**Burnett, James**

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

**From:** Biddulph Town Council [mailto:biddulph@staffordshire.gov.uk]
**Sent:** Tuesday, February 20, 2018 2:51 PM
**To:** Planning (SMDC)
**Subject:** Biddulph Town Council recommendations

Good afternoon,

Please find below the recommendations from the Biddulph Town Council Planning Committee.

Any questions, please let me know.

Very best wishes.

**SMD/2017/0510**

Councillor Hawley felt that the decision on this may be dependent on the response from Highways.

Councillor Nicosia noted that there may be twelve vehicles on site that try to join an already horrendous road. Councillor Nicosia felt that the site was overcrowded and that the access was dangerous; the Town Council should refuse this application.

Councillor Salt noted that it may be beneficial to put barriers along the access point; this would have to be well thought through.

Councillor Rogers felt that Highways was a major concern with this application.

Councillor Hawley did not think the site looked bad with six houses; the entrance is the key.

Councillor McGuinness agreed with Councillor Nicosia; this should be refused on the basis on concerns about Highways.

Councillor Hawley stated that if Highways is a concern, then this Committee should refuse the application. Having listened to the discussion, Councillor Hawley proposed that this should be refused on the basis that the number of dwellings would cause problems in relation to accessing the site, and the access itself was dangerous. There was a vote and all were in favour.

**RECOMMEND REFUSAL**

**SMD/2017/0787**

Councillor Rogers stated that he believed there should be no development on Biddulph Moor. Councillor Hawley clarified that this was just development on green belt that was prohibited. This site is not in the green belt.

There was discussion about conflicting information about parking and concern that this would mean more roadside parking, which would add to an already contentious junction.

Councillor Hawley proposed that this application should be refused on the basis that there was conflicting Highways information.

Councillor Nicosia agreed; if Highways have concerns then the Town Council should also be concerned. This should be refused until they are satisfied.

There was a vote and all were in favour.

**RECOMMEND REFUSAL**

**SMD/2017/0827**

Councillor Rogers noted that this house had been extended a lot over the years and that work had already started. There was a discussion about the permitted increase in the size of developments.

Councillor Hawley stated that there appeared to be no issues with this application, as long as it was within the regulations. All agreed.

**RECOMMEND APPROVAL SUBJECT TO THE APPLICATION MEETING THE REQUIREMENTS OF THE REGULATIONS**

**SMD/2017/0853**

Councillor Hawley noted that the applicants had withdrawn a previous application.

Councillor Nicosia was not sure about the aluminium frames.

Councillor Hawley noted that the colour of the frames was yet to be agreed, and informed members that this property was in the green belt.

All agreed that this Committee should **RECOMMEND APPROVAL SUBJECT TO ACCEPTABLE COLOUR OF ALUMINIUM AND NO CONTRAVENTION OF THE GREEN BELT.**

**SMD/2018/0007**

Councillor Court wondered whether this looked too big. There was discussion about acceptable increases in the size of properties.

All agreed that this Committee should **RECOMMEND APPROVAL SUBJECT TO ACCEPTABLE SIZE REQUIREMENTS AND ANY VALID NEIGHBOUR CONCERNS.**

**SMD/2018/0016**

**NO ADVERSE COMMENTS**

**SMD/2018/0018**

Councillor Hawley noted that this revision was for a smaller dwelling and proposed that this Committee **RECOMMEND APPROVAL SUBJECT TO SATISFYING HIGHWAYS CONDITIONS.**

All agreed.

**SMD/2018/0031**

Councillor Hawley noted that all Councillors had worked with the applicant on the development of the Community Gardens in Biddulph and proposed that a dispensation should be considered to permit Councillors to speak on this application. There was a vote and all were in favour of a dispensation being granted.

Councillor Court noted that the development appeared to be right next to the boundary.

Councillor Nicosia noted that she did not like developments that were so close to the boundary and queried whether there were windows on the side of either property. Councillor Nicosia was concerned about a tunnelling effect. This may also be overbearing.

On the basis that a recommendation should be made to the Planning Officer to consider possible overbearing and tunnelling concerns, all agreed to **RECOMMEND APPROVAL**.

**SMD/2018/0037**

**NO ADVERSE COMMENTS**

Councillor Rogers noted that he was all for someone who was trying to improve the High Street.

**SMD/2018/0041**

Councillor Salt was concerned that members of this Committee were too close to the applicant to consider making a recommendation in relation to this planning application.

Councillor Nicosia felt that the Town Council should not comment and that this should be passed to Staffordshire Moorlands District Council to make a decision.

Councillor Hawley proposed that this Committee did not make a comment; all were in favour.

**THE TOWN COUNCIL MAKES NO COMMENT IN RELATION TO THIS APPLICATION.**

**SMD/2018/0048**

**Members of the Committee agreed that this application had been approved by the Town Council and no further comment was necessary.**

**SMD/2018/0058**

**NO ADVERSE COMMENTS**

**SMD/2018/0062**

**SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

**HNT/2018/0001**

This application had already been determined by Staffordshire Moorlands District Council.

**SMD/2017/0528**

**NO ADVERSE COMMENTS**

**SMD/2018/0075**

Councillor Nicosia was concerned that the applicant might build a house on this land in the future. Councillor Hawley noted that the Committee cannot refuse the application on this basis.

Councillor Salt noted that this was in the green belt.

Councillor Hawley stated that this was agricultural land and the regulations were different.

Councillor Salt felt that this was not near other farm buildings. Councillor Nicosia agreed and felt that 18 metres was too big. Councillor Hawley noted that there were no residential buildings nearby and no other farm buildings in the vicinity.

Councillor Nicosia proposed that the Committee **RECOMMEND REFUSAL BASED ON CONCERNS ABOUT THE SIZE OF THE BUILDING AND POSSIBLE CONTRAVENTION OF THE GREEN BELT**. This was seconded by Councillor Court; all were in favour.

Sarah Haydon

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