

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 23 MAY 2023, 6.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

**PRESENT:**

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| • <b>The Mayor:</b><br>Councillor A K Harper   | • Councillor D J Hawley (Chair) |
| • <b>Deputy Mayor:</b><br>Councillor N R Yates | • Councillor F A Holdsworth     |
| • Councillor N Eardley                         | • Councillor M A Hopkins        |
| • Councillor S Fletcher                        | • Councillor K J Jackson        |
|  | • Councillor J T Jones          |
|  | • Councillor C Smith            |

**IN ATTENDANCE:**

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance and Governance Officer
- Miss Jodie Hancock – Events and partnerships Officer
- Mrs Angela Williams – Administration Officer
- Councillor W Rogers

**1. ELECTION OF A CHAIR AND DEPUTY CHAIR**

Councillor Jones nominated Councillor Hawley for the post of Chair; seconded by Councillor Jackson. There were no other nominations. All agreed.

Councillor Jones nominated Councillor Garvey for the post of Deputy Chair; seconded by Councillor Jackson. There were no other nominations. All agreed.

**2. APOLOGIES**

- Councillor J I M Garvey
- Councillor D A Proudlove (Absent)
- Councillor J T Salt

**3. DECLARATIONS OF INTEREST**

a) Disclosable Pecuniary Interests and Dispensations. None.

b) Other Interests:

SMD/2023/0153, SMD/2023/0165, SMD/2023/0166 – These are Town Council applications; all Councillors have an interest.

SMD/2023/0186 – Councillor Holdsworth is a neighbour.

#### **4. MINUTES**

The Minutes from the Planning Committee meeting held on 18 April 2023 were approved and signed by Councillor Hawley having been received at Town Council.

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

The Chief Officer stated, for the benefit of new Councillors, Town Councillors submitted a number of sites to the District Council to be listed as 'locally listed sites' which haven't been given listed building status.

This agenda item is a standing item to allow regular updates for those areas and to add any areas as and when it arises.

The Chief Officer will circulate the previous list to allow new Councillors to view and suggest any other buildings.

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

The Chief Officer reported that the consultants, Urban Vision, have redrafted the policies with slight wording changes in line with the recommendations from the Examiner. This will then be sent to the District Council; the document will hopefully move towards Cabinet approval and referendum.

Councillor Jackson questioned whether the referendum is likely to be this year. Councillor Hawley expressed his hope for Autumn of this year.

Councillor Holdsworth questioned whether it is a town referendum and whether there is a cost. Councillor Hawley confirmed there is no cost to the Town Council.

Councillor Fletcher questioned the end date. The Chief Officer stated that it is 2035.

The Chief Officer explained that the Neighbourhood Plan is available to read on the website and will circulate a link.

#### **7. TO RECEIVE AN UPDATE ON TOWN COUNCIL PLANNING APPLICATIONS**

Councillor Hawley stated that there are two applications submitted by the Town Council on the agenda. The Chief Officer would send details to new Councillors.

Councillor Hawley expressed his concern that there isn't a Biddulph Councillor on the District Council Planning Committee. Councillor Yates explained that the Planning Committee is a non-political committee.

## 8. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2023/0186
LOCATION	18 Epworth House Halls Road Biddulph
PROPOSED DEVELOPMENT	Lawful Development Certificate for an Existing Use as a children's care home within Use Class C2

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Recommend Approval.

APPLICATION NUMBER	SMD/2023/0174
LOCATION	The Homestead John Street Biddulph
PROPOSED DEVELOPMENT	Variation of conditions 3, 4, 8 & 12 of planning permission SMD/2019/0564

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Request that the Planning Officer reviews this to ensure that changes requested are in line with plans.

APPLICATION NUMBER	SMD/2023/0153
LOCATION	Biddulph Town Hall High Street Biddulph
PROPOSED DEVELOPMENT	Redevelopment of the Town Hall Square in front of Biddulph Town Hall

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No Comment.

APPLICATION NUMBER	SMD/2023/0170
LOCATION	Lower Overton Farm Overton Road Congleton
PROPOSED DEVELOPMENT	Change in rear window, ground floor configuration from double glazed doors and window to bi-fold window

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Recommend Approval.

APPLICATION NUMBER	SMD/2023/0165
LOCATION	Drinking Troughs Overton Road Biddulph Common Biddulph
PROPOSED DEVELOPMENT	Repair works re pointing, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough

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No comment.

APPLICATION NUMBER	SMD/2023/0166
LOCATION	Drinking Troughs Overton Road Biddulph Common Biddulph
PROPOSED DEVELOPMENT	Listed Building Consent for repair works re pointing, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough,

No comment.

APPLICATION NUMBER	SMD/2023/0237
LOCATION	Elmhurst Farm Barn Hurst Road Biddulph
PROPOSED DEVELOPMENT	Application for Planning Permission; Listed Building Consent for - Conversion and alteration of agricultural building to form a dwellinghouse

Recommend Approval subject to non-contravention of green belt and bat survey  
recommendations adhered to.

APPLICATION NUMBER	SMD/2023/0238
LOCATION	Elmhurst Farm Barn Hurst Road Biddulph
PROPOSED DEVELOPMENT	Listed Building Consent for - Conversion and alteration of agricultural building to form a dwellinghouse

Recommend Approval subject to non-contravention of green belt and bat survey  
recommendations adhered to.

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

APPLICATION NUMBER	SMD/2023/0241
LOCATION	126 Park Lane Knypersley
PROPOSED DEVELOPMENT	Propoosed single storey front and rear extension

Recommend Approval subject to no neighbours valid planning concerns.  
Councillor Smith abstained from the vote.

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

Reference Number	Address	Proposal	Town Council recommendation	SMDC decision	
SMD/2023/0002	89 Conway Road Knypersley	Proposed single storey rear extension	There was consideration that this appeared to be a larger extension than neighbouring properties. Approval recommended, subject to valid neighbour planning concerns.	Planning Permission – Approved 28/3/23	
SMD/2023/0041	161, Park Lane, Knypersley, Staffordshire ST8 7PN	Proposed level changes and concrete base, and driveway works	Recommend approval subject to no County Highways concerns, the inclusion of sustainable drainage and no neighbours valid planning concerns.	Planning Permission – Approved 30/3/23	
SMD/2023/0056	28, Mow Lane, Gillow Heath, Staffordshire ST8 6QQ	Erection of replacement dwelling	Recommend approval subject to no valid neighbour planning concerns.	Planning Permission – Refused 30/3/23	Impact on the character and appearance of the area, the setting of the adjacent Grade II listed Gillowfold Farmhouse, and the

Reference Number	Address	Proposal	Town Council recommendation	SMDC decision	
					amenity of neighbours
SMD/2023/0086	17, Northfield Drive, Biddulph, Staffordshire ST8 7DU	Proposed single storey rear extension	Recommended Approval.	Planning Permission Approved 11/4	
SMD/2023/0070	51A, Park Lane, Knypersley, Staffordshire ST8 7AS	Extension of an outbuilding and conversion into an annex	Recommended Approval subject to Highways conditions and neighbours valid planning concerns.	Planning Permission Approved 11/4	
SMD/2022/0616	4 Brook Gardens Biddulph	Proposed change of use of garage to accommodate dog grooming.	Recommended Approval subject to any need for change of use and meeting Highways conditions.	Planning Permission Approved 11/4	
SMD/2023/0042	161, Park Lane, Knypersley, Staffordshire ST8 7PN	Rear extension, internal alterations, and air source heat pump	Recommended approval subject to not affecting the size of the original building and no neighbours valid planning concerns.	Planning Permission – Approved 28/4/23	
SMD/2023/0039	73 High Street Biddulph	Part retrospective – Change of use to restaurant	Recommended Approval, subject to a suitable environmentally compliant extraction system and filters. This	Delegated Decision – With applicant /agent for	

Reference Number	Address	Proposal	Town Council recommendation	SMDC decision
			must continue as a restaurant because of the concerns of the viability of existing businesses.	further information.
SMD/2023/0083	26 Asquith Close Biddulph	First Floor Extension above existing garage. Single Storey Extension to the rear of the property. Internal Re-ordering.	Recommended Approval subject to a resolution of the issue addressed by the neighbour objection in relation to a wall.	Planning Permission – Approved 27/4/2023
SMD/2023/0111	Land At, Biddulph Road, Mow Cop, Staffordshire	Application for Outline Planning Permission with access and layout (all other matters reserved). Re: Proposed Development of the land with a Detached House and Garage	Recommended Approval, subject to inclusion of all conditions from Ecological and Coal Mining reports.	Delegated Decision – With applicant/agent for further information.
SMD/2023/0108	Biddulph Old Hall, Overton Road,	New access track including replacement	Recommended Approval subject to clarification regarding passing	Planning committee – with applicant

Reference Number	Address	Proposal	Town Council recommendation	SMDC decision
	Biddulph Common, Biddulph, Staffordshire ST8 7SQ	bridge and associated visitor parking provision	places, conditions on the Highways report regarding A527 entrance/exit, and protection of footpath 87 and the Town Council railings.	for further information.
SMD/2023/0120	Poolside Farm, Top Road, Biddulph Moor, Staffordshire ST8 7JP	Proposed single storey rear extension and alteration	Recommended Approval.	Planning Permission – Approved 28/4/2023
SMD/2023/0127	Hurst Vale House, Hurst Road, Biddulph, Staffordshire ST8 7RU	Replacement hay storage building	Recommended Approval.	Planning Permission – Approved 3/5/2023

There were no comments. Received.

## 11. APPEAL(S)

There were no appeals.

The meeting ended at 7.20pm.

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