public footpath.</p>		
SMD/2019/0225	24 Wedgwood Lane	First floor extension and two storey wrap around extension
<p>Councillor Hawley had concerns about the size of the development.</p> <p>Councillor Salt felt this was overdevelopment.</p> <p>Councillor Hawley noted that this seemed to be out of character.</p> <p>Councillor Rogers was surprised that there had been no pre-application advice.</p> <p>Councillor Yates felt this was a similar development to the wider area.</p> <p>Councillor Perkin agreed; properties around this are extended in different ways.</p> <p>Councillor Jones felt this would improve the look of the existing building. Councillor Garvey agreed.</p> <p>Councillor Perkin recommended 'no adverse comments'; seconded by Councillor Jones.</p> <p>Councillor Salt felt this was overdevelopment; this type of property was needed within Biddulph.</p> <p>There was a vote; it was agreed that there were No adverse comments.</p>		
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)
No adverse comments.		
SMD/2019/0242	Mount Pleasant Farm Folley Lane	Alterations to existing garage to form office
No adverse comments.		
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)
No adverse comments.		
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
No adverse comments.		
SMD/2019/0252	2 Potters End	Proposed detached garage and timber panel fence
<p>2 letters of objection had been received against the above application SMD/2019/0252 and were attached for Councillors to consider.</p> <p>Councillor Jones felt that this would have a serious visual impact; the estate should be open plan.</p> <p>Councillor Yates wondered whether there had been a covenant on houses when they were built; this should be investigated.</p> <p>Councillor Salt proposed that this application should be refused on the grounds that it negatively impacts the appearance of the area.</p> <p>Councillor Rogers noted that there was already a precedent; an application of this type had been removed previously.</p>		

Councillor Rushton seconded the proposal; all in favour.		
SMD/2019/0260	8 Greenway Road	Single storey rear extension
<p>It was noted that there are other similar extensions in the area.</p> <p>No adverse comments.</p>		
SMD/2019/0265	162 Congleton Road	Single storey rear extension, conversion of garage into utility and hobby room and detached garage
No adverse comments.		
SMD/2019/0266	46b Station Road	<p>Application for variation of Condition 2 in regard to SMD/2018/0482</p> <p>The toughened glass screen shall have a s and 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.</p>
<p>Councillor Hawley felt that Planners should decide if this screen was acceptable.</p> <p>Councillor Rogers felt that transparency is not the issue; this is not structurally strong.</p> <p>Councillor Yates noted that this overlooks another property, and residents can look into the garden of this home. Councillor Yates agreed that this was not structurally sound.</p> <p>Councillor Hawley noted that the structural integrity should be considered.</p> <p>Councillor Redfern recommended that this should be returned to Planners noting the concerns about the structural integrity and the neighbour concerns.</p>		

HNT/2019/0005	163 Park Lane	Single storey rear extension to existing dwelling (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.
No adverse comments.		

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	All agreed to recommend approval, subject to no contravention/ breach of the building-line.

		would result in significant and demonstrable harm to the character and appearance of the dwelling and the street scene	
SMD/2019/0072	Long Edge House Pines Lane	Approved	Approved, subject to not contravening Green Belt.
SMD/2019/0087	25 Woodhouse Lane	Approved	No adverse comments
SMD/2019/0110	6 Nevin Avenue	Refused 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	Subject to neighbours valid planning concerns and confirmation of the roof height.

		2 and 12 of the National Planning Policy Framework	
SMD/2019/0115	Hilberie Lodge Barn Road	Approved	No adverse comments
SMD/2019/0135	27 Church Road	Approved	No adverse comments

Decisions and notices were received.

It was noted that a 'normal' Planning Committee meeting would usually take 45 minutes; this should be a guide for the start time for meetings that follow.

The meeting closed at 7.30pm.

Signature

Date