From: Biddulph Town Council
To: Planning (SMDC)
Subject: Biddulph Town Council recommendations
Date: 21 December 2018 12:06:34

Good afternoon,

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

Any questions, please let me know.

Very best wishes.

SMD/2018/0646	206 Congleton Road	Proposed erection of balcony railings to garage roof
Councillor Court noted that he is friends with the next-door neighbour and believed that they had no issues with the proposals. Councillor Court did not like the look of the railings though. **Approved, subject to no valid neighbour planning concerns.**		
SMD/2018/0666	2 Linnet Drive	Proposed single storey side extension to provide bedroom and shower room for disabled child
Approved, subject to no valid neighbour planning concerns.		
SMD/2018/0678	17 Northfield Drive	Single storey extension to part of front elevation
Councillor Davies wondered whether the design was in-keeping with the surroundings. Councillor Nicosia felt it seemed to be similar in appearance, but wondered how this addition affected the street-scene. **Approved, subject to design fitting with street scene.**		
SMD/2018/0680	10 Blackbird Way	Certificate of Lawfulness for a proposed garage door converted to brick and window and internal alterations
No adverse comments.		
SMD/2018/0723	The Pickle Jar The Foxhound 56 Hot Lane	Application for a lawful development certificate for the construction of additional car parking south west of licensed premises
Councillor Hawley noted that this application had previously been turned down by the Planning Department, as the site was within the greenbelt and there were no special circumstances. However, Biddulph Town Council had recommended approval. Councillor Court felt that the Town Council should continue to support this application to help develop a business. The town is losing too many pubs; we don't want to lose this. Councillor Court noted that the application appeared to replace the green space.		

Councillor Lawson agreed.

Councillor Davies stated that the technical and legal argument would continue (in relation to an approval from the 1960s), but the Town Council should continue to support this application.

Approved.

SMD/2018/0735	3 Highfield Road East	Proposed two storey side extension and loft conversion with flat roof dormer to rear

Councillor Nicosia wondered whether this would affect the street-scene. In addition, it may be overlooking and overbearing.

Councillor Hawley noted that this was mostly at the rear of the property.

There was a discussion about the size of the extension; Councillor Davies noted that there was no figure in relation to 'reasonable'.

Councillor Court felt this was large.

Councillor Davies noted that this could be seen from the rear; the design element was a problem. In addition, the dormer appears to be very large.

Councillor Hawley noted that the dormer appeared to be overbearing.

Agreed to recommend refusal on the grounds that the dormer is overbearing.

SMD/2018/0736	42 Mow Lane	Proposed single storey rear extension

Councillor Nicosia noted that this adhered to the 45-degree splay.

Approved, subject to no valid neighbour planning concerns.

SMD/2018/0738	12 Derwent Drive	Proposed single storey rear extension with flat roof and brick construction

There was discussion about adherence to the 45-degree splay in relation to this application.

Approved subject to non-contravention of splay guidance.

SMD/2018/0745	161 Park Lane	Proposed garage conversion and replacement detached garage

Councillor Hawley had concerns about the positioning of the garage.

There was discussion about the location of the hedge and the garage. Councillor Nicosia felt that the hedge did screen the garage.

Councillor Hawley reminded members that applications could not be split; it is not possible to approve part of the application.

Councillor Nicosia wondered whether the garage could be located elsewhere; there was consideration of the site. It was noted that this did appear to be a quality build.

Recommend refusal as a result of concerns about the positioning of the garage.

SMD/2018/0759	163 Park Lane	Two storey side extension including

		extension of existing garage and proposed single storey rear extension
Approved, subject to no valid neighbour planning concerns.		

Sarah Haydon

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