

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 17 JANUARY 2023, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

**PRESENT:**

- |   |                               |
|---|-------------------------------|
| • <b>The Mayor:</b><br>Councillor J Garvey      | • Councillor A J McLoughlin   |
| • <b>Deputy Mayor:</b><br>Councillor C R Perkin | • Councillor W Rogers (Chair) |
| • Councillor J Davies                           | • Councillor J Salt           |
| • Councillor J T Jones                          | • Councillor C M Smith        |
|   | • Councillor N R Yates        |
|   | • Councillor K J Jackson      |

**IN ATTENDANCE:**

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Ms Jodie Hancock – Events and Partnerships Officer
- Councillor A Lawton
- Mr James Connolly – Biddulph Chronicle

**51. APOLOGIES**

Apologies were recorded for:

- Councillor G S Adams
- Councillor D J Hawley
- Councillor J P Redfern (Absent)
- Councillor S Rushton
- Councillor G Swift (Absent)

**52. DECLARATIONS OF INTEREST**

- a) **Disclosable Pecuniary Interests and Dispensations:** None.
- b) **Other Interests:** Councillor Jones declared an interest in SMD/2022/0644

**53. MINUTES**

Minutes from the Planning Committee meeting held on 15 November 2022 were **approved**. Councillor Jackson stated that he was a Committee member now, and should be on the alternative attendance list.

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

No additional sites were proposed. The Chief Officer reported that the last correspondence was in May via email, there has not been a response; she had chased the Head of Planning at the District Council for feedback.

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

The Chief Officer reported that the Town Council is awaiting feedback from the District Council as to when their report will go to their Cabinet; it is not clear what their recommendations will be.

*Councillor Salt entered the meeting 5.37pm*

#### **56. TO RECEIVE AN UPDATE ON BIDDULPH ENFORCEMENT ACTIVITY**

Councillor Hawley had requested that the Chief Officer seek an update on Enforcement activity in the town. Two of the cases were included within the agenda for this meeting. Other cases appeared to be progressing.

#### **57. TO APPROVE PLANNING RECOMMENDATIONS FOR DECEMBER 2022**

It was noted that these recommendations had been approved by members over email, and had already been sent to the District Council. This item was to minute the recommendation.

<b>Planning Application Number</b> SMD/2021/0630
<b>Address</b> Conservative And Unionist Club High Street Biddulph ST8 6AR.
<b>Summary</b> Appeal against refusal of planning permission for changes to chimney Stacks
<b>Any Recommendations</b> BTC recommended refusal originally and sees no reason to change

<b>Planning Application Number</b> SM.15/02/101MW (Staffs County Council)
<b>Address</b> Hurst Quarry
<b>Summary</b> Application for periodic review of the mineral planning permission
<b>Any Recommendations</b> No negative comments and recommend approval

<b>Planning Application Number</b> SMD/2022/0547
<b>Address</b> Hillside Cottage Over The Hill Biddulph Moor
<b>Summary</b> 2 Storey Side Extension & Balcony
<b>Any Recommendations</b> Recommend Approval subject to no neighbours valid planning concerns

<b>Planning Application Number</b> SMD/2022/0566
<b>Address</b> 205 Park Lane Knypersley
<b>Summary</b> Erection of steel framed livestock and general-purpose agricultural building
<b>Any Recommendations</b> Recommend Approval

<b>Planning Application Number</b> SMD/2022/0576
<b>Address</b> Land At Congleton Road Biddulph
<b>Summary</b> Outline Planning Permission with all matters reserved for a four-bedroom, two storey dwelling, on land associated with No.100 Congleton Road, Biddulph
<b>Any Recommendations</b> Recommend Approval subject to report recommendations being applied and conditions in SMD/2019/0319 being carried over

<b>Planning Application Number</b>	<b>SMD/2022/0642</b>
<b>Address</b>	32, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JN
<b>Summary</b>	Single storey rear extension with glazed gable and New bay window on front elevation.
<b>Any Recommendations</b>	Recommend approval subject to no neighbours valid planning concerns. Also, the proposed elevations should be corrected.

All were **approved**.

## **58. NEW PLANNING APPLICATIONS**

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

<b>APPLICATION NUMBER</b>	SMD/2022/0644
<b>LOCATION</b>	Nettlebeds House Woodhouse Lane Biddulph
<b>PROPOSED DEVELOPMENT</b>	Proposed Two Storey ground floor living room and first floor bedroom and bathroom with two single storey rear extensions forming utility and sun lounge.

Councillors had concerns about potential over development, but subject to valued neighbourhood planning concerns, approval was recommended.

*Councillor Perkin entered the meeting.*

<b>APPLICATION NUMBER</b>	SMD/2022/0670
<b>LOCATION</b>	168 A Tunstall Road Knypersley
<b>PROPOSED DEVELOPMENT</b>	Proposed 2 storey and single storey rear extension

It was noted that there were valid neighbour planning concerns; there had already been development of this property and this appeared to be overdevelopment. Recommended refusal.

<b>APPLICATION NUMBER</b>	SMD/2023/0002
<b>LOCATION</b>	89 Conway Road Knypersley
<b>PROPOSED DEVELOPMENT</b>	Proposed single storey rear extension

There was consideration that this appeared to be a larger extension that neighbouring properties.

Approval recommended, subject to valid neighbour planning concerns.

<b>APPLICATION NUMBER</b>	SMD/2022/0645
<b>LOCATION</b>	35 Windsor House, Hot Lane, Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Construction of new agricultural building to provide storage, stable block for horses and breeding of sheep

Councillors considered that there was no history of agricultural use on this site, which is in the greenbelt.

It appeared that the proposals had made no alternative arrangements for the public footpath, which is included on the Definitive Map.

Recommended refusal on the grounds that this is an oversized development on greenbelt land, which appears to encroach on the public footpath.

<b>APPLICATION NUMBER</b>	SMD/2023/0009
<b>LOCATION</b>	Wickenstone Farm New Street Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Retrospective application for installation of new unit to house milk vending machine

Councillors noted that this was a very popular facility. This development supports Neighbourhood Plan policies in relation to tourism (HCT1) and design (DES1). There was consideration of signage, but it was noted that there did not appear to have been neighbour complaints.

Approval Recommended.

**59. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE  
AGENDA WAS CREATED**

None.

**60. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT  
COUNCIL**

No decisions and notices were available for consideration.

**61. APPEAL(S)**

None.

The meeting ended at 6.23pm.

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