From: Biddulph Town Council
To: Planning Comments (SMDC)
Subject: Biddulph Town Council recommendations
Date: 16 October 2020 15:43:43

Good afternoon,

Please see below recommendations from Biddulph Town Council.

SMD/2020/0460	32 Conway Road Knypersley	Proposed two storey side extension and single storey rear extension.
Approved, Subject to valid neighbour planning concerns. Agreed.		
SMD/2020/0440	33 Hot Lane Farm Hot Lane Biddulph Moor	New agricultural building used to store fodder.
The Ramblers Association had noted that Footpath 125 was close to this development. Councillor Jones noted that this was to be used for a proper agricultural purpose; he had no objections. Councillor Garvey clarified the boundary and added his support to the application. Councillor Yates felt that this looked genuine and had no problem with the application. It was agreed to **recommend approval, subject to no contravention of the green belt.**		
SMD/2020/0441	Victoria Business Park Prospect Way Knypersley	Proposed regrading of land to form 3 plateaus for open storage and formation of 2No. new vehicle access routes.
Councillor Hawley noted that the agent had contacted the Chief Officer on the afternoon of the meeting to advise that there had been an error on the application form. The applicant is related to Councillor Tony Hall; Councillor Hall does not sit on this Committee, but all Councillors know him. The Chief Officer had been unable to contact the SMDC Planning Department in time to seek additional advice, but Councillor Hawley felt it was appropriate to proceed on the basis that this relationship had been acknowledged and that the Town Council was not a decision-maker in relation to planning applications.		

Councillor Jones agreed; this was a genuine oversight for the architect.

Councillor Yates felt that discussion should be deferred on the basis that the disposal of this land was the subject of a call-in at the District Council.

Councillor Davies noted that the ownership of land does not matter in relation to determining planning applications; ownership is not a planning matter. The application can still be determined in spite of this.

Councillor Jones agreed; it is the applicant's risk is they are not the landowner.

Councillor Jones wondered what would be stored on-site. Councillor Garvey noted there would be regulations governing the storage of whatever these items were.

Councillor Yates felt that this application does not meet the Developer's Guide in relation to sustainability and the development of commercial buildings. The area should be developed with that in mind, particularly as businesses would be displaced as part of the Local Plan.

Councillor Jones noted that there was a row of residential properties not far from there; it is important to know what will be stored there.

Councillor Salt wondered about the hours of business.

Councillor Yates was strongly-minded to recommend deferral until more is known.

Councillor Jones hoped this application could be approved, to support a local business.

Councillor Davies did not feel that a deferral was in the interests of the Town Council; an application has to be determined in a set time. It probably won't come back to the Town Council for comment again.

Councillor Jones proposed that **the Town Council defers making a decision on this application, with comments attached. This application does not appear to meet the guidelines set out in the Developer's Guide for Victoria Business Park. In addition, it is unclear about the use of the land; more information is needed.**

This was seconded by Councillor Garvey and agreed.

SMD/2020/0469	1 Park Lane Knypersley	Ground floor infill to side extension alongside front Porch extension.

Councillor Smith felt that this addition would make the building look better. Councillor Garvey agreed; this is an improvement.

No adverse comments.

SMD/2020/0468	Land Adjacent to 23 Castle View Biddulph	Proposed detached dwelling with detached double garage and new access.

Councillor Harper noted that a constituent had asked him if her knew about this application. Councillor Harper felt it would be better if the hedge was removed. He queried the times of working and whether there would be mud on the road.

Councillor Jones felt there were standard conditions about working hours and a 'wheel wash'. Councillor Davies noted that this could also be requested.

Councillor Yates wondered if this was out of character with the estate, which was semi-detached properties and bungalows. He was surprised there was no pre-planning advice.

Councillor Smith echoed these concerns and wondered if this was over-development; all the relevant information does not seem to be included.

Councillor Harper wondered whether contractors could be required to park on the site, rather than the roads surrounding. Councillor Harper noted that there was a big farmhouse there; the estate was really out of character with the farmhouse.

Councillor Garvey was concerned about the size, overdevelopment this being out of character.

Councillor Jones had no strong objections, particularly if the neighbours were happy with the development. Councillor Jones **recommended approval subject to valid neighbour planning concerns.**

This was seconded by Councillor Perkin, **with the addition of conditions around working hours, contractor parking and cleaning the site.**

Agreed.

SMD/2020/0479	12 Robin Hill Biddulph Moor	Proposed first floor window to side elevation to create 3rd bedroom

Recommend approval subject to neighbours valid planning concerns.

SMD/2020/0471	Bodkins Bank Farm Congleton Road Mow Cop	Proposed demolition of existing outbuilding and construction of single storey side extension.

Councillor Harper wondered whether this was a change of use. Councillor

Yates confirmed that this was an improvement to the existing property. Councillor Garvey **recommended approval subject to not contravening the green belt.** Agreed.		
SMD/2020/0456	41 Denbigh Close Knypersley	Proposed side extension to dwelling.
Councillor Redfern was in favour of this application. **No adverse comments.**		
SMD/2020/0461	278 New Street Biddulph Moor	Alterations to outbuilding and new highway access
Councillor Jones felt that anything that removes vehicles from New Street is a good thing. **Recommend approval.**		

SMD/2020/0494	Cloverlea Meadowside Biddulph	Single storey rear extension
Councillor Yates noted that this was not classed as permitted development because there had been a previous development. **No adverse comments.**		

If you need more information, please let me know.

Best wishes,

Sarah Haydon

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