

From: Esther Gladstone
Sent: 09 March 2022 16:36
To: Planning Comments (SMDC)
Subject: Biddulph Town Council Planning Recommendations.

Categories:

Dear team

Please see below the recommendations from the Planning Committee in February 2022

1. NEW PLANNING APPLICATIONS

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

SMD/2021/0587	57, Park Lane, Knypersley, Staffordshire, ST8 7AS	Proposed single storey rear extension and loft conversion (alterations to existing roof)
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Councillor Hawley recommended **approval subject to valid neighbourhood planning concerns**, Councillor Jones seconded. All in favour.

SMD/2022/0002	15, Crossfield Avenue, Knypersley, Staffordshire, ST8 7AG	Proposed Garage to the Rear of 15 Crossfield Avenue
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Five objections had been received relating to loss of light, impact on wildlife, overbearing nature, inaccurate details on planning application, loss of privacy and the development being out of character within the vicinity.

Councillor Hawley recommended refusal as it was very large and imposing. Councillor Garvey said he shared these concerns as it was of such size and was similar in appearance to a business premises. He also noted a number of trees had been cut down as well.

Councillor Yates said that he was concerned that it is more the style of the workshop business and would in the future be used as such.

Councillor Jones noted that the size was larger than the footprint of the house.

Councillors agreed to **recommend refusal on the grounds of size, overdevelopment and negative impact on the neighbourhood.**

SMD/2022/0028	Heathersett, Gun Battery Lane, Biddulph Moor, Staffordshire, ST8 7NJ	Proposed alterations to garage building including re-roofing and fenestration works.
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Councillor Rogers declared an interest and did not participate in conversation or voting.

It was agreed to **recommend approval.**

SMD/2022/0033	155 Roxboro, Congleton Road, Biddulph, Staffordshire, ST8 6QJ	Demolition of conservatory and two storey rear extension.
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Councillor Rogers declared an interest and did not vote or participate in discussion.

Councillor Hawley recommended approval.

Councillor Garvey expressed concerns over the size of the extension, spread over two floors. He said that he felt it may constitute overdevelopment, though he was not able to establish the original footprint of the house.

It was agreed to **recommend approval subject to the extension not constituting overdevelopment.**

SMD/2022/0034	203, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Single Storey Rear Extension
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Councillor Hawley recommended approval subject to non-contravention of the '45 degree rule'. Councillor Garvey said that the extension extends South so will have a significant impact on neighbours' light.

Councillors agreed to **recommend approval subject to non-contravention of the 45 degree rule.**

SMD/2022/0045	29, Long Valley Road, Biddulph, Staffordshire, ST8 6QZ	Demolition of detached garage, erection of single storey side extension and associated works.
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All Councillors agreed to **recommend no adverse comments.**

2. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

DOC/2022/0012	Lower Whitemore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF	Application for Approval of Details Reserved by Condition 3,6,7 & 12 SMD/2021/0220
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Councillors agreed that this was for a **Planning Officer to decide if conditions were met.**

SMD/2022/0056	160, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Proposed detached garage.
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Councillor Hawley recommended **no adverse comments**, all in favour.

SMD/2022/0060	2 Bridgend, Cecil Road, Biddulph, Staffordshire, ST8 6QG	Proposed loft conversion and addition of dormer to roof slope fronting Mow Lane
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Councillor Hawley recommended approval subject to any valid neighbour planning concerns.

Councillor Rogers said he was surprised there was no complaints from neighbours as it was looking onto Mow Lane and neighbours may find it intrusive. Councillor Garvey said he felt it did not overlook any properties. He did feel that it was not an attractive development and slightly out of character, but noted that was unlikely to be considered a valid planning reason for refusal.

All agreed to recommend **approval subject to any valid neighbourhood planning concerns.**

SMD/2022/0064	28, Asquith Close, Biddulph, Staffordshire, ST8 7LN	Conversion of garage into additional bedroom.
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Councillor Hawley recommended approval. Councillor Garvey noted that the neighbouring property has had a similar development, but had some concern about car parking. However, car parking spaces have been allocated in front of the property.

Councillors agreed to **recommend approval subject to any valid neighbour planning concerns.**

Many thanks

Esther

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