

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 20 JUNE 2023, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

**PRESENT:**

- **The Mayor:**  
Councillor A K Harper
- **Deputy Mayor:**  
Councillor N R Yates
- Councillor N Eardley
- Councillor S Fletcher
- Councillor J Garvey
- Councillor D J Hawley (Chair)
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor J T Jones
- Councillor J Redfern
- Councillor J Salt

**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
- Councillor A Lawton

Councillor Hawley recited the disclaimer regarding the recording of the meeting.

**12. APOLOGIES**

Councillor F A Holdsworth  
Councillor C Smith  
Councillor D Proudlove

**13. DECLARATIONS OF INTEREST**

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: None.

**14. MINUTES**

The Minutes from the Planning Committee meeting held on 23 May 2023 were **approved** and **signed**.

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

Councillor Hawley noted that an email had been circulated by the Chief Officer, previously circulated by another colleague, regarding the local listing nominations.

The Chief Officer noted that there is a new Conservation Officer who will be looking at the nominations; the Chief Officer will provide any updates regarding these in the near future.

Councillor Jones questioned whether the Brown Lees Chapel could be added to the list of nominations for local listings.

Councillor Fletcher questioned whether there is a complete list. The Chief Officer noted that those applications circulated were the only ones that the Town Council had nominated.

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

The Chief Officer reported that there has been no progress to date; the District Council have received the proposed changes to both the Plan and the policies; they will make comments in due course.

*Councillor Harper entered the meeting at 5.39pm.*

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

Councillor Hawley updated members on the current Town Council applications; Overton Road troughs and Town Hall frontage.

The Chief Officer explained that there is one element of the proposed project at the Town Hall that meant that a Planning Application was necessary; the wall where the Wheel will sit is classed as 'engineering works'.

Councillor Jones questioned whether there had been any feedback regarding these planning applications. The Chief Officer noted there had been no public feedback, and any queries from the Planners had been dealt with via the Architect.

## 18. NEW PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	SMD/2023/0225
<b>LOCATION</b>	7 Cedar Grove Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Proposed single storey side extension, proposed single storey rear extension, proposed garage, proposed fire rated oil tank cover.

There was concern about light issues. Recommend **Refusal** until the light issues can be resolved.

<b>APPLICATION NUMBER</b>	SMD/2022/0637
<b>LOCATION</b>	62 Fold Lane Biddulph
<b>PROPOSED DEVELOPMENT</b>	Upward rear extension to create a bedroom and en-suite in the roofspace, and insertion of 2 no. roof lights to the front of the property.

Applicant is a Town Councillor therefore the Committee **will not comment**.

<b>APPLICATION NUMBER</b>	SMD/2023/0271
<b>LOCATION</b>	HILL VIEW FARM Tower Hill Road Mow Cop
<b>PROPOSED DEVELOPMENT</b>	The erection of an agricultural livestock building and muck storage area.

Recommend **Approval** subject to non-contravention of the green belt.

<b>APPLICATION NUMBER</b>	SMD/2023/0239
<b>LOCATION</b>	Frogmeadow Farm Meadowside Biddulph
<b>PROPOSED DEVELOPMENT</b>	Lawful Development Certificate for an existing use - demolition of existing hexagonal sun lounge and replacing with single story orangery

Recommend Approval.

## 19. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None.

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

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#">SMD/2022/0609</a>	101, Congleton Road, Biddulph, Staffordshire, ST8 6EF	Proposed driveway and access alterations including new dropped kerb from highway	Approved subject to no adverse comments from County Highways.	Planning Permission - Refused 12/5/2023	The proposed development by reason of its design would result in the development being harmful to the character and appearance of the application site and street scene and impact the visual amenity of the area. The proposed development by reason of the height of the wall located close to the Highway will cause a poor visibility splay and would therefore have a negative impact on Highway Safety.
<a href="#">SMD/2023/0186</a>	18 Epworth House, Halls Road, Biddulph, Staffordshire, ST8 6DB	Lawful Development Certificate for an Existing Use as a children's care home within Use Class C2	Recommend Approval	Approved 9/6/23	
<a href="#">SMD/2023/0064</a>	13, Cherry Tree Lane, Biddulph Moor, Staffordshire, ST8 7PA	Outline permission with details of access for a proposed dwelling (all other matters reserved)	Recommended Approval subject to Highways and United Utilities conditions; this must be single-storey and there should be consideration of neighbours valid planning concerns.	Application Withdrawn 9/6	

<a href="#">SMD/2021/0709</a>	Higher Brown Edge Farm, Newtown Road, Newtown, Biddulph, Staffordshire, ST8 7SW	NOTE: This site falls just outside the boundaries of Biddulph Town Council. Conversion of existing out-building to form new granny annexe	It was agreed to <b>recommend approval subject to non-contravention of the green belt.</b>	Approved 6/6/23	
<a href="#">SMD/2023/0102</a>	New Buildings Farm, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QG	Two storey rear extension and single storey rear extension	Recommend approval subject to non-contravention of the green belt.	Planning Permission Approved 17/5	

Decisions were received.

## 21. APPEAL(S)

There were no appeals.

The meeting ended at 5.54pm.

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