

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 19 SEPTEMBER 2023, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

**PRESENT:**

- |                                 |  |
|---------------------------------|--|
| • Councillor N Eardley          | • Councillor K J Jackson                       |
| • Councillor D J Hawley (Chair) | • Councillor J Redfern                         |
| • Councillor S Fletcher         | • Councillor J Salt                            |
| • Councillor M A Hopkins        | • Councillor C Smith ( <b>arrived 5.50pm</b> ) |
| • Councillor Holdsworth         | • Councillor N R Yates                         |

**IN ATTENDANCE:**

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

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

**33. APOLOGIES**

- Councillor J Garvey
- Councillor A K Harper
- Councillor J T Jones (Absent)
- Councillor Proudlove (Absent)

**34. DECLARATIONS OF INTEREST**

- a) Disclosable Pecuniary Interests and Dispensations: None.
- b) Other Interests: Councillor Smith declared an interest in point 39: SMD/2023/0286.

**35. MINUTES**

To **approve** the Minutes from the Planning Committee meeting held on 18 July 2023. All **agreed** and signed.

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

There were no new sites for consideration.

### **37. NEW PLANNING APPLICATIONS**

<b>APPLICATION NUMBER</b>	SMD/2023/0419
<b>LOCATION</b>	Unit 3d Brown Lees Road Industrial Estate Forge Way Knypersley
<b>PROPOSED DEVELOPMENT</b>	Variation of Condition 5 relating to SMD/2021/0713

No decision was recommended; more information is required regarding the use and therefore this should be referred to Staffordshire Moorlands licensing committee for consideration.

*Councillor Smith entered the meeting at 5.50pm.*

<b>APPLICATION NUMBER</b>	SMD/2023/0377
<b>LOCATION</b>	HILL VIEW FARM Tower Hill Road Mow Cop
<b>PROPOSED DEVELOPMENT</b>	Replacement farm dwelling

Recommend Refusal on the grounds of overdevelopment and contravention of green belt.

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

<b>APPLICATION NUMBER</b>	SMD/2023/0463
<b>LOCATION</b>	Mr & Mrs Siekacz
<b>PROPOSED DEVELOPMENT</b>	Baileys Hill Farm Over The Hill Biddulph Moor

Recommend Approval.

Councillors considered the recommendations that had been made in August:

<b>Planning Application Number</b>	<b><u>SMD/2023/0379</u></b>
<b>Address</b>	Ava 51A Park Lane Knypersley
<b>Summary</b>	Application is for the creation of a new dwelling within the current residential curtilage of number 51a Park Lane. The site boundary for the new dwelling is to encompass the existing outbuildings located on site.
<b>Any Recommendations</b>	Plot is of sufficient size to accommodate dwelling. Some concern over access. Recommend Approval subject to satisfactory Highways comments re access and meeting United Utilities comments
<b>Planning Application Number</b>	<b><u>SMD/2023/0365</u></b>
<b>Address</b>	Mr D Vincent 68 Lyneside Road Biddulph
<b>Summary</b>	Proposed garage conversion to bedroom
<b>Any Recommendations</b>	Recommend Approval
<b>Planning Application Number</b>	<b><u>DET/2023/0023</u></b>
<b>Address</b>	Mr Ian B Murray D B & H Murray Ltd 56A High Street Biddulph
<b>Summary</b>	Application to determine if prior approval is required for a proposed change of use from office to residential flat
<b>Any Recommendations</b>	Recommend Approval

Proposed by Councillor Yates, seconded by councillor Redfern. All **agreed**.

### 39. 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)
SMD/2023/0286	24 Park Lane Knypersley	Demolition of Detached Garage and Proposed Single Storey Rear Extension		Planning Permission Approved 11/8/2023	
SMD/2023/0239	Frogmeadow Farm, Meadowside, Biddulph, Staffordshire, ST8 6NP	Lawful Development Certificate for an existing use - demolition of existing hexagonal sun lounge and replacing with single story orangery	Recommend Approval.	Certificate of Lawfulness - Lawful (Approved) 3/8/2023	
<a href="#">SMD/2022/0637</a>	62, Fold Lane, Biddulph, Staffordshire, ST8 7SG	Upward rear extension to create a bedroom and en-suite in the roof space, and insertion of 2 no. roof lights to the front of the property.	Applicant is a Town Councillor therefore the Committee <b>will not comment</b> .	Planning Permission - Refused 19/7	
SMD/2023/0237	ELMHURST FARM BARN, Hurst Road, Biddulph, Staffordshire, ST8 7RX	Application for Planning Permission; Listed Building Consent for - Conversion and alteration of agricultural building to form 1no. dwellinghouse	Recommend Approval for both subject to non contravention of green belt and bat survey recommendations adhered to.	Approved - 21/8/2023	
SMD/2023/0238	ELMHURST FARM BARN, Hurst Road, Biddulph, Staffordshire, ST8 7RX	Listed Building Consent for - Conversion and alteration of agricultural building to form 1no. dwellinghouse		Approved - 21/8/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2023/0153	Biddulph Town Hall, High Street, Biddulph, Staffordshire, ST8 6AR	Redevelopment of the Town Hall Square in front of Biddulph Town Hall	No Comment	Approved 14/7/23	
SMD/2023/0174	The Homestead, John Street, Biddulph, Staffordshire, ST8 6BB	Variation of conditions 3, 4, 8 & 12 of planning permission SMD/2019/0564	Allow the planning officer to ensure that changes requested are in line with plans	Approved 7/7/23	

## 32. APPEAL(S)

None.

The meeting ended at 6.00pm.

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