
From:
Sent: 22 July 2021 13:00
To: Planning Comments (SMDC)
Subject: Planning Comments Biddulph Town Council

Categories:

Please also see planning comments now approved by the planning committee from June
Councillor Hawley read a summary of the application before each was discussed in turn

DOC/2021/0049	Gutters Cottage, Eliases Lane, Biddulph Moor, Staffordshire, ST8 7LG	Discharge of condition 4,6 and 8 in relation to SMD/2
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Councillors agreed to add no comments and defer to Planning Officer to decide whether conditions have been met.

DOC/2021/0051	171 Biddulph Arms, Congleton Road, Biddulph, Staffordshire, ST8 6QJ	Discharge of conditions 16,17,18,21 and 26 in relation to
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Councillor Rogers asked that it is ensured that the external of the property is maintained and gradual changes are not introduced through the building.
Councillor Davies echoed this sentiment with particular concern to the windows and ensuring that they are in keeping with the building's character.
Councillor Yates said that he has viewed the plans for the windows, and though modern they are not dissimilar and are sympathetic to the building.
said he also felt that the plans were in keeping with the building.

It was agreed to defer to the Planning Officer to ensure conditions are met and highlight that the windows do appear to be in keeping with the building.

[HNT/2021/0016](#)

2, Spedding Way, Biddulph, Staffordshire, ST8 7TD

Single storey pitched roof extension projecting back from the original conservatory, the extension will extend beyond the rear of the original dwellinghouse 6m, maximum height of the extension above the extension 2.20m.

It was agreed to **recommend approval**.

[HNT/2021/0018](#)

38, Shepherd Street, Biddulph, Staffordshire, ST8 6JA

Proposed single storey rear extension measuring 5.8m in length, original dwelling, 2.8m maximum height and 2.8m height of the extension.

Councillors present **recommended approval subject to no significant impact on neighbour's light and any valid neighbour planning comments**.

[HNT/2021/0019](#)

5, Whitegates, Congleton Road, Biddulph, Staffordshire,
CW12 3ND

Proposed single storey rear extension measuring 4.5m in length, original dwelling, 3m maximum height and 3m height of the extension.

Councillors suggested to **recommend approval** as conditions for permitted development appeared to be met.

[SMD/2021/0121](#)

Hurst Cottage, Hurst Road, Biddulph, Staffordshire, ST8
7RS

NB: This application was on March Agenda but invalid as the original application have now been reissued: Demolition of existing cowshed and new agricultural building of the same size or less of the original building.

Councillor Jones and Councillor Yates said they supported as buildings in very poor conditions were being replaced.

Councillors recommended **approval**.

[SMD/2021/0173](#)

64, Geneva Way, Biddulph, Staffordshire, ST8 7F

New opening for small external window creating at t

Councillor Davies said that the style looks like it matches

Recommend approval if style matches existing windows.

[SMD/2021/0220](#)

Lower Whitmore Farm, Congleton Road, Biddulph,
Staffordshire, CW12 3NF

Proposed replacement dwelling and outbuildings

Councillor Rogers wanted to ensure greenbelt conditions were adhered to.

Councillor Garvey said that given the size of the building, and proximity to Biddulph Valley Way, the green belt restrictions must be employed in applications.

Councillor Davies enquired how climate change mitigation measures will be put in place.

Councillor Jones wondered if it was possible to require environmental measures given that building regulations will already consider this.

Councillor Yates said the outbuildings are south facing and would lend themselves to solar panels, but said he believes that environmental measures can be enforced through planning restrictions.

Councillor Perkin said that environmental measures can be suggested if the Council believes it has a material effect on the community.

Councillor Hawley said that the neighbourhood plan may help ensuring local issues are considered in planning.

Councillor Smith said that given the facilities within the buildings, she had concerns there may be future plans to change the buildings to other uses.

Councillor Yates said that one of the buildings was a workshop for joinery and had concerns as to business use, and it was for non-agricultural use.

Garvey said that there is a sign for Beech Joinery at the road leading to this property. Councillor Hawley wondered if it was already being used for business.

Councillor Rogers said he thought there was already business use at the property.

Councillors **recommended approval subject to not contravening green belt, required conditions are met and it meets current expectations for environmental mitigation measures, whilst highlighting concerns about non-agricultural or potential business use and whether such use does contravene the green belt.**

[SMD/2021/0288](#)

11, Highland Close, Biddulph Moor, Staffordshire, ST8 7LJ

Proposed single storey rear and side extension to create a new rear garden to the ground floor

Councillor Garvey said that the extension seems quite large, and wondered if it was close to overdevelopment. Councillor Hawley said he was concerned about the floor area threshold.

Councillor Jones expressed concern about whether there was sufficient parking space, and whether this would lead to increase parking on the street.

Councillor Yates said that another house on the street had undertaken a similar extension but has more parking place.

Recommend approval subject to any valid neighbourhood planning concerns, but the Council has concerns about whether there is sufficient parking space.

[SMD/2021/0327](#)

Sky Cottage, Top Road, Biddulph Moor, Staffordshire,
ST8 7JR

Formation of Pond

Councillor Rogers expressed concern about children's safety on the caravan site.

Councillor Garvey said that the pond appears to part of the caravan site and wondered if it was being used as an amenity or a fishing pond.

Councillor Jones said that given the size of the pond, there could be an impact on the water table and wonders what Severn Trent would say.

Councillor Hawley wondered whether it would contravene the green belt.

Councillor Yates said that that the building of wetland environments is laudible but also wondered if there may be fishing use. Councillor Jones said he was struggling to find depths specified in the application and wondered if there may need to be life saving equipment. However, he supports the proposal.

Councillor McLoughlin asked if the pond was being built close to the reservoir. He was also concerned about where large amounts of water would go.

Councillor Yates said that Severn Trent have now provided a response and have raised no objections.

Councillor Rogers and Councillor Garvey pressed the need for appropriate health and safety and life saving equipment.

Councillor Davies asked where the overflow will go.

Councillor McLoughlin asked if the environment agency need to be involved.

Councillor Garvey said that the drainage from the overflow would likely be down Rudyard Road.

Councillor Yates said he wasn't confident that the pond will hold the water, and feels the environment agency involvement would be beneficial.

Councillors recommended **approval in principle should the following concerns be addressed: health and safety for caravan site users, and the need for appropriate health and safety and life saving equipment. Councillors also recommend the environment agency review.**

[SMD/2021/0347](#)

16 Orme Road, Biddulph

Proposed single storey front extension and new bay

All agreed to **no adverse comments**

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'

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