
From: Esther Gladstone
Sent: 22 July 2021 12:59
To: Planning Comments (SMDC)
Subject: Planning Comments

Categories:

Dear team

Please see planning comments below from the Town Council meeting July 2021

Councillor Hawley gave a summary of each application prior to discussion.

DOC/2021/0058	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Discharge of conditions 8,12,15,19,25 and 26 relating to SMD/2020/0301
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Iso noted the issues and concerns at full Town Council. The Chief Officer confirmed that the Highways Officer had been in touch to ensure that matters with regard to the bus route were in order, and it was confirmed that the lease for the land to permit the bus route is due to be completed shortly.

Councillors agreed **to recommend that any decision is referred to the Planning Officer to review whether the conditions are met.**

HNT/2021/0017	The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS	Larger home rear extension, the extension will extend beyond the rear wall of the original dwellinghouse 8m, maximum height of the extension 2.40m, height at the eaves of the extension 2.40m.
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a decision had already been made prior to the meeting of the Committee.

SMD/2021/0228	Valley View, 3 Tower Hill Barn, Akesmore Lane, Biddulph, Staffordshire, ST7 3QA	Installation of three conservation style roof lights into existing roof to enhance natural light of the first floor. Installation of an external flue to the rear elevation to allow for the installation of a wood burning stove.
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es.

Councillor Jones and Councillor Yates both felt that these concerns should be included.

Councillors agreed to **submit no adverse comments to the planning application but include concerns about the environmental impact of woodburning stoves.**

SMD/2021/0271	Land Off, Harlech Drive, Biddulph, Staffordshire	Proposed block of four wooden stables with canopy
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the proximity of the site to Knypersley Hall, which is a listed building.

Councillor Yates said that he was also concerned that a tree must be removed.

Councillors agreed to **recommend refusal until an impact assessment on the setting and an assessment on the preservation of trees at the site is completed.**

SMD/2021/0304	137 and 139, John Street, Biddulph, Staffordshire, ST8 6HP	Proposed rear ground and first floor extension
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139, the 45 degree splay wasn't met. However, prior approval has already been granted via HNT/2021/0005.

All Councillors voted in favour to **recommend approval subjected to any neighbour valid planning concerns.**

SMD/2021/0341	43, Albert Street, Biddulph, Staffordshire, ST8 6DT	Second Storey on Rear Extension
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Moorlands District Council Planning Portal. Councillor Adams said he had concerns about overlooking other properties.

It was agreed that **The Town Council are unable to view documents and therefore unable to comment. The Town Council requested that sufficient time be granted to comment on the application once the planning application and associated documents are accessible on the Staffordshire Moorlands District Council Planning Portal.**

SMD/2021/0363	Lask Edge Farm, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS	The proposals involve the refurbishment of the existing dwelling including removal of the existing chimneys and the introduction of integrated solar on the roof of the existing dwelling and proposed extension. The fenestration, roof trims and guttering would be replaced with aluminium products in Anthracite Grey (RAL 7016). The proposed extension would join onto the South elevation of the dwelling and integrate
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		with the existing extension. The proposed extension would share the same ridge height as the existing extension, remaining subservient to the original dwelling..
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All Councillors **recommended approval subject to non-contravention of the green belt.**

SMD/2021/0368	15, Conway Road, Knypersley, Staffordshire, ST8 7AL	Single Storey Rear Extension
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Councillor Hawley noted that it does not appear to affect any neighbours and other nearby properties appear to have extensions. He proposed and all Councillors voted to **recommend approval.**

SMD/2021/0376	3, Cottage Lane, Biddulph Moor, Staffordshire, ST8 7NF	Single Storey Rear Extension
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recommended approval subject to valid neighbour planning concerns. All voted in favour.

SMD/2021/0381	62, Fold Lane, Biddulph, Staffordshire, ST8 7SG	Proposed extension and alterations to existing bungalow
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recommend approval subject to valid neighbour planning concerns.

SMD/2021/0391	52, Knowle Road, Biddulph,	Two-storey and single storey rear
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	Staffordshire, ST8 6LH	extensions and a rear dormer
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bours, though Councillor Hawley noted that that the application documents do appear to suggest that it would not be overlooking any neighbours.

It was agreed to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0407	56, The Uplands, Biddulph, Staffordshire, ST8 7EP	Proposed two storey side extension and single storey rear extension
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Councillor Hawley noted that Highways had attached two conditions regarding the parking area. It was agreed to **recommend approval subject to neighbours valid planning concerns and any Highway conditions.**

SMD/2021/0409	44, Portland Drive, Biddulph, Staffordshire, ST8 6RY	Single storey side and rear extension
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Councillor Hawley noted that the extension was large in relation to the rest of the bungalow but sat within a large plot. He proposed, and councillors agreed, to **recommend approval subject to any valid neighbour planning concerns.**

SMD/2021/0423	Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH	The addition of a first floor to a bungalow
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Councillors agreed to **recommend approval subject to valid neighbour planning concerns and non-contravention of the green belt.**

SMD/2021/0426	92, Thames Drive, Biddulph, Staffordshire, ST8 7JF	Alteration to Existing window to create a new bay window to front elevation
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recommended approval.

SMD/2021/0459	28, Mow Lane, Gillow Heath, Staffordshire, ST8 6QQ	Proposed Extension and Alteration Works
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noted that the extension would sit on a large plot and the change to the front and rear elevations were not necessarily higher.

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

With regard to the following two applications, Councillor Hawley advised the Committee of his interest in the two properties. As there was no Deputy Chair to handover to, Councillor Rogers proposed and Councillor Jones seconded that Councillor Hawley read out the application summary and appoint the order of speakers, but would not participate in any discussion, decision-making or voting on the matter. All voted in favour.

SMD/2021/0230	Rock End Stables, New Street, Biddulph Moor, Staffordshire, ST8 7NW	Retrospective permission for a polytunnel created at the stables.
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garding the pavement and 1 regarding speed hazards. These all tend to be from people living close by. There have also been a number of supporting comments: 5 on the basis that it is an asset to the area, 1 regarding the lack of allotments on Biddulph Moor and 1 regarding reducing carbon footprint. Severn Trent have raised no objection but requested that they be contacted regarding water diversion requirements.

Councillor Rogers said he suspects that the planning permission is retrospective as people have complained. He said these complaints should be considered but the impact depends on how valid the complaints are.

Councillor Jones said he is aware that there has been a history and issues with neighbours prior to the polytunnel being erected. He notes that the polytunnel is somewhat shabby, but sits behind a large hedge. Councillor Jones also felt the aims of the applicant, including self-sufficiency, supporting the local community and lowering carbon footprints, were laudable and he had no planning objection.

Councillor Perkin said there is always some concern when a retrospective planning application comes in, but if it was a new application he would recommend approval subject to any valid neighbour planning concerns and not contravening green belt.

Councillor Davies asked if the land is in green belt, which was confirmed.

Councillor Sheldon said that the high hedge prevents a view of the Wickenstones; the view of the Wickenstones is protected from Springfield Road.

Councillor Adams said he was concerned about over-development in the green belt.

Councillor Yates said that if it is a temporary structure it shouldn't require planning permission, but he found it hard to comment without making a site visit. He also noted that the changes to the Wickenstone Rocks over a number of years had destroyed the character of the land, and there is damage from over-grazing. The tree planting undertaken by the applicant is actually restoring some of the land, and he felt that the polytunnel is not as destructive as the overgrazing in the area.

Councillor Jones agreed that 30 years ago, the application would have been rejected, but it is much more acceptable now. The polytunnel is hidden behind a hedge.

Councillor Perkin proposed, and Councillor Jones seconded that the Town Council **raise no objections, subject to no contravention of the green belt and any valid neighbour planning concerns.** All voted in favour apart from Councillor Hawley who abstained.

As an additional comment, Councillor Yates asked the Town Council to consider whether countryside assets be included as a community asset. It was noted that this would be discussed in greater detail in September.

SMD/2021/0272	Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR	Use of land for siting a tourist shepherd hut
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used to support, Councillor Perkin seconded.

All voted in favour.

Best wishes

Esther Gladstone

Finance and Administration Officer

Biddulph Town Council

Biddulph Town Hall, High Street, Biddulph, Staffordshire Moorlands, ST8 6AR



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'Garden Town of Staffordshire'

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

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