Kay, Hayley

From: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Sent: 25 June 2018 10:34
To: Planning (SMDC)
Subject: Biddulph Town Council recommendations

Categories: Yellow Category

Good morning,

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

SMD/2017/0518	Lifestyle Design Ltd Vehicle Repair Workshop Lea Forge Congleton Road	Proposed conservatory show room extension
Councillor Hawley noted that there had been Highways feedback in relation to this application, which highlighted some concerns. Councillor Harper felt that this application should be refused until the problem with the parking had been resolved. **It was agreed to recommend refusal until Highways considerations had been addressed.**		

SMD/2018/0283	Salters Ford Farm Newtown Road	Erection of extensions to existing dwelling and erection of outbuilding
There was consideration of the maps provided. **No adverse comments.**		
SMD/2018/0286	22 Cornfield Road	rebuilding and extending existing garden room
There was consideration of the maps provided. **No adverse comments.**		
SMD/2018/0298	Land opposite Whitehouse End Cottages Tower Hill Road Mow Cop	Proposed erection of a stable building and change of use of the land for horse grazing purposes
There was discussion about the ecological survey and the coal mining assessment. **It was agreed to recommend approval providing there were no Highways concerns.**		
SMD/2018/0302	The Picklejar The Foxhound 56 Hot Lane	relocation of existing car park
Councillor Hawley noted that the relocation of the car park would mean there was no need to park on Hot Lane; this would be beneficial. Councillor Jones would like to support a business that was trying to expand. He noted that the footpath goes across the existing car park; subject to the footpath route being clarified, he fully supported this application. **It was agreed to recommend approval subject to Highways requirements being clarified and met.**		
SMD/2018/0311	15 Smithy Lane	Construction of single storey lean to rear and recladding of existing single storey side extension. Conversion of existing roof space with dormer

		extension to roof to provide master bedroom. Rendering of existing building and extensions

Councillor Nicosia had some concerns about the size of the extension; this could be overbearing and cause overshadowing.

There was consideration of the maps provided.

The Committee queried the height of the dormer; the drawings seemed to suggest that this exceeded the height of the roof.

It was agreed to recommend refusal. The height of the dormer needs to be clarified and there are concerns about potential overbearing/ overshadowing issues.

SMD/2018/0314	21 Colwyn Drive	Rear extension
No adverse comments.		
SMD/2018/0316	Dane and Trent and Lask Edge Methodist Church Cowallmoor Lane Lask Edge	Proposed change of use from place of worship to residential

Councillor Hawley noted that there were in the region of a dozen objections online. These were mainly from people that had loved ones in the burial ground. There were also concerns about parking and the sewers.

Councillor Rogers felt this should be accepted; what would the building be used for if not as a residential premises.

Councillor Jones was in two-minds. He wanted to see the building used sensitively, but there must be clear demarcation between the residence and the churchyard. He would like to see the building used.

Councillor Lawson objected to the application on the grounds that the entrance was onto a busy road.

Councillor Hawley clarified that access would now be from Lask Edge Road.

Councillor McGuiness noted that this was not a closed churchyard; this was an awkward situation.

Councillor Harper felt this development was preferable to it being a wreck and vandalised; there must be safeguards for the burial ground. The old vicarage at St Lawrence's is a precedent.

Councillor Hawley proposed that the Committee recommends approval subject to satisfactory sympathetic screening and consideration of the burial plots.

It was agreed to approve the proposal above, with the addition that clarity should be sought about whether this was consecrated ground.

SMD/2018/0355	23 Norfolk Grove	2 storey side extension, new front elevation canopy and new roof over existing side conservatory

Councillor Harper queried the car parking availability; there was suitable parking space.

Councillor Nicosia had concerns about the 45 degree visibility splay. She also wondered whether this would be overbearing and cause overshadowing.

It was agreed to recommend approval subject to consideration of the visibility

splay and potential overbearing/ overshadowing issues.		
SMD/2018/0367	62 Congleton Road	demolition of existing single storey lean to extension. Erection of new single storey rear extension to create a shower room and open plan dining/kitchen/family room
No adverse comments.		

Very best wishes,

Sarah Haydon

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