From: Biddulph Town Council
To: Planning Comments (SMDC)
Subject: Biddulph recommendations
Date: 05 November 2020 12:15:46

Good morning,

Below are the recommendations from the most recent Planning Committee meeting in Biddulph.

Any questions, please let me know.

Best wishes,
Sarah.

SMD/2020/0490	The Old Engine House Biddulph Road Mow Cop	Proposed Stables
Councillor Rogers felt that work (to date) had been of a high standard. He had some concerns about the materials proposed in this project. Councillor Yates felt the materials should be similar to those used in the main housing development; this structure would be seen for miles. Councillor Yates was concerned about the location of the manure store. Councillor Jones agreed and wondered whether these materials would be permissible in the green belt. Councillor Perkin felt the materials were appropriate, given the use of the building. It was agreed to **recommend approval subject to greenbelt constraints; there are some concerns about the materials.** Agreed.		
SMD/2020/0517	Smithy Farm Dial Lane Congleton	Proposed two and single storey extensions. Construction of a replacement ancillary garage/workshop building & porch.
Councillor Hawley wondered whether this was too large; it does not appear to be on the original footprint and is in the greenbelt. There were benefits to bringing a building back into use. Councillor Garvey wondered whether this and a later application should be considered together; Councillor Hawley noted there was different criteria that could be applied for each application.		

Councillor Smith noted that there seemed to be an extensive history with this site.

There was consideration of a screenshot.

Councillor Hawley proposed that this application should be **refused on the basis of over-development and excessive size**; seconded by Councillor Garvey. Agreed.

SMD/2020/0519	10 Barrage Road Biddulph Moor	Proposed replacement of the existing flat roof to a new pitched roof over the single storey integral garage
No adverse comments.		
SMD/2020/0488	Woodhouse Academy Woodhouse Lane Biddulph	Installation of a modular single storey single classroom stand-alone block
Recommend approval.		
SMD/2020/0526	Smithy Farm Dial Lane Congleton	Proposed replacement agricultural buildings
Recommend approval.		
SMD/2020/0521	Laneside Leek Lane Biddulph Moor	Proposed two storey rear extension
Recommend approval, subject to valid neighbour planning concerns.		
SMD/2020/0049	171 Biddulph Arms Congleton Road Biddulph	Conversion of existing public house to 9no. residential units and conversion of existing outbuilding to 1no. residential unit. including associated access, refuse storage and landscaping works.

Councillor Hawley noted that there was in issue with pedestrian access from Halls Road to Congleton Road.

Councillor Rogers agreed that this would be safer, but wasn't sure whether this could be stipulated.

Members noted that there were no significant changes to the exterior of the building.

Councillor Jones felt it was nice to see this building brought back into use.

Councillor Yates wondered if it was too small a development to request a footpath.

Councillor Harper wondered whether the building was listed; this had previously been a coaching house.

Councillor Smith wondered whether there were issues with access and egress.

It was agreed to **recommend approval with considerations given to the footpath, listed building status and access**.

SMD/2020/0565	152 Park Lane Knypersley	Change of use from dwelling house (use class C3) to care home for children and young adults (use class C2)

Councillor Hawley noted that the residents living in the vicinity had not been consulted on this application; he read a response from a neighbour.

Councillor Salt supported the applications; parents are desperate for respite. These children need care 24-hours a day. Biddulph needs this facility.

Councillor Harper wondered whether the Fire and Social Services should be involved. Councillor Smith noted that the Care Quality Commission provided these checks. Councillor Smith felt this facility would appeal to families; there are no physical changes to the property.

Councillor Jones felt this would be run well and supported the application.

It was noted that there was not likely to be additional traffic.

It was agreed to **recommend approval, subject to valid neighbour planning concerns**. Residents in the vicinity should be consulted.

SMD/2020/0560	Sunny Bank Farm Pines Lane Biddulph Park Biddulph	Demolition of existing extensions and alterations and extension to existing house and construction of new garage block

Recommend approval, subject to not contravening the green belt.

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