From: Lisa Jackson
To: Planning (SMDC)
Subject: FW: Biddulph Town Council comments
Date: 07 August 2019 15:46:47

Hi

Consultation responses for logging and web please. You will probably find that a response from BTC has already been logged for both of these applications but the Town Clerk has confirmed that there was an error so she sent the correction below.

Thanks

Lisa

From: Biddulph Town Council [mailto:biddulph@staffordshire.gov.uk]
Sent: 07 August 2019 15:40
To: Lisa Jackson
Subject: RE: Biddulph Town Council comments

SMD/2019/0384	99 Station Road	Proposed 2 storey side extension, rear single storey extension and single storey front porch
Councillor Hawley proposed **approval, subject to neighbour valid planning concerns**. Agreed.		
SMD/2019/0399	Brook Works Brook Street	Outline planning application for residential development comprising of the erection of 4 new build dwellings
Councillor Rogers is happy with this application, if the applicant builds on the existing site. Councillor Davies noted this was outline permission only. Councillor McLoughlin could not oppose development of a brownfield site. Councillor Rogers thought it was an eyesore. Councillor Hawley proposed **no adverse comments**; agreed.		

Good Afternoon Lisa
Thank you for spotting this error

I've posted the amendment above. SMD/2019/0399 was missed from the bottom of the page, as you can see the comments referred to that application.
Sorry for the inconvenience

best wishes
Jean

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

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From: Lisa Jackson <Lisa.Jackson@staffsmoorlands.gov.uk>
Sent: 07 August 2019 15:26
To: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Subject: RE: Biddulph Town Council comments

Hello.

I'm dealing with the application to extend number 99 Station Road Biddulph. I've read the comments below and I'm not sure if there is an error. This isn't an outline planning application, it's a house extension proposal. There is mention of cllrs being happy with the application if the applicant builds on the existing site, they are doing as it's a house extension and there are comments about development of a brownfield site and the scheme being an eyesore? Do these comments relate to a different application, it sounds as though they may relate to a new build dwelling?

Please could you confirm.

Thank you

Lisa

From: Biddulph Town Council [mailto:biddulph@staffordshire.gov.uk]
Sent: 02 August 2019 15:04
To: Planning Comments (SMDC)
Subject: Biddulph Town Council comments

Good afternoon,

Please find attached the most recent comments from the Biddulph Town Council Planning Committee; any issues, please let me know.

Very best wishes,

Sarah.

SMD/2019/0364	14 Conway Road	Single storey flat roof extension with single storey side extension ** The Chief Officer will not be present during these discussions. **
Councillor Hawley outlined the application and read the objections form one of the neighbours: one metre from the boundary, balcony would overlook neighbours garden and rear living area, building would block light to rear windows, would not be able to carry out work without access to neighbour's property. Councillor McLoughlin thought the Juliet balcony inappropriate, it would give access to a future roof terrace.		

Councillor Davies noted that access could be allowed via a party wall agreement, this was not a planning concern.

Councillor Rogers recommended refusal as there were neighbour concerns.

Councillor Hawley agreed adding that the extension would block light to the neighbouring property.

Councillor Adams thought the extension was inappropriate

Councillor Hawley proposed that given the neighbour concerns the application is recommended for refusal.

Councillor Davies queried if the concerns were valid planning concerns.

Councillor Hawley proposed recommend approval subject to a party wall agreement.

Councillor Perkins noted that the plans submitted did not show the relationship between the two buildings, so it was impossible to see if it had infringed planning laws on privacy and obstruction of light.

Councillor Hawley proposed to recommend approval subject to valid neighbour planning objections. The Town Council also had concerns about the light in the neighbour's lounge window and intrusion from the balcony on the rear extension.

The Chief Officer returned to the meeting.

SMD/2019/0367	Green Acres Tower Hill Road	Variation/removal of condition 1 (agricultural occupancy) relating to application 1361

It was noted that Councillor Yates had some concerns about covenants in relation to this property; Councillors viewed a picture of the properties.

Councillor Hawley noted that a covenant doesn't prevent planning permission and planning permission cannot override a covenant

Councillor Rogers considered the use of the property; the applicant is running his office there.

Councillor McLoughlin noted that the two houses now look like one property. We are not here to deal with breaches of covenant.

Councillor Hawley stated it is up to the neighbours to sort out car parking problems

Councillor Hawley said that the use of number 12 is not relevant to the planning application, that would be enforcement, and proposed **no adverse comments subject to neighbour valid planning concerns.**

Councillor Redfern noted that the covenant could be removed.

SMD/2019/0374	10 Smokies Way	Rear 2 storey side and rear single storey extensions

There was consideration of the maps.

Councillor Hawley proposed **no adverse comments neighbours have also extended.** Agreed.

SMD/2019/0383	11 Blackbird	Rear and side single storey extension forming

	Way	new kitchen, utility and shower room.
Councillor Hawley proposed **approval, subject to neighbour valid planning concerns**. Agreed.		
SMD/2019/0384	99 Station Road	Proposed 2 storey side extension, rear single storey extension and single storey front porch
Councillor Rogers is happy with this application, if the applicant builds on the existing site. Councillor Davies noted this was outline permission only. Councillor McLoughlin could not oppose development of a brownfield site. Councillor Rogers thought it was an eyesore. Councillor Hawley proposed **no adverse comments**; agreed.		

Sarah Haydon

Chief Officer
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