From: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Sent: 26 September 2018 16:33
To: Planning (SMDC)
Subject: Biddulph Town Council recommendations

Categories: Blue Category

Good afternoon,

Please see below the recommendations from Biddulph Town Council's Planning Committee.

Any queries, please let me know.

SMD/2018/0418	20 Brockscroft Gardens	Two storey rear extension
Councillor Rogers felt that, on the face of it, there were **no adverse comments, providing there were no valid neighbour concerns**. All agreed.		
SMD/2018/0505	Tree Tops 246a Park Lane	Proposed extension to form balcony and new detached garage
Councillor Harper queried whether this development would overlook the neighbours. Councillor Nicosia confirmed that this property was set in its own grounds. **No adverse comments**.		
SMD/2018/0518	Booths Garage Rock End	Proposed siting of temporary static caravan to the west of Booths Garage
Councillors Harper and Jones were customers of the applicant. Councillor Nicosia queried how long 'temporary' is. A timescale should be included with this application. Councillor McGuinness felt that this seemed more like a permanent development. Councillor Jones queried what this would be used for. Councillor Rogers felt there should be a time limit on the siting of the caravan. Councillor Davies proposed that the **stipulation should be that this could be sited for 12 months and must be used for residential purposed**. All agreed. Councillor Harper abstained.		
SMD/2018/0527	3 Oxhey Crescent	Rear extension and internal alterations

No adverse comments.

SMD/2018/0532	73 Congleton Road	Proposed 2 storey side extension, single storey rear extension and dormer loft conversion

Councillor Nicosia was concerned that this seemed quite a large development.

Councillor Rogers noted that this property was undergoing modernisation and could be a nice home.

Councillor Salt felt it would be a shame to lose some of the original features, such as the sash windows.

Councillor Nicosia concluded that there were **no adverse comments providing that there were no valid neighbour concerns**. All agreed.

HNT/2018/0012	42 Mow Lane	Single storey rear extension, extending beyond the rear wall of dwelling by 4.5 m, maximum height measured externally from natural ground level 4 m and height at the eaves 3 m measured externally from the natural ground level

Councillor Nicosia felt that the curtilage of this property seemed to be obscure.

Councillor Rogers noted that this had a large extension already and wondered whether the neighbours would complain.

Councillor Harper thought this was overdevelopment.

No adverse comments providing that there were no valid neighbour concerns. All agreed.

SMD/2018/0557	Land adjacent Meadow View Well Lane	Approval of reserved matters relating to outline permission SMD/2018/0187 for the demolition of existing garage and proposed new dwelling

Councillor Rogers provided history of this and similar applications that had been considered by this Committee.

Councillor Davies felt that any development must be in-keeping with developments on either side.

Councillor Nicosia felt that this could be **approved subject to no material planning considerations and subject to any valid neighbour concerns**. All agreed.

Sarah Haydon

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