From: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Sent: 24 February 2020 16:08
To: Planning Comments (SMDC)
Subject: Biddulph Town Council recommendations

Categories:

Good afternoon,

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

Many thanks,

Sarah.

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 equestrian building	No adverse comments, subject to no 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

SMD/2019/0724	40 Halls Road	Proposed single storey rear extension
Approved, subject to any valid neighbour planning concerns.		
SMD/2019/0750	14 York Close	Proposed single storey rear extension and alterations, proposed pitched roof over garage, proposed alterations to driveway hardstanding

It was noted that a resident had raised an issue. There was consideration of the maps in relation to this issue.

Approved, subject to any valid neighbour planning concerns.

SMD/2019/0762	1 Lawton Street	Construction of new non-permeable parking area and associated access

It was noted that there was no system of drainage.

Councillor Garvey felt that this Committee should be looking at water management and appropriate materials.

Councillor Rogers stated that this option was preferable to on-street parking.

Councillor Yates believed that this Council should be looking at environmental standards.

Councillor Smith noted that the plans stated that the water will not run into the Highway.

It was agreed that this should be **refused on the grounds that there is a non-permeable surface, drainage issues have not been addressed and a dropped kerb will be necessary.**

SMD/2019/0770	26 Mow Lane	Alterations to windows, 6 replacement window frames, replacement front door and frame and new landing window

It was noted that this would improve the building.

Recommend approval.

SMD/2019/0771	Land off Akesmore Lane	Proposed stable block

Members considered the location of this development; there were no signs on the road to indicate where this was.

Councillor Redfern was uncertain about the size.

Councillor Hawley noted that the Coal Mining Authority required a risk assessment.

Councillor Smith proposed that this should be **approved, subject to a Coal Mining Authority risk assessment**; seconded by Councillor Garvey and agreed.

Councillor Redfern voted against.

SMD/2020/0003	56 Geneva Way	Atrium orangery to rear and side of property

Councillor Hawley noted that this appeared to be very close to the next-door property.

There was consideration of whether there are design considerations, which would impact on the impression of the estate.

Approved, subject to consideration of the boundary and any valid neighbour planning concerns.

SMD/2020/0017	17 Lagonda Close	Proposed demolition of front porch and erection of a two-storey front extension

Approved, subject to Severn Trent comments.

SMDC/2019/0564	The Homestead John Street	REVISED DESCRIPTION/AMENDED PLANS Partial demolition of existing building and retention and conversion of the main building into 4 flats and the construction of 6 new build dwellings within the site.

It was noted that this was a re-submission on previous plans.

There appeared to be a revised street scene.

Councillor Rogers was still concerned about access. Councillor Yates reiterated previous comments in relation to Doctors Close.
Councillor Garvey noted the impact that this would have on the First School.

Councillor Hawley noted the issues that the Town Council had raised previously. Of these, access was still a very significant issue.

Councillor Perkin noted that there may be 20 new cars in this area.

Councillor McLoughlin wondered about any possible s106 monies. In addition, had there been consideration about sustainable drainage.

Councillor Smith noted that her daughter attends the school on Gunn Street; traffic was very difficult currently.

Councillor Redfern noted that there were parked cars on Gunn Street all day. Councillor Redfern cautioned the use of Doctors Close; this would be too costly.

Councillor Perking proposed that this should be **refused in relation to access concerns and sustainable drainage.** Seconded by Councillor Rushton and agreed.

Sarah Haydon

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