Williams, Karen

From: Biddulph Town Council <biddulph@staffordshire.gov.uk>
Sent: 17 December 2020 13:37
To: Planning Comments (SMDC)
Subject: Biddulph Town Council recommendations

Good afternoon,

Please see below the responses from Biddulph Town Council in relation to recent planning applications.

Much appreciated,
Sarah.

HNT/2020/0020	12 Princess Street Biddulph	Proposed single storey rear conservatory measuring 4.4m beyond the rear wall of the original dwelling, 3.3m maximum height and 2.5m to height of eaves
Councillor Jones had no concerns. Councillor Harper queried whether existing drainage would be used; Councillor Yates noted that there were no issues with neighbours and the proposal was slightly outside permitted development regulations. It was agreed to recommend **approval subject to not affecting neighbours' light.**		
SMD/2020/0583	15 Charles Street Biddulph	Single storey rear extension
The committee agreed to **recommend approval subject to neighbourhood valid planning concerns.**		
SMD/2020/0587	Little Overton Farm Overton Road Congleton	Replacement Sun Lounge
Councillor Garvey queried whether this is a retrospective application, whether the original materials were being used and whether it is significantly bigger. Councillor Hawley confirmed the rebuild is bigger and that materials match existing buildings, but there could be green belt issues; Councillor Yates stated that the build looks almost complete and it is likely the paperwork is catching up. Councillor Hawley proposed to **recommend approval subject to not contravening green belt.**		
SMD/2020/0559	51 Park Lane Knypersley	Planning permission required for dropped kerb to front of the property.
Councillor Hawley and Jones queried if a dropped kerb was being used already. Councillor Rogers noted that the access was being moved from Woodland Street to Park Lane.		

Councillor Yates stated he wouldn't be surprised if Highways do raise an issue and Councillor Garvey felt that it could be problematic for Woodland Street.

Councillor Hawley proposed to **recommend approval subject to Highways and Severn Trent's agreement.** Councillor Jones seconded the proposal.

SMD/2020/0582	42 Cornfield Road Biddulph	Single storey lean to extension to rear of property with 3 x roof lights

Councillor Harper said that it appeared to be a large development; Councillor Garvey stated that this was on a large plot.

It was agreed to **recommend approval**.

SMD/2020/0603	11 Blackbird Way Biddulph	Proposed new fireplace and external chimney stack

Councillor Yates queried the impact of this application on climate change and the use of fossil fuels in the smokeless zone. Councillors Hawley and Jones felt that the Committee didn't know what fuels would be used and it would not be a valid reason to refuse planning permission.

Councillor Davies stated that regulations on wood burning stoves are not planning regulations but lauded the submission from Councillor Yates.

It was agreed to **recommend approval but highlight concerns about the use of fossil fuels.**

SMD/2020/0580	2B St Johns House John Street Biddulph	Proposed extension of existing workshop to form preparation area and dry vehicle storage area

Councillor Hawley read out a resident objection. Councillor Jones stated that the town wanted to encourage business but there was a need to consider the issues of fumes and Environmental Health. Councillor Yates added that the resident is quite right to raise their concerns and suggested a condition to planners about addressing the fumes.

Councillor Garvey felt that the Committee need to balance the promotion of local business and environmental issues. Councillor Harper asked whether the Fire Service had been involved and whether waste disposal needs to be taken into consideration.

Councillor Garvey suggested paints used could be water based.

The Committee agreed to **recommend approval subject to an investigation of paint fumes and fire hazards.**

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.

No further recommendations from previous meeting

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)

No further recommendations from previous meeting

SMD/2020/0611	Knypersley Power Limited Plot 3 Brown Lees Road Industrial Estate Forge Way Knypersley	Proposed refurbishment of existing reserve power generation facility including the removal of redundant equipment and plant and replacement with new plant and ancillary infrastructure.

Councillor Yates queried the green credentials of the plans; Councillor Jones felt it would be cleaner than the current site that the business operates from.

Councillor Hawley suggested it would be beneficial for plans to be explained due to lots of technical data.

It was agreed to **recommend approval subject to planners being satisfied with the technical details and environmental concerns.**

DET/2020/0054	Green Acres Tower Hill Road Brown Lees	Proposed change of use of an agricultural building to a dwelling house

There were concerns about the change of agricultural building to domestic purposes, and that the building was not in keeping with the surrounding area and in green built area.

Councillor Davies also raised that the building has to be sufficiently robust and has to be proved to be redundant to compare to precedent cases.

The Committee **recommended refusal due to unanswered questions and possible contravention of green belt.**

SMD/2020/0623	17 Lagonda Close Biddulph	Replacement of Front Porch and Erection of a Two Storey Side Extension

The Committee discussed the boundary of the development.

It was agreed to **recommend approval subject to neighbours' planning concerns.**

SMD/2020/0625	Land off Troughstones Road, Biddulph Common	The erection of a steel framed agricultural building for the keeping of horses, farm machinery, hay, straw, feed and shavings. Change of use for the keeping of horses.

Councillor Garvey asked if there was more parking. Councillor Jones queried whether it was an existing building and whether it was a private venture or a business, and added that the Town Council should support local business.

Councillor Perkin felt it was probably for private use or partnership and was not concerned about parking.

The Committee agreed with the **recommendation for approval subject to Footpath 31 being maintained, not contravening green belt and the provision of sufficient parking.**

SMD/2020/0544	Greenacres Stables Farm Akesmore Lane Biddulph	Demolition of existing stable buildings and the construction of one detached bungalow

Councillors Yates and Rogers discussed whether there had been a previous planning application for bungalow, and also considered mining issues in the area. Councillor Yates suggested that conditions be stipulated on the building as it is an environmentally sensitive site.

Councillor Hawley suggested approval should the development fit within the existing footprint. Proposal Seconded by Councillor Perkins

Councillor Garvey argued against this residential development as it could be the 'thin end of the wedge' for residential development and recommended rejection due to a residential development in green belt area. Proposal seconded by Councillor Salt

Three councillors voted to approval and six voted to reject the proposal.

The Committee **recommended refusal on the basis of residential development on greenbelt land.**

SMD/2020/0614	453 New Street, Biddulph Moor	To formally merge the two shop ground floor spaces uses into residential, as part of the one existing dwelling.

The site is now empty, the takeaway closed in 2012 and has been used as a dining room / utility room. The shop closed in September 2019. There are no structural changes being requested.

Objections have been raised that the village will lose two shop premises.

Cllrs Hawley, Jones and Garvey declared interests in that they know the family.

Cllr Hawley stated that he shares concerns about losing business promises but doesn't feel that there is sufficient cause to object.

Cllr Jones said that had no objections as the shop is closed and does not look attractive. Cllr Jones added he is aware that the owners live at the site and are retired and recommends approval.

There was consideration of whether the site was residential before it became a shop and if lack of amenity is a reason for refusing planning.

Cllr Garvey stated that lack of amenity can be sufficient reason to refuse planning but in this case as there is a shop opposite, it would not be considered a lack of amenity. Cllr Hawley said that the application referred to Moor Stores being opposite the location.

Cllr Smith said that the site was the applicant's house and they have no obligation to sell the shop premises it. She felt it was a shame to lose the site, but this is not a reason to refuse planning and the improvement of the site was a good reason to approve.

Cllr Jones reported that the take-away side of the shop has always been a shop as far as he can remember, but the other side of the premises has previously been residential. Cllr Rogers agreed with this

Cllr Hawley recommended approval, seconded by Cllr Perkins.

Cllrs agreed to **recommend approval.**

SMD/2020/0640	Land Adjacent 66 Albert Street Biddulph	Variation of condition 4 of SMD/2019/0513

Cllr Hawley summarised the application and raised the following three objections received - the boundary being too close to neighbours, building activity encroaching on to neighbours property and that building is not built exact to plans.

Cllr Hawley suggested that this be referred back to the District Council planning team to review.

Cllr Garvey said that the house is in different location to what is on the plans and the house appears further back on plot than original plan. Cllr Garvey supported the recommendation to refer back to SMDC planning to review.

Cllr Hawley queried whether there was a planning condition that required the house to be moved further back. Cllr Garvey said there was no information to suggest this.

Cllr Jones said he was concerned that the construction has progressed as far as it has whilst site inspections should have been occurring.

All councillors supported the **recommendation to refer back to planning enforcement to review progress so far.**

SMD/2020/0648	35 High Street Biddulph	Change of use of cafe to bar

Cllr Garvey said he would question need additional bar or pub in the location rather than café. Cllr Hawley said that the this was raised on the planning application, but the application said that the two nearby pubs were closed.

Cllr Jones stated that he also wondered whether another bar was needed. He has no planning objections but has concerns regarding commercial viability.

Cllr Smith said that she has further information about the application. The applicant has already got a pub type establishment, and if following suit, this would be more of a tap house, selling ales. She felt that smaller more boutique type bars do well on the high street and felt that this would be preferable to an empty shop

Cllr Garvey noted that there is a craft beer shop further up the high street. Cllr Rogers said that he would like to see the premises maintained as a retail outlet but realises this is not

sufficient reason to refuse planning. Cllr Hawley stated that retail is struggling to make much at the moment.

Cllr Jones felt that a different style of bar may be beneficial for the High Street.

The committee **recommended approval.**

SMD/2020/0641	Old Bridge Farm Biddulph Park Road Biddulph	Agricultural storage building

Cllr Hawley said that work has already started on 6 April, but ceased as the applicants were told planning permission was needed. The site is well away from the road and is to be used as storage for farm machinery. Animal health registration submitted and animals are kept on site also. The site is in the greenbelt but the application is for agricultural building on a farm.

Cllr Jones stated that the site is a working farm and expects the building is needed for agricultural purposes.

It was agreed to **recommend approval.**

SMD/2020/0636	Salters Ford Farm Newtown Road	Proposed replacement dwelling

Cllr Hawley stated that this was to build a new house in a location and change from a three bedroom to a 4 bed house. The materials would match existing. The site is in green belt land and footpaths are close to site.

Cllr Hawley said his only concern is whether the site contravenes green belt as not on same footprint. Cllr Garvey stated that the house has moved but is a smaller footprint and a more usable design of the property. He suggested recommending approval subject to using matching materials and not contravening green belt.

Cllr Smith also added that the local footpaths should not be affected.

The councillors agreed to **recommend approval subject to not contravening green belt and no obstruction of footpaths.**

SMD/2020/0646	Sky Cottage Top Road Biddulph Moor	Formation of new vehicular access and hardstandings for touring caravans, and conversion and extension of existing outbuildings to create 1 no. holiday let and toilet facilities

Cllr Hawley summarised that this is currently a certified location for caravan and motor homing club. The new outbuilding will be a holiday let and toilet facilities. The site is in green belt.

Cllr Hawley added that he felt there is local need for additional holiday lets but wondered if it falls within boundaries of Biddulph. Cllr Jones confirmed that the boundary runs slightly East of the top road so believes site does fall within the boundary. He also added that he is aware

that there are similarities with a planning application further towards Lask Edge which was refused. However, he had no objections and it would help promote tourism in the area.

Cllr Smith also agreed that the council should promote tourism and local business and that demand for this site may expand with more domestic tourism due to Covid-19. She recommended approval subject to non-contravention of greenbelt.

Cllr Garvey also shared the view that the council should encourage local business, but did have some concerns about the site access being moved close to the end of Rudyard road.

There was a discussion as to whether there had been previous planning permission and whether planning or a license was required to allow caravanning on site.

The council agreed to **recommend approval subject to not contravening green belt at meeting recommendations from highways.**

SMD/2020/0659	1 Marsh Grove Gillow Heath	Proposed Kitchen / Living Room Extension & Internal Alterations. Demolish Existing Garage.

Cllr Hawley said that the application is for an extension to side and rear of property. The land is not in green belt.

Cllr Hawley said that the development seems to double the size of the property and recommends refusal for overdevelopment. Cllr Garvey agreed.

Cllr Rogers said he was more concerned that the building might not fit in with its surroundings but doesn't feel that over-development is such an issue as it is quite a large site. Cllr Jones said we can outline concerns about the impact on neighbours and overdevelopment but not refuse. He also had concerns about the finish.

It was discussed whether there is an implied restriction about limits to extension site, and whether there have been precedents in similar developments.

Cllr Jones moved to refer concerns regarding size and rendering to district planning committee. Cllr Smith seconded the proposal.

Cllr Garvey said the council should not abstain from a decision and moved to recommend refusal. Cllr Perkins seconded.

Cllrs voted 4 to 3 to **recommend refusal on the basis of overdevelopment.**

SMD/2020/0661	Hurst Road Garage Hurst Road	Variation of condition 2 and 3 relating to SMD/2017/0022

Cllr Hawley said that the original application was for ground work storage building and was approved 2017. However, the building is larger than originally approved and sited differently.

Cllr Hawley said he had no concerns if it contravene green belt.

Cllr Garvey feels that as the site was built larger and in a different site than approved, it should be referred to the planning committee to review the process.

Cllr Jones said it was a large site which is much nicer than was before. The house is very attractive, away from the road and not disturbing to neighbours. He has no objections. Cllr Smith agreed with Cllr Jones that the work completed has much improved the site.

Cllr Rogers said he felt it should be referred to enforcement to consider.

Cllr Hawley said the application is essentially retrospective planning application and the committee needs to consider whether is it valid and whether to recommend approval.

Cllr Jones said he felt that he the committee would not have refused if this application had come through in 2017. Cllr Garvey agreed that he would have been unlikely to object but is concerned about the process.

Cllrs voted to **recommend approval subject to not contravening green belt.**

SMD/2020/0667	Mount Pleasant Farm Folley Lane Biddulph Moor	Proposed manege to exercise horses

Cllr Hawley said that the ecological report gives various recommendations and footpaths reported that footpath 124 is not in plans but runs through property, but no other concerns other than that footpaths should not be affected by development. The site falls in green belt.

Cllr Hawley said he recommends approval subject to public right of way and ecological recommendations. Cllr Smith agreed and added that there should beno contravention of green belt. She also felt that it is understandable to have a menage near stables and footpath users will likely enjoy seeing a ménage used.

Cllr jones also agreed and noted that equestrian activity is an important part of the local economy

All the committee agreed to **recommend approval subject to ecological recommendation, footpath recommendations and no contravention of green belt.**

SMD/2020/0675	Troughstones Farm Troughstones Road Biddulph Common	Proposed Two Storey Extension

Cllr Hawley said that the application details that materials will match existing and the site is not close to any other property. A single storey extension was approved in 2002 but not built. The site is in green belt and the applicants are requesting planning due to having a young growing family.

Cllr Jones said that if the footprint is no larger than the previous planning application, he suggests approval.

All councillors agreed to **recommend approval subject to no contravention of greenbelt.**

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