

From: [Esther Gladstone](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Planning Comments - Biddulph Town Council
Date: 07 May 2021 11:34:43

Dear planning team

Please find attached planning comments from Biddulph Town Council's planning meeting
Councillor Hawley gave a summary of each application before discussion commenced.

DOC/2021/0034	Land Off, Woodhouse Lane, Biddulph, Staffordshire,	Discharge of conditions 4, 5 and 16 relating to SMD/2019/0720
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Councillor Hawley said that the documents appear to meet the requirement.

Councillor Jones said he felt the conditions are complied with and there is no cause to object to such development.

Councillor Garvey noted that appropriate biodiversity guidelines were being included.

All Councillors voted in favour to **raise no objections to this application**

HNT/2021/0013	7, Whitbread Drive, Biddulph, Staffordshire, ST8 7TE	Single storey rear extension measuring 4.50m beyond the rear wall of the original dwelling, 3.60m maximum height and 2.70m to height of eaves
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Councillor Smith noted that there is a smaller extension that has been refused also at the end of this agenda. Councillor Garvey noted that the other application was refused due to the extension being greater than 50% the width of the development.

Councillor Garvey proposed to recommend that a **full planning application be required for this development**. Councillor Jones seconded.

NMA/2021/0008	Victoria Business Park, Prospect Way, Knypersley, Staffordshire, ST8 6PH	Non material amendment relating to SMD/2020/0441
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Councillor Hawley had no concerns regarding this application. Councillor Jones agreed.

All Councillors agreed that there were **no adverse comments**.

SMD/2021/0101	8, Dales Close, Biddulph Moor, Staffordshire, ST8 7LZ	Proposed construction of replacement garage
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Councillor Hawley recommended that there be no adverse comments

Councillor Smith declared an interest as she knows the applicant so did not vote.

All Councillors voted in favour to recommend **approval subject to valid neighbourhood planning concerns**.

SMD/2021/0129	Unit 3d, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN	Change of use from B8 (Storage and Distribution) to mixed use of B8 (Storage and Distribution) and Nano-Brewery (B2)
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Councillor Yates asked if sales would take place on site. Councillor Hawley said that this was not suggested on the planning application.

All Councillors agreed that there were **no adverse comments**.

SMD/2021/0130	40 Hollin, Chamberlain Way, Biddulph, Staffordshire, ST8 7BB	Proposed Flue from Log Burning Appliance. Appliance to be DEFRA SE Approved (Smoke Exempt).
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Councillor Hawley noted an objection but the objection appeared to relate to another planning authority. Councillor Jones asked to clarify what 'DEFRA SE approved' meant as he understood that Biddulph was a smokeless zone.

Councillor Yates stated that the DEFRA SE approved appliances were to a standard that could be

used in Smokeless Fuel Zones.

Councillor Jones said that if it falls within the regulations, he saw no basis for objection.

All Councillors agreed to recommend **no adverse comments**

SMD/2021/0168	18, Grangefields, Biddulph, Staffordshire, ST8 7SA	Proposed single storey side extension with room in the roof accommodation over to create additional bedroom space. Alterations to existing single storey conservatory to rear
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Councillor Hawley recommended **approval subject to valid neighbourhood planning concerns**. All in favour.

SMD/2021/0183	Moorside, 105 Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Demolition of existing single storey outrigger and Single and two storey extensions to rear
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Councillor Hawley recommended approval, Councillor Jones agreed.

Councillors agreed to **recommend approval**.

SMD/2021/0189	Land at, Anvil Drive, Biddulph, Staffordshire, ST8 7FB	Construction of detached dwelling and parking area
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Councillor Hawley said he **recommended approval subject to any valid neighbour planning concerns**, particularly due to a shared driveway. All Councillors agreed.

SMD/2021/0191	22, Carriage Drive, Biddulph, Staffordshire, ST8 7DZ	Small extension to the front of the dwelling, creation of new opening and doorway on the side elevation.
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Councillor Hawley **recommended approval subject to any valid neighbour planning concerns**.

All Councillors agreed.

1. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

DET/2021/0016	Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT	Purpose built portal frame, grain building designed to store fodder for livestock
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Councillor Hawley had not been able to establish if the land was in greenbelt.

Councillor Rogers declared an interest as he knows the owner.

Councillor Jones said he felt that due to the size of the building he recommended that a full planning application to be required.

Councillor Hawley recommended that **the Town Council defer any decision-making as to whether a full planning application is required to the Staffordshire Moorlands District Council planning officers**.

SMD/2021/0219	3, Nursery Drive, Biddulph, Staffordshire, ST8 6RE	Single storey rear extension connecting to house to garage. Extension of garage to the rear and front. Porch extension to the side elevation.
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Councillor Hawley recommended no adverse comments.

Councillor Rogers said he knew the owner, but had no adverse comments.

Councillor Garvey noted that the garage will be rendered unusable as a garage and that there may be further modification applications, which may lead to a creep of development.

All Councillors agreed **no adverse comments**.

SMD/2021/0154	Biddulph Youth And Community	Retrospective application for
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	Centre, Church Road, Biddulph, Staffordshire, ST8 6NE	extension to existing block to store equipment and other items. 2 new fire doors to be added to the South elevation. 3no. UPVC opening windows to provide light and ventilation into proposed multi purpose space.
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Councillor Hawley said he had no adverse comments.

Councillor Salt said she fully supported the application and noted that the gym and exercise area being created is needed in that area of Town.

All Councillors agreed **no adverse comments.**

SMD/2021/0143	120, Mow Lane, Gillow Heath, Staffordshire, ST8 6RJ	Change of use of land to private garden
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Councillor Hawley noted that the land was previously purchased as rough farmland. He was not sure if it was in green belt, and did go behind the neighbours property.

Councillor Garvey said he was concerned about the large chunk of farm land that was being removed from use and suggested putting a covenant on to prevent further development.

Councillor Salt suggested the requirement to have a habitat survey.

Councillors agreed to **recommend approval subject to any valid neighbour planning concerns and that the following conditions be met 1) appropriate covenants are put in place to prevent the land being built on and 2) a habitat survey is undertaken.**

SMD/2021/0142	Land Off, Meadows Way, Biddulph, Staffordshire,	Consent to display x4 Fascia Signs x1 Vinyl Sign x3 Totem Signs
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Councillor Rogers said that he felt that the signage was somewhat excessive and would like to see the signage toned down.

Councillor Salt said she was concerned about the visibility of the illuminated signs from the new development at Church Mews and the impact on the residents of there. The potential residents of that site are currently unable to make representations due to the development not being finished. Councillor Salt suggested restrictions on when the sites could be lit up.

Councillor Jones said he didn't feel that the development at Church Mews is a valid reason to restrict the signage at Aldi and that he didn't see any valid reason to object.

Councillor Garvey said it would be helpful to have a visualisation of the building with the signage, but at present doesn't feel that it does look too concerning.

Councillor Yates said that the brickwork signs are in keeping with the area. He felt that it should be stipulated that the illuminated signs should not be lit up more than 30 minutes outside of opening hours.

Councillor Hawley summarised the recommendation **that the signage be approved subject to conditions that the signs are only lit during store opening hours.**

SMD/2021/0236	Land rear of 15 Thames drive and Adjacent To 3, Palmerston Way, Biddulph, Staffordshire,	The Lawful Development Certification (Proposed) is required to confirm the actual true address relates to the awarded planning consent SMD/2019/0024
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The original planning notice had the incorrect address on which this application seeks to rectify.

Councillors agreed to **recommend approval.**

SMD/2021/0223	8, Nevin Avenue, Knypersley, Staffordshire, ST8 7BP	Certificate of lawfulness for a proposed single storey rear extension
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Councillor Hawley said that the extension appears to be bigger than the conservatory it was

replacing.

Councillor Yates said that could not see the dimensions so was not able to assess whether the application fell within permitted development.

Councillor Hawley **recommend that the application be a considered by planning officers as to whether a planning application is needed.** All Councillors agreed.

SMD/2021/0171	159 Denvil, Congleton Road, Biddulph, Staffordshire, ST8 6QJ	First Floor Side Extension
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All Councillors agreed to **no adverse comments**.

Many thanks

Esther

Esther Gladstone

Finance and Administration Officer

Biddulph Town Council

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‘Garden Town of Staffordshire’

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

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