

From: [Esther Gladstone](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Biddulph Town Council - Planning Comments
Date: 31 March 2021 18:07:59

Dear team

Please see below comments from the Biddulph town Council Planning Committee

DOC/2021/0014	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Conditions 3,4,8,10,11,12 & 22 in relation to SMD/2017/0628
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Councillor Hawley had no concerns and Councillors had **no further comments**. To be considered by the Planning Officer as to whether the requirements have been met.

DOC/2021/0017	Existing Cow Shed And Implement Store, Biddulph Park Road, Biddulph, Staffordshire	Discharge of condition 4 relating to DET/2018/0016 - APP/B3438/W/18/3213392
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This address falls within Rushton Parish Council so was not discussed.

DOC/2021/0020	Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR	Discharge of condition 4 and 8 in relation to SMD/2020/0646
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Councillors had **no adverse comments**. To be considered by the Planning Officer.

HNT/2021/0005	139, John Street, Biddulph, Staffordshire, ST8 6HP	Proposed single storey rear extension measuring 6 meter beyond the rear wall of the original dwelling, 3.2m maximum height and 2.5 m to height of eaves
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Councillor Hawley had concerns about the extension at the back impacting on light to neighbouring properties. He therefore recommended planning approval should be granted subject to valid neighbour concerns.

Councillor Yates said that the dimensions were beyond the scope of permitted development. He initially did not have concerns about light, but later retracted upon Councillor Garvey's concerns about the orientation of the extension.

Councillor Salt declared an interest as a resident of John Street so would make no comment and abstain from voting.

Councillor Garvey said he was concerned that the extension would cast a shadow on to neighbouring properties based upon the suggested orientation on the plans.

All Councillors agreed to recommend that **planning approval should be granted subject to neighbours valid planning concerns**. Councillor Salt abstained.

SMD/2021/0068	1 K Dec, Marsh Grove, Biddulph, Staffordshire, ST8 6RB	Proposed Kitchen/living room extension and internal alterations. Demolish existing garage
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Councillor Hawley expressed concerns regarding overdevelopment and considered recommending refusal. Councillor Rogers said he was not concerned by the size of the extension

if it was acceptable to neighbours.

Councillor Garvey noted that, while the proposal is large, a garage is being removed in the process which was a significant proportion of the footprint of the extension; Councillor Garvey proposed approval subject to valid planning concerns. Councillor Perkin seconded.

Councillor Jones echoed the sentiments of recommending approval. All Councillors present agreed to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0077	Two Jays, Stoney Lane, Biddulph Moor, Staffordshire, ST8 7FQ	Lawful development certificate for proposed extension of existing original conservatory and alterations to existing elevations and construction of new flat roof over
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Councillor Hawley proposed to approve subject to any valid neighbour planning concerns.

Councillor Jones seconded and all Councillors voted in favour to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0094	4, Pennine Way, Biddulph, Staffordshire, ST8 7EJ	Proposed Single Storey Rear Extension inc. Front Entrance Canopy
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Councillor Davies declared an interest. Councillor Garvey stated that it is a large extension on a large house, but noted that this is a second major extension, and queried whether there is a cumulative impact of overdevelopment.

Councillor Hawley **recommended approval subject to any valid neighbour planning concerns. All in favour.**

SMD/2021/0116	10, Lancia Close, Biddulph, Staffordshire, ST8 6PX	Proposed demolition of existing conservatory and new side and rear extension to existing dwelling.
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Councillor Hawley expressed concerns regarding the proximity of the development to the neighbour and potential impact on light.

Councillor Hawley proposed to **recommend approval subject to neighbour valid planning concerns.** All Committee members were in favour.

SMD/2021/0121	Hurst Cottage, Hurst Road, Biddulph, Staffordshire, ST8 7RS	Demolition of existing cowshed/outbuildings & construct new agricultural building of the same size or less of existing building
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No documents were on the portal and the application was recorded as invalid. Unable to comment until further information is available.

SMD/2021/0126	4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Demolition of Rear Conservatory and erection of a Two Storey Side Extension
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Councillor Hawley **recommended no adverse documents.** All in favour.

SMD/2021/0134	9 Cherry Tree Lane, Biddulph Moor	Installation of Vertical Travel Open Platform Lift
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Councillor Hawley **recommended no adverse comments.** All in favour.

DOC/2021/0022	Former Meadows Special School Site, Tunstall Road,	Discharge of Condition 5, 11 & 20 in relation to SMD/2020/0301
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Councillor Hawley stated that financial and contractual details may necessitate that the discussion will need to be moved to a confidential section. Councillor Jones expressed disappointment that the 93 bus stop has not been included in the Travel Plan despite the firm commitment the Aldi representative had given at the District Council meeting to regarding supporting the bus route to the store. Councillor Yates echoed this disappointment. Councillor Hawley said he felt that things were moving towards getting the bus route sorted. Councillor Rogers said that he had previously been reassured it would not just be the 93 bus route that would serve the Aldi development.

Councillor Salt expressed that she didn't feel that the Plan was acceptable. Councillor Davies said that the 93 bus is small and comes around 5 times a day. He also said 300m is too far for people to carry shopping.

Councillor Perkin said accepting the Travel Plan is contrary to what the Town Council had intended when advocating the inclusion of a bus service to Aldi.

Councillor Jones clarified to viewers that Aldi had not reneged on the bus service agreement, but the details were not included in this document.

Councillors agreed **not to support the Travel Plan as it is written and refer it back to the Planning Officer to include the inclusion of the bus stop and bus service on the site.**

Many thanks

Esther

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'Garden Town of Staffordshire'

RHS Britain in Bloom, Gold and Large Town Category Winner 2019

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