

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25 AUGUST 2020

PRESENT

- Councillor Jones- The Mayor
- Councillor Rushton- The Deputy Mayor
- Councillor Davies
- Councillor Garvey
- Councillor Hawley
- Councillor McLoughlin
- Councillor Rogers
- Councillor Salt
- Councillor Smith
- Councillor Yates

Also, in attendance: Councillor Harper and Councillor Barlow

16. APOLOGIES

Councillor Perkin
Councillor Redfern

17. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: Councillor Jones would not take part in the discussions about either of the Appeals in item 21.
- b) Other Interests: Councillor Smith would abstain from the discussion in relation to SMD/2020/0307. Councillor Jones had been lobbied by residents in relation to SMD/2019/0720. It was noted that a number of the Councillors know the applicant in 22b.

18. MINUTES

The minutes from 25 July 2020 Planning Committee meeting had not been received by Town Council; to be signed at a later date.

19. PLANNING APPLICATIONS

Councillor Hawley summarised each application before discussion.

SMD/2020/0400	Woodhead Farm Top Road Biddulph Moor	Conversion of garage to ancillary domestic accommodation
Councillor Jones recommended No Adverse Comments, subject to any green belt concerns.		
Agreed.		
SMD/2020/0410	Melford Farm Biddulph Park Road Biddulph	Proposed single storey side extension
Councillor Hawley recommended No Adverse Comments, subject to any green belt concerns.		
Agreed.		
DET/2020/0040	Dial Lane Farm Dial Lane Congleton	Proposed change of use of agricultural building to 1no.dwellinghouse
There was discussion about whether this was the same footprint.		
It was agreed to recommend approval subject to non-contravention of greenbelt, with conservation conditions and a protected species mitigation licence.		
SMD/2020/0435	31 Farmside Lane Biddulph Moor	Proposed single storey rear & side extension
Councillor Hawley recommended Approval, subject to neighbours valid planning concerns.		
Agreed.		
SMD/2020/0434	Hockadilla Farm Farmside Lane Biddulph Moor	Part double/single storey rear and side extension
Councillor Jones felt this site had been a mess for a while. He would recommend No Adverse Comments.		

Agreed.		
SMD/2019/0720	Land Off Woodhouse Lane Biddulph	Approval of reserved matters following outline planning permission SMD/2017/0775
<p>It was noted that some of the matters that had been raised by Biddulph Town Council previously had been addressed. Neighbours had raised concerns about soakaways, traffic and Saturday working.</p> <p>Councillor Garvey wondered whether this was an infill site; loss of a view is not enough of a consideration to decline the application. Infill is a suitable way to deal with development.</p> <p>It was agreed that the views of residents were important and should be addressed. Issues still remain in relation to soakaways, traffic and Saturday working.</p>		
SMD/2020/0307	95 Hillview Cottage Woodhouse Lane Biddulph	Change of use of existing redundant stable block to retail shop and store and associated development
<p>At the point that the Town Council was considering this application, there were nine letters of objection. Councillor Hawley outlined the local concern.</p> <p><i>Councillor Rushton left the meeting to attend another appointment.</i></p> <p>Councillor Jones felt that new business should be encouraged. If Highways are happy, there are no reasons for refusal. It should not matter what is being sold in the store.</p> <p>Councillor Rogers could not condone a 'vape shop'.</p> <p>Councillor Garvey was surprised that Highways had no concerns; this would be a high-throughput business.</p> <p>Councillor Garvey noted that the roof height was being raised. He wondered whether there could be restrictions about the design of the shop frontage.</p> <p>Councillor Yates was also amazed that Highways had no concerns. This is an 'accident waiting to happen'. He wondered whether there was an issue with</p>		

sustainability. Councillor Yates raised concerns about the lighting, signage, opening hours and green belt restrictions.

Councillor Jones agreed with Councillor Yates. Councillor Hawley summarised the proposed recommendations:

The Town Council is echoing the concerns of residents and recommends Approval subject to

- **Non-contravention of green belt restrictions,**
- **Consideration of the visual impact of the building (including lights and signage),**
- **Operation of reasonable hours of business.**

Councillor Davies noted that advertising would be via a separate application.

There was a vote. Councillors Smith, Rogers and Davies abstained. Agreed.

20. SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

It was agreed to consider any supplementary applications to ensure that a timely response could be provided to Staffordshire Moorlands District Council.

SMD/2020/0445	92 Thames Drive Biddulph	Erection of a forward-facing porch.
<p>Councillor Hawley recommended Approval, subject to neighbours valid planning concerns.</p> <p>Councillor Yates noted that the properties were staggered. Councillor Garvey felt this was relatively modest in relation to the footprint of the property.</p> <p>Agreed.</p>		

21. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

None.

22. APPEAL(S)

a) Appeal by Mrs Scott
Lask Edge Farm Lask Edge Road Lask Edge Leek ST13 8QS

b) Appeal by Mr Baker
Coates Farm School Lane Biddulph Moor ST8 7HR.

It was agreed that there were no further comments to make; the Town Council's comments would be carried forward.

The meeting closed at 7.14pm.

Signature

Date