From: Biddulph Town Council
To: Planning Comments (SMDC)
Subject: Biddulph Town Council recommendations
Date: 07 January 2020 17:38:24

Good afternoon,

Please see attached recent recommendations from the Biddulph Town Council Planning Committee.

If you need further information, please don't hesitate to contact me.

Best wishes,
Sarah.

SMD/2019/0624	Dignity PLC 2 Cross Street	Advertising consent for 3 non-illuminated fascia signs, 1 non-illuminated high-level sign, 1 non-illuminated bespoke fence sign, 1 vinyl window sign and 2 non-illuminated parking signs
Councillor Rogers felt that non-illuminated signs were preferable. There was consideration of whether this would affect the War Memorial. **No adverse comments.**		
SMD/2019/0642	Roaring Meg Pennine Way	Proposed installation of a timber frames pergola with retractable awning to the front elevation, a glazed covered walkway and installation of cedar cladding and rendered and painted section of the building
Councillor Hawley noted that there had been some noise concerns from residents, but felt this was a business trying to improve. Councillor Jones did not feel that the numbers using the outside space would increase significantly. This was a licensing issue; not a planning concern. It was agreed that this should be **approved, subject to valid neighbour planning concerns.**		
SMD/2019/0644	Woodhead Farm Top Road	Proposed conversion of garage to dwelling
No adverse comments, subject to greenbelt restrictions.		
SMD/2019/0658	The Old Parsonage 117 Tunstall Road	Retrospective application for erection of retaining wall, building a patio and three tier raised deck
No adverse comments.		

SMD/2019/0670	33 Geneva Way	Proposed entrance canopy to front elevation
There was consideration of whether this would affect the street scene. Councillor Jones noted that there seemed to be a precedent for this in the area. It was agreed that this should be **approved, subject to the development being sympathetic to the rest of the area.**		
SMD/2019/0674	71 High Street	Proposed change of purpose group from café (A3) to café
Councillor Rogers felt there were enough takeaways on the High Street. Councillor Smith stated there were no eat-in takeaways. Councillor Jones felt this was better than boarded up shops. Councillor McLoughlin felt the town centre needed an evening economy. Councillor Garvey agreed; more leisure space was important. This should be approved. **No adverse comments.**		
SMD/2019/0176	Vehicle Repair Workshop Lea Forge Congleton Road	Proposed conservatory show room extension
Councillor Rogers stated that there had been a Highways issue previously. Councillor Jones also had some concerns about traffic on this road, but did not think this development would massively increase usage. There is currently a fairly low number of customers. Councillor Garvey did not want to curtail a local business. **No adverse comments, subject to Highways considerations.**		
SMD/2019/0696	7 Gilbern Drive	Proposed first floor side and front extension
No adverse comments, subject to valid neighbour planning concerns.		

SMD/2019/0623	Woodhead Farm Top Road	Conversion of barn to three holiday lets	No adverse comments, but subject to Highways conditions and it does not contravene Greenbelt policy
SMD/2019/0705	Land at Baileys Bank	Erection of replacement	No adverse comments, subject to no

		equestrian building	contravention of Greenbelt policy
SMD/2019/0720	Land off Woodhouse Lane	Approval of reserved matters following outline planning permission SMD/2017/0775	Recommend Refusal on grounds of not in keeping with surrounding properties, the properties surrounding on Woodhouse Lane are bungalows. Concerns over rear drainage using soakaways which are likely to affect adjacent properties. There are also concerns expressed by Highways.
SMD/2019/0729	13 Woodhouse Lane	Proposed front porch and two storey side extension	Approve subject to any neighbours valid planning concerns
SMD/2019/0731	Treetops 246a Park Lane	Construction of new dwelling and new vehicular access	Approve subject to any neighbours valid planning concerns
SMD/2019/0740	7 Woodhouse Lane	Proposed erection of single two storey rear extension	No Adverse Comments

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