Burnett, James

From: Planning Comments (SMDC)
Subject: FW: Biddulph Town Council recommendations

From: Biddulph Town Council [mailto:biddulph@staffordshire.gov.uk]
Sent: Wednesday, June 28, 2017 11:02 AM
To: Planning (SMDC)
Subject: Biddulph Town Council recommendations

Good morning,

Please find attached the recommendation from the Biddulph Town Council Planning Committee meeting in June.

Please let me know if you have any queries.

SMD/2017/0264 43 Fairfax Close

NO ADVERSE COMMENTS

SMD/2017/0278 Cross Roads Cott

There was discussion about whether approval may set a precedent and concern that this was not in-keeping with the rural environment.

RECOMMEND REFUSAL

SMD/2017/0294 63a Congleton Road

SMD/2017/0295 63 and 63a

These applications were dealt with together.

There was discussion about parking on the site.

Councillor Harper proposed that this should be accepted, providing there were no valid neighbour concerns. This was seconded by Councillor Jones and agreed.

NO ADVERSE COMMENTS for both applications.

SMD/2017/0296 On Tap

Councillor Salt was concerned that when Jar Bar had been in a similar location, the sound of waste disposal at night time had been unpleasant; she queried whether timings of waste disposal could be a stipulation attached to this application.

All agreed that there was **NO ADVERSE COMMENTS**, and the waste disposal consideration should be raised.

SMD/2017/0299 Craig Y Don

There was discussion about the impact on the greenbelt. It was agreed that there were

NO ADVERSE COMMENTS, subject to no contravention of the greenbelt.

SMD/2017/0309 5 Conway Road

NO ADVERSE COMMENTS, subject to no valid neighbour concerns.

SMD/2017/0323 The Haybarn

NO ADVERSE COMMENTS

SMD/2017/0327 5 Crofter Close

NO ADVERSE COMMENTS

HNT/2017/0011 2 Shaw Street

NO ADVERSE COMMENTS, subject to no valid neighbour concerns.

SMD/2017/0318 20 Northfield Drive

NO ADVERSE COMMENTS

SMD/2017/0335 The Old School Canteen

Councillor Jackson thanked the Chair for allowing him to speak, as he is not a member of the Committee. He was concerned that there would be a loss of on-street parking if this application was approved. This is a consideration as some of the properties in this area do not have their own parking. Councillor Jackson was also concerned that the Local Plan seemed likely to recommend that this parcel of land and another in the vicinity should be considered for development; it would

be better to wait and incorporate these two plots into one development. The area should be looked at as a whole.

Councillor Jones confirmed that parking was an issue round there, and noted that there may be some over-development of the site.

Councillor Nicosia stated that she may be happier if there were four properties on the site.

Councillor Jones stated that the Council did not want to stop development, but queried whether Leek could defer a decision on this. This is appropriate as the Town Council is an advisory committee.

Councillor Lawson agreed that it was important to look at the bigger picture.

Councillor Hawley proposed that the following recommendation should be made to Staffordshire Moorlands District Council (SMDC):

The Town Council sees the potential for development of this site. However, there are concerns about a reduction in on-street parking and associated Highways issues. In addition, this would appear to be an over-development of the site; four units may be more appropriate. The Town Council would also urge SMDC to consider this application in light of the emerging Local Plan.

All agreed.

Sarah Haydon

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