From: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Sent: 30 April 2018 12:25
To: Planning (SMDC)
Subject: Biddulph Town Council recommendations

Categories: Blue Category

Good afternoon,

Please find attached the recommendations from the Biddulph Town Council Planning Committee:

SMD/2018/0154 **RECOMMEND APPROVAL SUBJECT TO NO VALID NEIGHBOUR CONCERNS**

SMD/2018/0160 **NO ADVERSE COMMENTS**

SMD/2018/0163

Councillor Hawley noted that the previous application had been refused on the grounds that the proposed dwelling was larger than the original site.

Councillor Rogers was concerned that the applicant was concerned about ‘financial gain’, and didn’t want to live in the property. Councillor Wood noted that this was not an appropriate planning consideration.

Councillor Hawley noted that this application was on the site of the existing cottage. Councillor McGuinness queried whether the footprint was the same. Councillor Hawley confirmed that it take up a number of outbuilding, so was ‘not far off’.

Councillor Harper queried whether there were any concerns about access. Councillor Hawley confirmed that the property would use the existing access.

Councillor Lawson proposed that this should be approved.

All agreed.

RECOMMEND APPROVAL SUBJECT TO SATISFYING GREENBELT REQUIREMENTS

SMD/2018/0133

Councillor Rogers welcomed this application ‘with open arms’. This was the relocation of the florist, which would be attractive.

Councillor McGuinness felt that flowers at this location would look fabulous.

Councillor Whilding noted that a few had tried and failed in this location.

There was a discussion about whether the ‘tea room’ would sell items or be a staff room.

NO ADVERSE COMMENTS

SMD/2018/0190

Councillor Hawley wondered whether the existing access would cause problems; one access for three houses.

Councillor Lawson queried whether Highways may have suggested this was appropriate, given location.

Councillor Nicosia wondered whether there were any greenbelt restrictions. Councillor Hawley noted that there were other houses in this location.

Councillor Harper felt that surface water may be an issue at this location; there would be more on the road if the site was developed.

Councillor Wood felt that this Committee could only flag issues up to the District for them to consider.

All agreed. **RECOMMEND APPROVAL SUBJECT TO CONSIDERATION OF THE FOLLOWING:**

1) Potential access issues and Highways’ recommendations.

2) Completion of a flood risk assessment, considering surface water.

3) Potential contravention of the greenbelt.

Sarah Haydon

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