

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 15 MARCH 2022, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- **Deputy Mayor:**
- Councillor J Garvey
- Councillor J Davies
- Councillor K Harper
- Councillor D J Hawley
- Councillor J T Jones
- Councillor A J McLoughlin
- Councillor C R Perkin
- Councillor W Rogers
- Councillor N R Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Ms Jodie Hancock – Events and Partnerships Officer
- Ms Esther Gladstone – Finance and Administration Officer

62. APOLOGIES

Apologies were recorded for:

- The Mayor – Councillor S Rushton
- Councillor G S Adams (Absent)
- Councillor E E Baddeley
- Councillor J P Redfern (Absent)
- Councillor J Salt (Absent)
- Councillor C M Smith (Absent)
- Councillor G Swift (Absent)

63. DECLARATIONS OF INTEREST

- a) **Disclosable Pecuniary Interests and Dispensations:** None.
- b) **Other Interests:** None.

64. MINUTES

The Minutes of the Planning Committee meeting held on 15 February 2022 were **approved**.

65. NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

To receive a verbal update on the Examination process and next steps.

Councillor Hawley advised that an online meeting had taken place with Staffordshire Moorlands District Council (SMDC); Urban Vision had also been in attendance, representing the Town Council. A formal response to the Examiners Report had been submitted. SMDC Officers had advised that there would likely be a June referendum. They were now considering a response. Councillor Yates wondered whether turnout might be affected by the fact that this wasn't a May election. Councillor Garvey wondered whether we could influence the day or date of the election. Councillor Hawley advised that the referendum was arranged by SMDC.

66. TO CONSIDER THE STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL CONSULTATION - DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ISSUES AND OPTIONS (EMAIL ATTACHED)

Councillor Hawley noted that it would be necessary for the Town Council to submit a response to SMDC. Members should send their observations to the Chief Officer by the end of March. The Chief Officer noted that the response should consider the Neighbourhood Plan priorities.

67. TO CONSIDER WHETHER THERE ARE ANY FOOTPATHS THAT COULD BE ELIGIBLE FOR A COMMUNITY PATHS INITIATIVE GRANT APPLICATION (EMAIL ATTACHED)

The Chief Officer noted that the Town Council could apply to improve footpaths within the town, and queried whether there were any suggestions. Councillor Garvey wondered about the tunnel leading from Biddulph Moor, off Woodhouse Lane. It was noted that this was likely to be a much larger project.

Councillor Yates wondered if this was a heritage project. He wondered whether Victoria sidings link on the Biddulph Valley Way could be a good option. This area requires resurfacing and clearance.

Councillor Rogers felt that a visit to the tunnel would be a good idea.

Councillor Davies would like to see some work to improve the footpath from the Leisure Centre valley into the woodland.

Councillor Jones considered that the Nettlebeds path would be a good project.

68. NEW PLANNING APPLICATIONS

Councillor Hawley summarised each application before consideration by the Committee.

DET/2022/0017	The Oaklands, Dam Lane, Biddulph Moor, Staffordshire, ST8 7LB	Steel framed agricultural building.
---------------	---	-------------------------------------

There was consideration of whether this was agricultural land; Councillor Jones felt this looked like a small holding.

It was agreed to **recommend approval**.

DOC/2022/0012	Lower Whitemore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF	Application for Approval of Details Reserved by Condition 3,6,7 & 12 SMD/2021/0220
---------------	---	--

This had been considered previously and did not require additional discussion.

HNT/2022/0008	40, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Proposed rear orangery measuring 4.5m beyond the rear wall of the existing dwelling, 3.2m maximum height and 2.6m to height of eaves
---------------	--	--

It was agreed to **recommend approval**.

SMD/2020/0005	Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD	Listed building consent for Proposed installation of glass safety guarding to existing Bandstand area
---------------	---	---

This had been included in error, and did not require additional discussion.

SMD/2022/0043	39, Severn Close, Biddulph, Staffordshire, ST8 7PG	Lawful Development Certificate for an existing porch extension and tarmac and block paving drive
---------------	---	--

It was agreed to **recommend approval.**

SMD/2022/0053	10, Derwent Drive, Biddulph, Staffordshire, ST8 7DL	Two Storey extension to rear of property. The extension will retain the same ridge height and width as the original dwelling and will build above existing single storey extension and replacing current conservatory.
---------------	---	---

Councillor Hawley noted there was no 45-degree line on the plans.

Councillor Garvey queried whether there was a 'land grab' situation here;
there appeared to be some extension of the boundary line.

It was noted that part of this site was part of a Staffordshire Moorlands District
Council (SMDC) local green space site.

It was agreed to **recommend approval and to raise concerns about the
boundary.**

SMD/2022/0056	160, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Proposed detached garage.
---------------	--	---------------------------

This had been considered previously and did not require additional discussion.

SMD/2022/0079	11, Oakfield Grove, Biddulph, Staffordshire, ST8 6UH	Single storey side extension and single storey rear extension and garage door to window conversion.
---------------	--	--

It was agreed to **recommend approval subject to clarification about the 45-
degree rule.**

SMD/2022/0081	52, Knowle Road, Biddulph, Staffordshire, ST8 6LH	Two storey rear extension, dormer at the rear
---------------	---	--

Councillor Hawley had concerns about the 45-degree rule and wondered if this
development was out of character.

Councillor Garvey agreed; this was a 62-percent increase in the floor plan. The application should be refused on the grounds of overdevelopment.

Councillor Yates wondered how many cars would be at the premises, and felt there would be an impact on the estate.

Councillor Jones felt this would tower over the next door property.

It was agreed to **recommend refusal on the grounds of this development being out of character with the area, overdevelopment, concerns over the 45-degree rule and parking concerns.**

SMD/2022/0091	205, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Proposed single storey rear extension and proposed single storey side extension
---------------	---	---

It was agreed to **recommend approval subject to neighbours valid planning concerns, consideration of the 45-degree rule, and that the materials should match the existing.**

SMD/2022/0122	5, Merthyr Grove, Biddulph, Staffordshire, ST8 7XF	Two storey side extension.
---------------	--	----------------------------

It was agreed to **recommend approval subject to neighbours valid planning concerns.**

69. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

No supplementary applications were received for consideration.

70. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

NMA/2021/0035

4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS

Position of the front (facing hallway) wall of the proposed extension to be moved back by 400mm and windows to be changed from white to light grey

- Biddulph Town Council Recommendation: No Adverse comments, Recommend approval
- Staffordshire Moorlands District Council Decision: Non Material Amendment - Approved

SMD/2020/0005

Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD
Listed building consent for Proposed installation of glass safety guarding to existing Bandstand area

- Biddulph Town Council Recommendation: Not available
- Staffordshire Moorlands District Council Decision: Appeal Withdrawn

SMD/2021/0690

122, Park Lane, Knypersley, Staffordshire, ST8 7BQ
Replacement of an existing flat roofed conservatory with a larger pitched roof extension with attached rear loggia.

- Biddulph Town Council Recommendation: It was agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

SMD/2021/0725

Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW
Conversion of outbuilding to form residential annex

- Biddulph Town Council Recommendation: Concern that this is a change of use, also concerned that it contravenes green belt. Any approval would require conditions applied from reports.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): No enlargement or substantial change to building, therefore not inappropriate development of the green belt.

SMD/2021/0800

2, Tame Close, Biddulph, Staffordshire, ST8 7HH
Single Storey Side Extension and Proposed Driveway

- Biddulph Town Council Recommendation: Concern over drive access to Pennine Way. Highways comments are needed. Also concerns raised over size of extension. If Highways comments are positive and extension

within allowed increase in size then approve subject to any neighbours valid planning con

- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): Revised plans addressed size of extension and driveway

SMD/2021/0810

25 Springfields, Grange Road, Biddulph, Staffordshire, ST8 7SB

Proposed single storey rear extension & conversion of existing garage/utility room

- Biddulph Town Council Recommendation: No Adverse comments, Recommend approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

SMD/2021/0820

205, Congleton Road, Biddulph, Staffordshire, ST8 6QW

Lawful development certificate for a proposed single storey rear extension and single storey side extension

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns, particularly with regard to the 45 degree rule and materials matching existing.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Not Lawful (Refused)
- Reason for variation (if applicable): Width of extension extends beyond the side elevation of the original building and has a width greater than half the width of the original building

SMD/2021/0837

2, Cornfield Road, Biddulph, Staffordshire, ST8 6TX

Construction of single storey rear extension to replace existing single storey conservatory

- Biddulph Town Council Recommendation: raise no objections subject to compliance with the 45 degree rule and any neighbour valid concerns

- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

SMD/2022/0001

38, Colwyn Drive, Knypersley, Staffordshire, ST8 7BL

Proposed Side Extension and rendering works

- Biddulph Town Council Recommendation: recommended approval subject to any valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

It was noted that there had been some variations; the decisions were received.

71. APPEAL(S)

None.

The meeting ended at 6.21pm.

Signed..... Date.....