

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 16 JANUARY 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor J Garvey
- Councillor S Fletcher
- Councillor D J Hawley (Chair)
- Councillor A Holdsworth
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor Proudlove
- Councillor J Redfern
- Councillor J Salt
- Councillor C Smith

Councillor Garvey was in attendance but did not sign the attendance sheet.

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Angela Williams – Administration Officer
- Miss Jodie Hancock – Events and partnerships Officer
- Councillor Rogers
- Councillor Lawton
- Councillor Kisicki (entered the meeting at 6.25pm)
- Kelly Mattison – Biddulph Chronicle
- Representative from Family Pizza

Councillor Hawley wished everyone a Happy New Year and recited the disclaimer regarding the recording of the meeting.

59. APOLOGIES

- Councillor N Eardley
- Councillor A K Harper
- Councillor J T Jones
- Councillor N R Yates

60. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: Councillor Garvey declared an interest in items: SMD/2023/0571 and SMD/2023/0612.
Councillor Smith declared an interest in item SMD/2023/0583.

61. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 21 November 2023. **Approved** and **signed**.

62. STANDING AGENDA ITEM: TO CONSIDER ANY PROPOSED SITES FOR LOCAL LISTING

There were no new sites to put forward.

63. TO CONSIDER CONTENT OF NEIGHBOURHOOD PLANNING TRAINING AND THE FUTURE OF THE WORKING GROUP

Councillor Hawley suggested that training be given to all Councillors in relation to neighbourhood planning; a brief overview and how to use the plan moving forward.

It was discussed that an evening session would suit the majority. Councillors could attend virtually or meet at the Town Hall. All **agreed**.

The Chief Officer stated that during the Business Network meeting, which is to be held on 1st February, information will be shared with business owners about the Neighbourhood Development Order. The Chief Officer also explained that the District Council Regeneration Officer will be in attendance with information for businesses to apply to the shared prosperity fund.

Councillor Hawley suggested to continue with the Neighbourhood Plan Working Group. Councillor Salt requested to rename the group. It was discussed that the Chief Officer would develop some terms of reference for the working group. All **agreed**.

64. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2023/0571
LOCATION	Unit B High Street Biddulph
PROPOSED DEVELOPMENT	Change of use of a vacant retail unit (Use Class E) to hot food takeaway (sui generis) external plant and ventilation and extraction equipment and minor external works.

A representative from Family Pizza attended the meeting and spoke in relation to application SMD/2023/0571.

There was extensive debate about the issues arising from the application. The following response would be submitted (**agreed**):

Whilst the Committee acknowledged a number of positive points in relation to this application, such as, it would bring an un-used unit into use, it is a national firm on the High Street, and the potential creation of jobs, they recommend refusal on the following grounds:

Highways concerns

We note that SCC Highways have no concerns, however, we do not have information as to whether this was a desk-top recommendation or whether the Officer visited the site at key times.

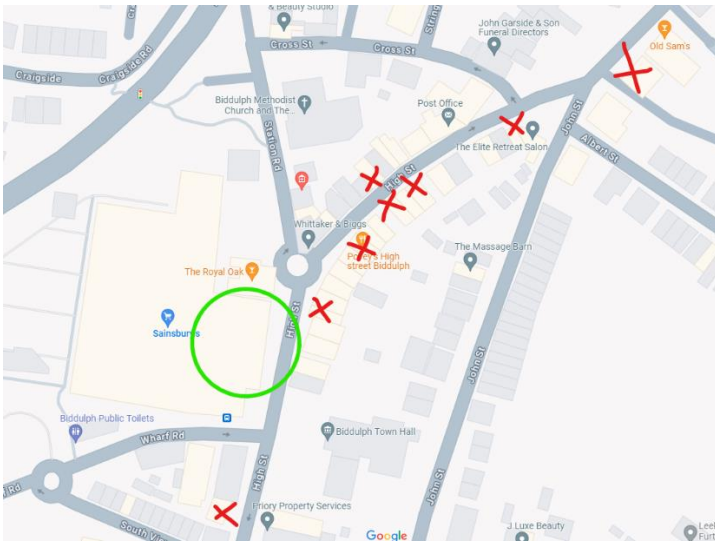
Local experience of this area highlights a number of safety concerns in relation to parking. There is no parking directly outside the shop. Whilst the application notes that Sainsbury's car park is accessible, the gate from the car park to Station Road will soon be sealed off, following advice from Staffordshire Police and the Town Council as a result of continuous and problematic anti-social behaviour in this area. This means that car parking will be a five-minute walk for those using Sainsbury's.

There is insufficient on-street parking to accommodate another takeaway requiring deliveries/ collections. This already has a negative impact on the loading bay and taxi rank outside the Town Hall, and would have a potential impact on taxi provision within the town if the rank is unusable.

The shop is close to zigzags and a pedestrian crossing; the Town Council has concerns for those walking or sitting in this area as a result of inappropriate parking, particularly as a result of current plans to turn this area into a 'town square' following approval of plans for the Town Hall frontage.

No demonstrable need

The application makes no attempt to demonstrate why it would have a positive effect on the local economy. The Town Council believes that the introduction of another takeaway facility with no eat-in option would have a negative impact on the vitality and viability of shopping areas and a detrimental impact on the High Street. Takeaways already operating in this area are marked with a cross:



APPLICATION NUMBER	SMD/2023/0583
LOCATION	8 Ruabon Close Biddulph
PROPOSED DEVELOPMENT	Conversion on Integral Garages to Rooms and Erection of Detached Garage

Recommended Approval subject to the conditions set out by Highways.

Councillor Smith abstained and declared an interest.

APPLICATION NUMBER	SMD/2023/0615
LOCATION	49 Portland Drive Biddulph
PROPOSED DEVELOPMENT	Demolition and replacement of existing side extension.

Recommended Approval.

APPLICATION NUMBER	SMD/2023/0612
LOCATION	Former Severn Trent Reservoir Troughstones Road Biddulph Common
PROPOSED DEVELOPMENT	Proposed Change of Use of former Reservoir structure to a single dwelling.

Recommended Approval, it was agreed that it is an innovative design and a reuse of an existing structure. It also meets the neighbourhood plan ambitions and is sympathetic to the surrounding area.

Councillor Garvey abstained and declared an interest.

Councillor Kisicki entered the meeting at 6.25pm

APPLICATION NUMBER SMD/2023/0629
LOCATION 5 Mill Hayes Road Knypersley
PROPOSED DEVELOPMENT Proposed stable block and hardstanding

Recommended refusal considering the Conservation Officers comments that the proposal would fail to preserve the special interest of the listed building.

1 voted against.

APPLICATION NUMBER SMD/2023/0641
LOCATION Biddulph Valley Leisure Centre Thames Drive Biddulph
PROPOSED DEVELOPMENT 123kW Solar PV system installed on existing roof of Biddulph LC sports hall

Recommended Approval.

APPLICATION NUMBER SMD/2023/0590
LOCATION Greenacres Stables Farm Akesmore Lane Biddulph
PROPOSED DEVELOPMENT Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array

Recommended approval.

APPLICATION NUMBER SMD/2023/0656
LOCATION Baileys Hill Farm Over The Hill Biddulph Moor
PROPOSED DEVELOPMENT Detached garage

Recommended approval subject to non-contravention of the green belt.

APPLICATION NUMBER SMD/2023/0654
LOCATION 10 Blackbird Way Biddulph
PROPOSED DEVELOPMENT Retrospective planning permission for conservatory

Recommended Approval.

APPLICATION NUMBER SMD/2024/0010
LOCATION Hillside Cottage Over The Hill Biddulph Moor
PROPOSED DEVELOPMENT Two storey side extension (Resubmission of SMD/2022/0547)

Agreed to refer to Staffordshire Moorlands to make a decision with regard to green belt considerations.

APPLICATION NUMBER SMD/2023/0661
LOCATION 95 High Street Biddulph
PROPOSED DEVELOPMENT Installation of replacement shopfront (retrospective)

Recommended Approval.

Please note, the following application was approved by the District Council between meetings:

APPLICATION NUMBER SMD/2023/0512
LOCATION Biddulph Valley Leisure Centre Thames Drive
Biddulph
PROPOSED DEVELOPMENT Addition of roof-mounted handrail to provide safe access and maintenance in preparation for solar panel installation.

65. TO CONSIDER A RESPONSE TO THE WILDLIFE AND COUNTRYSIDE ACT 1981 - S53 APPLICATION TO UPGRADE PF31(PART) AND PF102 BIDDULPH TOWN TO A PUBLIC BRIDLEWAY (APPLICATION ATTACHED)

Councillor Harvey questioned whether there is any opposition from the landowner.

Councillor Garvey noted that previously the council had no reason to object.

It was **Agreed** to support the conclusions; there is no objection to the application.

66. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None were received.

67. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Please note, confirmation has been received that a planning decision has now been issued in relation to case reference No. SM.15/02/101 MW for Periodic Review (Environment Act) of Scheme of Conditions ref. SM.EA/4 at Hurst Quarry, Biddulph, Staffordshire, ST8 7RU.

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
DET/2023/0021	Higher Whitmore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses	A planning application should be submitted for this given its size and its in the green belt	Prior Approval Granted	
SMD/2023/0460	Nettlebeds House, Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Resubmission of SMD/2022/0644 for proposed rear extension first floor bathroom and bedroom, ground floor living room and study proposed single storey side extension utility room proposed front porch	Recommend approval subject to meeting the terms of the Planners, but the Town Council has concerns regarding over development in the green belt area.	Planning Permission - Approved 21/11/2023	
SMD/2023/0466	5, Grange Park Drive, Biddulph, Staffordshire, ST8 7XU	Add 12 solar panels to southern facing roof with bird protection system	Recommend approval	Planning Permission - Refused 15/11/2023the proposal would fail to preserve the special interest of the listed building or to preserve or enhance the character and

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
					appearance of the Conservation Area.
SMD/2023/0478	15, Meadowside, Biddulph, Staffordshire, ST8 6NP	Dining room extension to upper ground floor level	Recommend approval.	Planning Permission - Approved 27/11/2023	
SMD/2023/0485	Wragg Hall Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	FULL APPLICATION FOR CHANGE OF USE OF BARN TO FORM SINGLE DWELLING WITH ASSOCIATED OPERATIONAL DEVELOPMENT INCLUDING ALTERATIONS AND EXTENSION, PROVISION OF AMENITY AND PARKING SPACE AND HARD AND SOFT LANDSCAPING WORKS	Concerns regarding overdevelopment of the green belt approval, subject to non-contravention of the green belt and appropriate management of wildlife.	Planning Permission - Approved 30/11/2023	
SMD/2023/0399	41, Hollington Road, Upper Tean, Staffordshire, ST10 4JX	Demolition of rear extensions and erection of a full width two storey extension.	It was agreed to uphold the original objection.	Planning Permission - Approved	

Received.

68. APPEAL(S)

There were no appeals to consider.

The meeting ended at 7pm.

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