

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 16 February 2021
TIME: 5.30pm
LOCATION: Via Zoom; access code to be sent separately.

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests

3. MINUTES

The **approve** the Minutes from the Planning Committee meeting held on 19 January 2021.

4. TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

5. PLANNING APPLICATIONS

SMD/2020/0722	12, Fold Lane, Biddulph, Staffordshire, ST8 7SG	Proposed rear extension
SMD/2021/0031	Land Off, Troughstones Road, Biddulph Common, Staffordshire,	Erection of stables. Change of use to keeping horses
SMD/2021/0039	184 Heathland, Park Lane, Knypersley, Staffordshire, ST8 7PN	Single-storey rear extension with flat roof with lantern. Second-storey rear extension with pitched roof and balcony opening onto flat roof. Porch to front elevation. Monocouche render finish to existing front and rear elevations of house and to new front porch and rear extensions
SMD/2021/0045	19, Mansfield Drive, Biddulph, Staffordshire, ST8 6NH	Demolition of existing garage/utility & construction of proposed single storey side extension



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SMD/2021/0049	253, Congleton Road, Biddulph, Staffordshire, ST8 7RQ	PROPOSED TWO-STOREY EXTENSION TO FRONT ELEVATION TO CREATE ADDITIONAL BEDROOMS AT FIRST FLOOR LEVEL. ALTERATIONS TO EXISTING FRONT ELEVATION, ALTERATIONS TO EXISTING GARAGE ROOF AND REPLACEMENT OF EXISTING CONSERVATORY WITH BRICK STRUCTURE AND LEAN-TO ROOF OVER.
CON/2021/0004	Hurst Quarry, Hurst Road, Biddulph, Staffordshire, ST8 7RU	TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2017 (REGULATION 15): CONNECTION WITH A REQUEST FOR SCOPING OPINION RELATED TO THE PERIODIC REVIEW (UNDER THE ENVIRONMENT ACT 1995) OF THE MINERAL PLANNING PERMISSION SM.EA/4 AT HURST QUARRY - SCO.88/101 MW
HNT/2021/0004	88, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Proposed single storey rear extension measuring 4.5m beyond the rear wall of the existing dwelling, 4m maximum height and 2.5m to height of eaves
DET/2021/0003	Land adjoining Royal Cottages, Troughstones Road, Biddulph Common, Staffordshire,	Provision of an agricultural general purpose storage shed
DET/2021/0004	Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT	Proposed Portal framed agricultural building.
SMD/2021/0066	Smithy Farm Dial Lane Congleton	Proposed two and single storey extensions, construction of a replacement ancillary garage/workshop building and porch



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6. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

7. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Application Number	Address	Proposal	Biddulph Town Council recommendation	SMDC Decision	Notes
SMD/2020/0640	Land Adjacent 66, Albert Street, Biddulph, Staffordshire,	Variation of condition 4 of SMD/2019/0513	refer back to planning enforcement to review progress so far.	Planning Permission - Approved	
SMD/2020/0641	Old Bridge Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	Agricultural storage building	Recommend Approval	Planning Permission - Refused	Reason for refusal – Contravenes Green Belt Regulations
SMD/2020/0648	35, High Street, Biddulph, Staffordshire, ST8 6AW	Change of use of cafe to bar	recommended approval.	Planning Permission - Approved	
SMD/2020/0659	1, Marsh Grove, Gillow Heath, Biddulph, Staffordshire, ST8 6RB	Proposed Kitchen / Living Room Extension & Internal Alterations. Demolish Existing Garage.	recommend refusal on the basis of overdevelopment.	Planning Permission - Refused	Reason for refusals: Overdevelopment, Finish not in keeping with local character.
SMD/2020/0661	Hurst Road Garage, Hurst Road, Biddulph, Staffordshire,	Variation of condition 2 and 3 relating to SMD/2017/0022	recommend approval subject to not contravening green belt.	Planning Permission - Approved	
DOC/2020/0085	The Homestead, John Street, Biddulph, Staffordshire, ST8 6BB	Condition 2 of SMD/2019/0564	Not discussed	Discharge of Conditions - Approved	



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SMD/2020/0611	Plot 3, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN	Proposed refurbishment of existing reserve power generation facility including the removal of redundant equipment and plant and replacement with new plant and ancillary infrastructure.	recommend approval subject to planners being satisfied with the technical details and environmental concerns.	Planning Permission - Approved	
SMD/2020/0646	Sky Cottage, Top Road, Biddulph Moor, Staffordshire ST8 7JR	Formation of new vehicular access and hardstandings for touring caravans, and conversion and extension of existing outbuildings to create 1no. holiday let and toilet facilities	recommend approval subject to not contravening green belt at meeting recommendations from highways.	Planning Permission - Approved	
SMD/2020/0521	Laneside, Leek Lane, Biddulph Moor, Staffordshire, ST8 7NE	Proposed two storey rear extension	Recommend approval, subject to valid neighbour planning concerns.	Planning Permission - Approved	
SMD/2020/0697	1, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Construction of a manege horse exercise area, associated fencing, and access track	Recommend approval subject to non-contravention of green belt and that the site is used for personal use only.	Planning Permission - Approved	



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8. APPEAL(S)

Appeal Reference / Planning Application Reference	Address	Proposal	Original recommendation of the Town Council.
APP/B3438/D/20/3264744 SMD/2020/0143	Lask Edge Methodist Church Cwallmoor Lane Ladymoor Gate Lask Edge .	Upper floor extension to the existing single storey rear extension, a ground floor single storey extension is proposed and insertion of window to the master bedroom.	

Copy to: Councillors Adams, Davies, Garvey, Hawley, Jones, McLoughlin, Perkin, Redfern, Rogers, Rushton, Salt, Smith, Swift and Yates



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