

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 18 OCTOBER 2022, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

**PRESENT:**

- **The Mayor:**  
Councillor J Garvey
- **Deputy Mayor:**  
Councillor C R Perkin
- Councillor J Davies
- Councillor D J Hawley (Chair)
- Councillor K J Jackson
- Councillor W Rogers
- Councillor J Salt

**IN ATTENDANCE:**

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Ms Jodie Hancock – Events and Partnerships Officer
- Mrs Margaret Warman – Compliance and Governance Officer
- Mrs Susan Booth – Customer Support Assistant
- Councillor A Lawton
- Mr James Connolly – Biddulph Chronicle

**30. APOLOGIES**

Apologies were recorded for:

- Councillor G S Adams (Absent)
- Councillor J T Jones
- Councillor A J McLoughlin
- Councillor J P Redfern (Absent)
- Councillor S Rushton
- Councillor G Swift (Absent)
- Councillor N R Yates

**31. DECLARATIONS OF INTEREST**

- a) **Disclosable Pecuniary Interests and Dispensations:** None declared.
- b) **Other Interests:** Cllrs Garvey and Hawley declared an interest in application SMD/2022/0454.

### **32. MINUTES**

Minutes from the Planning Committee meeting held on 19 July 2022 were approved.

### **33. STANDING AGENDA ITEM: TO CONSIDER ANY PROPOSED SITES FOR LOCAL LISTING**

No additional sites were proposed.

### **34. TO RECEIVE A VERBAL UPDATE ON PROGRESS WITH THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER**

The Chief Officer confirmed the Council is awaiting a facilitation meeting date.

### **35. TO APPROVE RECOMMENDATIONS THAT WERE SENT TO THE DISTRICT COUNCIL DURING AUGUST 2022:**

<b>Planning Application Number</b>	<b>SMD/2022/ 0399</b>
<b>Address</b>	410 New Street, Biddulph Moor
<b>Summary</b>	Proposed single storey side extension and extension to garage.
<b>Recommendations</b>	Recommend approval subject to any neighbours valid planning concerns.

<b>Planning Application Number</b>	<b>SMD/2022/ 0364</b>
<b>Address</b>	402 New Street, Biddulph Moor
<b>Summary</b>	Proposed extension to existing dropped crossing/kerb to full frontage of property and H bar markings.
<b>Recommendations</b>	Recommend refusal – the solution is likely to exacerbate the parking problem, the property has recently paved the whole front of the property, is the reason for a dropped kerb the full width of the property. Possibly reconsider if Highways views differed.

<b>Planning Application Number</b> SMD/2022/ 0428
<b>Address</b> Storage Land, Biddulph Road, Mow Cop
<b>Summary</b> Outline Permission with details of access and layout (all other matters reserved) for the proposed Demolition of Existing Light Industrial and Storage Buildings and Re-Development of the Land with a New Dwelling and Garage.
<b>Recommendations</b> Recommend approval, subject to change of use being approved.

<b>Planning Application Number</b> SMD/2022/ 0430
<b>Address</b> 13 Cherry Tree Lane, Biddulph Moor
<b>Summary</b> Proposed single storey side extension to existing dwelling and proposed new access and driveway to Cherry Tree Lane.
<b>Recommendations</b> Recommend approval, subject to no adverse comments from Highways re access to Cherry Tree Lane and any neighbours valid planning concerns.

<b>Planning Application Number</b> SMD/2022/ 0431
<b>Address</b> 79 Station Road
<b>Summary</b> Two storey side extension and widen driveway access.
<b>Recommendations</b> Recommend approval.

<b>Planning Application Number</b> DET/2022/ 0033
<b>Address</b> Cloud Park Farm, Dial Lane, Congleton
<b>Summary</b> Change of use of agricultural building to one dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion.
<b>Recommendations</b> Recommend approval, subject to not contravening green belt.

All were approved with no comments.

### 36. NEW PLANNING APPLICATIONS

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

<b>APPLICATION NUMBER</b>	SMD/2022/0445
<b>LOCATION</b>	Windsor House, 35 Hot Lane, Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Conversion of existing attached pool room (C3 Use Class) to holiday accommodation (C3 Use Class) and new parking area for guests.

This application had been approved on 06.10.22, and therefore was not discussed.

<b>APPLICATION NUMBER</b>	SMD/2022/0484
<b>LOCATION</b>	53 Craigside, Biddulph
<b>PROPOSED DEVELOPMENT</b>	Single storey side extension to form garage and glazed porch link.

Approval was recommended, subject to any valid neighbour planning concerns.

<b>APPLICATION NUMBER</b>	SMD/2022/0461
<b>LOCATION</b>	Cloud Park Farm Dial Lane, Congleton
<b>PROPOSED DEVELOPMENT</b>	Conversion of single two storey dwelling to two two storey dwellings and associated garden and parking amenity.

It was agreed to recommend approval, subject to non-contravention of the green belt.

<b>APPLICATION NUMBER</b>	SMD/2022/0473
<b>LOCATION</b>	10 Mow Lane, Gillow Heath
<b>PROPOSED DEVELOPMENT</b>	Single-storey side extension to form garage.

Approval was recommended, subject to any valid neighbour planning concerns.

*Cllr Smith entered at 17.49pm*

<b>APPLICATION NUMBER</b>	SMD/2022/0454
<b>LOCATION</b>	Mitras Composites UK Ltd, New Street, Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Removal of trees and forming new private access drive to dwelling. Closing off existing access via industrial yard.

Recommended refusal until tree protection orders had been investigated and new plans produced and submitted.

<b>APPLICATION NUMBER</b>	SMD/2022/0489
<b>LOCATION</b>	Wragg Hall Farm, Biddulph Park Road, Biddulph
<b>PROPOSED DEVELOPMENT</b>	Change of use of barn to single dwelling including extension, alterations, parking and hard and soft landscaping.

It was agreed to recommend approval, subject to non-contravention of the green belt and any issues raised in the bat survey.

<b>APPLICATION NUMBER</b>	SMD/2022/0296
<b>LOCATION</b>	25 Castle View, Biddulph
<b>PROPOSED DEVELOPMENT</b>	Proposed 2 storey side extension

Approval was recommended, subject to any valid neighbour planning concerns.

### **37. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED**

There were no supplementary applications.

### 38. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2022/0259	39 The Uplands, Biddulph ST8 7ER	Lawful Development Certificate for a proposed single storey rear extension	BTC: It was agreed to recommend approval, subject to the materials matching the existing and consideration of the 45-degree rule	SMDC: Certificate of Lawfulness – Lawful (Approved) 13.07.2022
SMD/2022/0254	25 Swallow Walk, Biddulph ST8 6TY	Single storey extension to rear of kitchen and garage to create dining room and multi-functional office area	BTC: It was agreed to recommend approval, subject to consideration of the 45-degree rule	SMDC: Planning permission approved 09.09.2022
SMD/2022/0250	410 New Street, Biddulph Moor ST8 7LR	Proposed single storey side extension, rendering of existing dwelling and extension to garage	BTC: It was agreed to recommend approval	SMDC: Planning permission refused 11.07.22 Reason: The proposed use of smooth grey roof tiles, grey fenestration and all smooth white/off white render to cover the

				<p>whole of the existing dwelling, the existing garage, and the proposed enlargements would not relate well to the prevailing palate of facing materials within the locality. This would make for a dwelling in an exposed and prominent location at odds with the character and appearance of the street scene. This would be harmful to the patterns of visual continuity and shared identity and would adversely affect the character and appearance of the area and fail to</p>
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				preserve local distinctiveness. The development would in these regards, cause conflict with policy DC1 of the adopted SMDC Local Plan (2020) and the SMDC Design Guide.
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SMD/2022/0246	29 Grangefields, Biddulph ST8 7SA	Single storey front extension, first floor front extension and single storey rear extension	BTC: It was agreed to recommend approval, subject to any valid neighbour planning concerns.	SMDC: Planning permission approved 08.07.2022
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SMD/2022/0228	6 Nevin Avenue, Knypersley	Proposed single storey side extension to form new utility room	BTC: It was agreed to recommend approval, subject to any valid neighbour planning concerns	SMDC: Planning permission approved 21.07.2022
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SMD/2022/0314	18 Highfield Road East, Biddulph ST8 6HA	Proposed single storey extension and proposed extension to front porch	BTC: It was agreed to recommend approval	SMDC: Planning permission approved 02.08.2022
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SMD/2022/0310	158 Tunstall Road Knypersley	Proposed sunroom extension at rear to replace existing conservatory	BTC: It was agreed to recommend approval	SMDC: Planning permission-approved 01.09.2022
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SMD/2022/0336	8 Derwent Drive, Biddulph	Proposed first floor rear extension	BTC: It was agreed to recommend approval, subject to any valid neighbour planning concerns	SMDC: Planning permission approved 01.09.2022
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SMD/2022/0295	39 The Swan High Street, Biddulph	Change of use from existing public house to proposed restaurant/takeaway	BTC: Approval was recommended, subject to the premises being primarily used as a restaurant	SMDC: Planning permission approved 13.09.2022
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SMD/2022/0306	95 High Street, Biddulph	Change of use of former pie shop to kebab/pizza takeaway	BTC: Refusal was recommended, it was agreed the proposed change was an inappropriate development for that area of the High Street; it wouldn't bring diversity into the town and would damage the street scene	SMDC: Planning permission refused 17.08.2022  (Decision notice not accessible)
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SMD/2022/0389	294 New Street, Biddulph Moor	Demolition of existing single storey structure and construction of proposed two storey rear extension	BTC: Approval recommended, subject to any valid neighbour planning concerns and consideration of the 45-degree rule	SMDC: Planning permission approved 04.10.2022
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SMD/2022/0430	13 Cherry Tree Lane, Biddulph Moor, ST8 7PA	Proposed single storey side extension to existing dwelling and proposed new access and driveway to Cherry Tree Lane	BTC: Approval recommended subject to no adverse comments from Highways and any valid neighbour concerns	SMDC: Planning permission approved (no date given)
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SMD/2022/0384	Marl Fields Farm, Newtown Road, Newtown, Biddulph ST8 7SW	Certificate of Lawfulness for the proposed erection of a single-storey garden room at the rear of the house	BTC: Not considered	SMDC: Certificate of Lawfulness – Lawful (Approved) 27.09.22
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SMD/2022/0399	410 New Street, Biddulph Moor ST8 7LR	Proposed single storey side extension and extension to garage	BTC: Approval recommended subject to any neighbours valid planning concerns	SMDC: Planning permission approved 09.09.22
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SMD/2022/0393	17 St David's Way, Biddulph ST8 7XA	Certificate of Lawfulness for a proposed small single storey rear extension	BTC: Not considered	SMDC: Certificate of Lawfulness – Lawful (Approved) 07.09.22
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SMD/2022/0364	402 New Street, Biddulph Moor ST8 7LR	Proposed extension to existing dropped crossing/kerb to full frontage of property and H bar markings	BTC: Refusal recommended. Possibly reconsider if Highways views differed	SMDC: Planning permission approved 08.09.22
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CON/2022/0021	Menai Drive and Springfield Road, Biddulph ST8 7BN	Installation of two 11 meter wooden poles, one in each street to facilitate broadband electronic communications apparatus	BTC: Not considered	SMDC: Invalid application 27.07.22
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### **39. TO CONSIDER A NOTICE FROM HM LAND REGISTRY IN RELATION TO ADVERSE POSSESSION**

There were no objections to the acquisition of a strip of land adjacent to 2 Beckfield Close, Biddulph Moor.

### **40. APPEAL(S)**

There were no Appeals.

*James Connolly left the room at 18.07pm.*

## **CONFIDENTIAL ITEMS**

*In accordance with the Public Bodies (Admission to Meetings) Act 1960, s1, the Council is to determine which items, if any, should be taken with the public excluded.*

### **41. TO RECEIVE AN UPDATE ON BIDDULPH VALLEY WAY DEVELOPMENT AND ENFORCEMENT ACTION**

An update on this issue was received.

The meeting ended at 18.20pm.

Signed.....Date.....