From: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Sent: 17 August 2018 12:36
To: Planning (SMDC)
Subject: Biddulph Town Council responses

Good afternoon,

Please find below Biddulph Town Council's recommendations, from the Planning Committee meeting held last night.

If you have any queries, please let me know.

Best wishes,

Sarah.

SMD/2018/0329	Coop Pharmacy Well Street	Change of use from pharmacy to pre school nursery
Councillors noted that this building was not the Co-op Pharmacy. Councillor Court wondered whether parking may be an issue. Councillor Redfern felt that customers would be dropping off and picking up only. **No adverse comments**		
SMD/2018/0343	The Gables Stanways Lane	Erection of a wooden twin bay stable in the field adjacent to the applicants property
No adverse comments; drainage and greenbelt restrictions should be considered.		
SMD/2018/0411	1-3 Tunstall Road	Installation of new level access to shopfront and siting of 2 air conditioning condensers to rear elevation
Councillor McGuinness noted that the work in this application and SMD/2018/0431 had already been done, in advance of the opening. Councillor Hawley agreed; this is now a retrospective planning application. Councillor Lawson clarified that an empty property had been brought back into use. Councillor Rogers noted that the level access worked well, but was annoyed that this work had already been done. They had had several months to get a planning application into the District Council in advance of the opening. Councillor Hawley queried what was the point of the planning process, if it was going to be flouted. The District Council should send the applicant a reminder of the process. **All agreed there were no problems with this and the application below, but the District Council should raise concerns about the applicant not following the correct processes.**		
SMD/2018/0431	Biddulph Pharmacy	Proposed 4 externally illuminated folded

	1-3 Tunstall Road	aluminium fascias 1 internally illuminated folded aluminium projecting sign and 3 non illuminated digitally printed window graphics
As above.		
SMD/2018/0433	62 Mill Hayes Road	Proposed ménage for private domestic use on existing equestrian land
Councillor Davies felt unhappy about the use of plastics in this development; a condition should be added that manmade materials must be removed if the use as a ménage stops. Agreed.		
SMD/2018/0452	Land adjacent to 149 Park Lane	Application for variation of condition 2 in relation to SMD/2017/0836
Councillor Hawley did not think that removal of a condition because it was 'not economical' was acceptable. Councillor Redfern reminded Councillors that there had been a long history with this land and property. He noted that there was a considerable drop between one property and another. If there is a wet winter, there may be significant structural damage to the adjacent property. A retaining wall (of some sort) is necessary. Councillor Rogers had spoken to the neighbour and noted that there was concern about the impact on the footings of their premises, if this condition was removed. Councillor Davies felt that this should be determined by Building Control. This condition would have been added because of concerns about the stability of the land. Councillor Hawley agreed; the best option may not be the cheap option and the most economical solution may not be appropriate. **All agreed to refer to Building Control, with a note about Members' concerns.**		
SMD/2018/0458	24 Asquith Close	Single storey side extension with room in the roof to create further habitable space
No adverse comments.		
SMD/2018/0463	Meadow View Well Lane	Proposed single storey extension to existing lounge. Alterations to existing roof to raise ridge height and provide room-in-the-roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage below front garden.
There was a discussion that a number of applications had been received for this property. **It was agreed that this is a technical issue for the Planners.**		
SMD/2018/0465	The Orchards Overton Road	Application for a lawful development certificate for existing use as C3 dwelling house
No adverse comments.		

SMD/2018/0468	Green Farm Dam Lane	Proposed partial re building and renovation of dwelling house
It was agreed that this was bringing a derelict building back into use. **No adverse comments.**		
SMD/2018/0477	Caldmore House 2-8 Stringer Street	Proposed two storey extension to the side of the property with internal alterations
There was discussion about the location of the site. **No adverse comments; Severn Trent and neighbour responses should be considered.**		

SMD/2018/0482	First floor 46-46b Station Road	Retrospective application for first floor link terrace in between two existing properties and access door

Councillor Hawley felt that this looked unsightly.

Councillor Rogers was concerned that this was not structurally sound.

Councillor Davies noted that Building Control would not have had the opportunity to see the footings and to consider the structural integrity.

Councillor McGuinness noted that there was no indication what weight this would hold.

Councillor Hawley proposed that the Town Council should recommend refusal until conditions have been agreed with Building Control. All agreed.

Sarah Haydon

Chief Officer
Biddulph Town Council
Town Hall, High Street, Biddulph, Staffordshire Moorlands ST8 6AR

Tel: 01782 297845
www.biddulph.co.uk

Staffordshire County Council

A Connected Staffordshire where everyone can prosper and be healthy and happy

Find out more by visiting the Staffordshire County Council website.

Sign up for free alerts and newsletters straight to your email or mobile phone to receive county council news and information on topics important to you.

Save time and download MyStaffs mobile app available on Android and iOS

Follow the county council on Twitter, Facebook, LinkedIn and YouTube

---

Disclaimer

This e-mail (including any attachments) is only for the person or organisation it is addressed to. If you are not the intended recipient you must let me know immediately and then delete this e-mail. If you use this e-mail without permission, or if you allow anyone else to see, copy or distribute the e-mail, or if you do, or don't do something because you have read this e-mail, you may be breaking the law.

Liability cannot be accepted for any loss or damage arising from this e-mail (or any attachments) or from incompatible scripts or any virus transmitted.

E-mails and attachments sent to or received from staff and elected Members may be monitored and read and the right is reserved to reject or return or delete any which are considered to be inappropriate or unsuitable.

Do you really need to print this email? It will use paper, add to your waste disposal costs and harm the environment.