

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 20 July 2021
TIME: 5.30pm
LOCATION: Biddulph Town Hall

AGENDA

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

2. APOLOGIES

3. DECLARATIONS OF INTEREST

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

4. MINUTES

The **approve** the Minutes from the Planning Committee meeting held on 22 April 2021 (received at the Annual Meeting of the Town Council on 4 May 2021).

5. TO NOTE THAT THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER HAVE COMMENCED A PERIOD OF CONSULTATION; THE CHIEF OFFICER TO PROVIDE FURTHER UPDATES

6. TO APPROVE THE INFORMAL RECOMMENDATIONS MADE DURING PLANNING DISCUSSIONS IN MAY AND JUNE

a) MAY 2021

[CON/2021/0017](#)

Sewage Works, Marsh Green Road,
Biddulph, Staffordshire, ST8 6QP

Construction of a ferric dosing
kiosk in association with permitted
development works



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Councillor Hawley recommended approval. He said he had found additional information by accessing the plans on the Staffs County Council website.

Councillor Rogers said he was concerned about smells; Councillor Yates said that ferric dosing is designed to deal with odours. Councillor Jones enquired about the need for a badger license. The Chief Officer stated that a badger license was previously required for sewage works along Bateman Walk and it requires any works to meet specific requirements and conditions to minimise disruption to badgers. Councillor Yates said this could be very positive for the local estates.

All Councillors present recommended approval.

DOC/2021/0045	Land at, Baileys Bank, Biddulph, Staffordshire,	Discharge of condition 5 relating to SMD/2019/0705
SMD/2021/0283	Land at, Baileys Bank, Biddulph, Staffordshire,	Formation of equestrian turnout area
SMD/2021/0302	Land at, Baileys Bank, Biddulph, Staffordshire,	Variation of condition 2 relating to SMD/2019/0705

The three applications were discussed together.

The variation and discharge of conditions attracted no concerns.

Councillor Hawley felt the turnout area was not contradictory to the openness of greenbelt and suggested approval.

Councillor Rogers gave some history on a previous stipulation of a stable block in the area to be placed on wheels. Councillor Yates said that three large trees were cut down recently, and wondered if Ash Dieback had been an issue. He also stated that development carried out at the site had been a very high standard.

It was agreed to leave for the Planning Officer to consider the discharge of conditions and for a recommendation for approval for both planning applications.

SMD/2021/0226	7, St Davids Way, Biddulph, Staffordshire, ST8 7XA	Proposed first floor front and side extension
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All agreed to recommend approval subject to any valid neighbour planning concerns.



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[SMD/2021/0249](#) 88, Park Lane, Knypersley, Staffordshire, ST8 7BQ Single storey rear/side extension
Councillor Hawley and Councillor Garvey both **recommended approval subject to valid neighbour planning concerns.** All agreed.

[SMD/2021/0254](#) Avalon, Woodhouse Lane, Biddulph, Staffordshire, ST8 7RW Replacement of the existing roof with a new 42 degree pitched roof forming 2no new bedrooms and a bathroom in the attic space
Councillor Harper said that the proposed design fits in well with the neighbouring architecture. All councillors agreed to **recommend approval subject to any valid neighbour planning concerns.**

[SMD/2021/0257](#) Victoria Business Park Prospect Way Knypersley Removal of condition 10 relating to SMD/2020/0441
[DOC/2021/0042](#) Victoria Business Park, Prospect Way, Knypersley, Staffordshire, ST8 6PH Discharge on conditions 6, 9, 11, 12 & 14 relating to SMD/2020/0441

Condition 10 regards drainage, and the applicant noted that surface water drainage is no longer required due to the crushed limestone surface being used. Councillor Yates said he was concerned as there is a steep embankment to Biddulph Valley Way and wondered if excess rainfall would then drain on to Biddulph Valley Way and present a flood risk.

Councillor Jones said he was similarly concerned but agreed with Councillor Hawley that the Town Council does not have the technical knowledge to understand the details of the drainage. It was agreed to **refer the concern about the risk of surface water drainage flooding Biddulph Valley Way to the Planning Officer to consider and assess.**

Given the level of technical details in the plan, Councillor Hawley **recommended that the Town Council abstain from making a recommendation and refer to the Planning Officer to assess. However, Councillors did request that the Planning Officer considers ensuring that lighting does not affect or spread to surrounding bedrooms.**



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[SMD/2021/0270](#)

455, New Street, Biddulph Moor,
Staffordshire, ST8 7LP

Outline Permission with details of access, layout & scale (all other matters reserved) for the construction of one dwelling

Councillor Hawley declared an interest and said he will not comment.

Councillor Garvey said that the boundary with the village green had not been mentioned in the application. He said that given the proximity of the new development to the village green, the installation of footings are likely to damage the headings. The white finished wall which will face the village green will have no windows and will impact the enjoyment of the village green; it also falls within a particularly congested part of the village.

Councillor Yates said that this appears to be overdevelopment and is inconsistent with the village. Councillor Harper echoed Councillor Yates sentiments.

Councillor Garvey proposed **refusal on the grounds of overdevelopment and inappropriate development in the village, as well as road congestion at the only village shop and critical road junction**. Cllr Harper seconded. 4 councillors agreed, 2 abstained.

[SMD/2021/0278](#)

1 Crofters Close Biddulph

Front bay window extension with hipped roof.

All agreed to recommend approval.

[SMD/2021/0286](#)

Former Severn Trent Reservoir,
Troughstones Road, Biddulph
Common, Staffordshire,

Proposed Change of Use of former Reservoir structure to a single dwelling house

Councillor Hawley noted that the site falls within the green belt and re-uses the existing building and recommended approval.



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Councillor Garvey said he felt that this was an outstanding use of an existing redundant building and the visualisations look very good. This was echoed by Councillor Yates and Councillor Jones. **All recommended approval.**

[NMA/2021/0015](#)

Former Meadows School Site,
Meadows Way, Biddulph,
Staffordshire,

Minor amendments to landscaping
and layout and alterations to
Electric Vehicle Charging Point
details

Councillor Hawley had no concerns and recommended approval. Councillor Rogers said that as the number of electric car charging points had increased he is happy to support approval. **Councillors agreed to recommend for approval.**

b) June:

[DOC/2021/0049](#)

Gutters Cottage, Eliases Lane,
Biddulph Moor, Staffordshire, ST8
7LG

Discharge of condition 4,6 and 8 in
relation to SMD/2018/0163

Councillors agreed to add no commends and defer to Planning Officer to decide whether conditions have been met.

[DOC/2021/0051](#)

171 Biddulph Arms, Congleton
Road, Biddulph, Staffordshire, ST8
6QJ

Discharge of conditions 16,17,18,21
and 26 in relation to
SMD/2020/0049

Councillor Rogers asked that it is ensured that the external of the property is maintained and gradual changes are not introduced through the discharge of conditions. Councillor Davies echoed this sentiment with particular concern to the windows and ensuring that they are in keeping with the building's heritage.

Councillor Yates said that he has viewed the plans for the windows, and though modern they are not dissimilar and are sympathetic to the building. Councillor Garvey said he also felt that the plans were in keeping with the building.



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It was agreed to defer to the Planning Officer to ensure conditions are met and highlight that the windows do appear to be in keeping with the building's exterior.

[HNT/2021/0016](#)

2, Spedding Way, Biddulph,
Staffordshire, ST8 7TD

Single storey pitched roof extension projecting back within original width of existing conservatory, the extension will extend beyond the rear wall of the original dwellinghouse 6m, maximum height of the extension 3.70m, height at the eaves of the extension 2.20m.

It was agreed to **recommend approval**.

[HNT/2021/0018](#)

38, Shepherd Street, Biddulph,
Staffordshire, ST8 6JA

Proposed single storey rear extension measuring 5.8m beyond the rear wall of the original dwelling, 2.8m maximum height and 2.8m height to eaves

Councillors present **recommended approval subject to no significant impact on neighbour's light and any valid neighbour planning concerns**.

[HNT/2021/0019](#)

5, Whitegates, Congleton Road,
Biddulph, Staffordshire, CW12 3ND

Proposed single storey rear extension measuring 4.5m beyond the rear wall of the original dwelling, 3m maximum height and 3m height to eaves

Councillors suggested to **recommend approval** as conditions for permitted development appeared to be met.

[SMD/2021/0121](#)

Hurst Cottage, Hurst Road,
Biddulph, Staffordshire, ST8 7RS

NB: This application was on March Agenda but invalid at the time. Consultations have now been reissued: Demolition of existing cowshed/outbuildings & construct



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	new agricultural building of the same size or less of existing building
Councillor Jones and Councillor Yates said they supported as buildings in very poor conditions were being replaced.	
Councillors recommended approval .	

SMD/2021/0173	64, Geneva Way, Biddulph, Staffordshire, ST8 7F	New opening for small external window creating at the side of the house
Councillor Davies said that the style looks like it matches		
Recommend approval if style matches existing windows.		

SMD/2021/0220	Lower Whitmore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF	Proposed replacement dwelling and outbuildings
<p>Councillor Rogers wanted to ensure greenbelt conditions were adhered to.</p> <p>Councillor Garvey said that given the size of the building, and proximity to Biddulph Valley Way, the green belt restrictions must be emphasized within planning applications.</p> <p>Councillor Davies enquired how climate change mitigation measures will be put in place.</p> <p>Councillor Jones wondered if it was possible to require environmental measures given that building regulations will already consider this.</p> <p>Councillor Yates said the outbuildings are south facing and would lend themselves to solar panels, but said he believes that environmental recommendations cannot be enforced through planning restrictions</p> <p>Councillor Perkin said that environmental measures can be suggested if the Council believes it has a material affect on the community.</p> <p>Councillor Hawley said that the neighbourhood plan may help ensuring local issues are considered in planning.</p> <p>Councillor Smith said that given the facilities within the buildings, she had concerns there may be future plans to change the buildings to a dwelling.</p> <p>Councillor Yates said that one of the buildings was a workshop for joinery and had concerns as to business use, and it was for non-agricultural process. Councillor Garvey said that there is a sign for Beech Joinery at the road leading to this property. Councillor Hawley wondered if it</p>		



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was already being used for this purpose. Councillor Rogers said he thought there was already business use at the property.

Councillors **recommended approval subject to not contravening green belt, required conditions are met and it meets current expectations around climate change mitigation measures, whilst highlighting concerns about non-agricultural or potential business use and whether such use does contravene green belt restrictions.** .

[SMD/2021/0288](#)

11, Highland Close, Biddulph Moor,
Staffordshire, ST8 7LJ

Proposed single storey rear and side extension to create open plan living space to the ground floor

Councillor Garvey said that the extension seems quite large, and wondered if it was close to overdevelopment. Councillor Hawley said he didn't think it met the 50% floor area threshold. Councillor Jones expressed concern about whether there was sufficient parking space, and whether this would lead to increase parking on the road.

Councillor Yates said that another house on the street had undertaken a similar extension but has more parking place.

Recommend **approval subject to any valid neighbourhood planning concerns, but the Council has concerns about whether there is sufficient parking space.**

[SMD/2021/0327](#)

Sky Cottage, Top Road, Biddulph
Moor, Staffordshire, ST8 7JR

Formation of Pond

Councillor Rogers expressed concern about children's safety on the caravan site.

Councillor Garvey said that the pond appears to part of the caravan site and wondered if it was being used as an amenity or a fishing pond

Councillor Jones said that given the size of the pond, there could be an impact on the water table and wonders what Severn Trent would say.

Councillor Hawley wondered whether it would contravene the green belt.

Councillor Yates said that that the building of wetland environments is laudable but also wondered if there may be fishing use. Councillor Yates said that he was struggling to find



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depths specified in the application and wondered if there may need to be life saving equipment. However, he supports the principle.

Councillor McLoughlin asked if the pond was being built close to the reservoir. He was also concerned about where large amounts water will run should the pond leak.

Councillor Yates said that Severn Trent have now provided a response and have raised no objections.

Councillor Rogers and Councillor Garvey pressed the need for appropriate health and safety and life saving equipment.

Councillor Davies asked where the overflow will go.

Councillor McLoughlin asked if the environment agency need to be involved.

Councillor Garvey said that the drainage from the overflow would likely be down Rudyard Road.

Councillor Yates said he wasn't confident that the pond will hold the water, and feels the environment agency involvement would be beneficial

Councillors recommended **approval in principle should the following concerns be addressed: health and safety for caravan site users, drainage for overflow and recommend the environment agency review.**

[SMD/2021/0347](#) 16 Orme Road, Biddulph

Proposed single storey front extension and new bay window

All agreed to **no adverse comments**

7. TO NOTE THE DECISIONS RECEIVED FROM STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL SINCE THE PLANNING MEETING HELD ON 22 APRIL 2021, REVIEWED BY THE INFORMAL PLANNING GROUP

DOC/2020/0065

Lask Edge Methodist Church, Cowallmoor Lane, Ladymoor Gate, Lask Edge, Staffordshire, Conditions 7, 9 & 10. Ref SMD/2018/0316

- Biddulph Town Council Recommendation:



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- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

DOC/2020/0077

Brooks's Barn, Hurst Road, Biddulph, Staffordshire, ST8 7RU

Discharge of Conditions 4, 5, 6, 11, 13, 17, 18 in relation to SMD/2020/0224

- Biddulph Town Council Recommendation:
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

SMD/2019/0731

246A Tree Tops, Park Lane, Knypersley, Staffordshire, ST8 7NR

Construction of new dwelling and new vehicular access

- Biddulph Town Council Recommendation: Approve subject to any neighbours valid planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Inappropriate development of Green Belt land

SMD/2020/0445

92, Thames Drive, Biddulph, Staffordshire, ST8 7JF

Erection of a forward-facing porch.

- Biddulph Town Council Recommendation: Approval, subject to neighbours valid planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0068

1 K Dec, Marsh Grove, Biddulph, Staffordshire, ST8 6RB

Proposed Kitchen/living room extension and internal alterations. Demolish existing garage

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):



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SMD/2021/0094

4, Pennine Way, Biddulph, Staffordshire, ST8 7EJ

Proposed Single Storey Rear Extension inc. Front Entrance Canopy

- Biddulph Town Council Recommendation: recommended approval subject to any valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0126

4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS

Demolition of Rear Conservatory and erection of a Two Storey Side Extension

- Biddulph Town Council Recommendation: no adverse comments
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

HNT/2021/0013

7, Whitbread Drive, Biddulph, Staffordshire, ST8 7TE

Single storey rear extension measuring 4.50m beyond the rear wall of the original dwelling, 3.60m maximum height and 2.70m to height of eaves

- Biddulph Town Council Recommendation: full planning application be required for this development
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable): The requirement to not extend beyond 50% the width of the original building is not applicable as the proposed extension will only project from the rear elevation following the demolition of a small, non-original, bay window.

SMD/2021/0101

8, Dales Close, Biddulph Moor, Staffordshire, ST8 7LZ

Proposed construction of replacement garage

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbourhood planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable):

SMD/2021/0129

Unit 3d, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN
Change of use from B8 (Storage and Distribution) to mixed use of B8 (Storage and Distribution) and Nano-Brewery (B2)

- Biddulph Town Council Recommendation: no adverse comments
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0130

40 Hollin, Chamberlain Way, Biddulph, Staffordshire, ST8 7BB

Proposed Flue from Log Burning Appliance. Appliance to be DEFRA SE Approved (Smoke Exempt).

- Biddulph Town Council Recommendation: no adverse comments
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0168

18, Grangefields, Biddulph, Staffordshire, ST8 7SA

Proposed single storey side extension with room in the roof accommodation over to create additional bedroom space. Alterations to existing single storey conservatory to rear

- Biddulph Town Council Recommendation: recommended approval subject to valid neighbourhood planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0191

22, Carriage Drive, Biddulph, Staffordshire, ST8 7DZ

Small extension to the front of the dwelling, creation of new opening and doorway on the side elevation.

- Biddulph Town Council Recommendation: recommended approval subject to any valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable):

DET/2021/0016

Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT

Purpose built portal frame, grain building designed to store fodder for livestock

- Biddulph Town Council Recommendation: defer any decision-making as to whether a full planning application is required to the Staffordshire Moorlands District Council planning officers.
- Staffordshire Moorlands District Council Decision: Prior Approval is not required
- Reason for variation (if applicable):

SMD/2021/0171

159 Denvil, Congleton Road, Biddulph, Staffordshire, ST8 6QJ

First Floor Side Extension

- Biddulph Town Council Recommendation: no adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0236

Land rear of 15 Thames drive and Adjacent To 3, Palmerston Way, Biddulph, Staffordshire, The Lawful Development Certification (Proposed) is required to confirm the actual true address relates to the awarded planning consent SMD/2019/0024

- Biddulph Town Council Recommendation: recommend approval.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Lawful (Approved)
- Reason for variation (if applicable):

DOC/2021/0045

Land at, Baileys Bank, Biddulph, Staffordshire,

Discharge of condition 5 relating to SMD/2019/0705

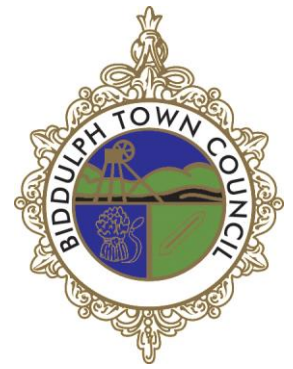
- Biddulph Town Council Recommendation: No concerns raised
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):



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SMD/2021/0254

Avalon, Woodhouse Lane, Biddulph, Staffordshire, ST8 7RW

Replacement of the existing roof with a new 42 degree pitched roof forming 2no new bedrooms and a bathroom in the attic space

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

NMA/2021/0015

Former Meadows School Site, Meadows Way, Biddulph, Staffordshire,

Minor amendments to landscaping and layout and alterations to Electric Vehicle Charging Point details

- Biddulph Town Council Recommendation: recommend for approval.
- Staffordshire Moorlands District Council Decision: Non Material Amendment - Approved
- Reason for variation (if applicable):

8. PLANNING APPLICATIONS

DOC/2021/0058	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Discharge of conditions 8,12,15,19,25 and 26 relating to SMD/2020/0301
HNT/2021/0017	The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS	Larger home rear extension, the extension will extend beyond the rear wall of the original dwellinghouse 8m, maximum height of the extension 2.40m, height



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		at the eaves of the extension 2.40m.
SMD/2021/0228	Valley View, 3 Tower Hill Barn, Akesmore Lane, Biddulph, Staffordshire, ST7 3QA	Installation of three conservation style roof lights into existing roof to enhance natural light of the first floor. Installation of an external flue to the rear elevation to allow for the installation of a wood burning stove.
SMD/2021/0271	Land Off, Harlech Drive, Biddulph, Staffordshire	Proposed block of four wooden stables with canopy
SMD/2021/0304	137 and 139, John Street, Biddulph, Staffordshire, ST8 6HP	Proposed rear ground and first floor extension
SMD/2021/0341	43, Albert Street, Biddulph, Staffordshire, ST8 6DT	Second Storey on Rear Extension
SMD/2021/0363	Lask Edge Farm, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS	The proposals involve the refurbishment of the existing dwelling including removal of the existing chimneys and the introduction of integrated solar on the roof of the existing



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		dwelling and proposed extension. The fenestration, roof trims and guttering would be replaced with aluminium products in Anthracite Grey (RAL 7016). The proposed extension would join onto the South elevation of the dwelling and integrate with the existing extension. The proposed extension would share the same ridge height as the existing extension, remaining subservient to the original dwelling..
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SMD/2021/0368	15, Conway Road, Knipersley, Staffordshire, ST8 7AL	Single Storey Rear Extension
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SMD/2021/0376	3, Cottage Lane, Biddulph Moor, Staffordshire, ST8 7NF	Single Storey Rear Extension
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SMD/2021/0381	62, Fold Lane, Biddulph, Staffordshire, ST8 7SG	Proposed extension and alterations to existing bungalow
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SMD/2021/0391	52, Knowle Road, Biddulph, Staffordshire, ST8 6LH	Two-storey and single storey rear extensions and a rear dormer
SMD/2021/0407	56, The Uplands, Biddulph, Staffordshire, ST8 7EP	Proposed two storey side extension and single storey rear extension
SMD/2021/0409	44, Portland Drive, Biddulph, Staffordshire, ST8 6RY	Single storey side and rear extension
SMD/2021/0423	Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH	The addition of a first floor to a bungalow
SMD/2021/0426	92, Thames Drive, Biddulph, Staffordshire, ST8 7JF	Alteration to Existing window to create a new bay window to front elevation
SMD/2021/0459	28, Mow Lane, Gillow Heath, Staffordshire, ST8 6QQ	Proposed Extension and Alteration Works
SMD/2021/0230	Rock End Stables, New Street, Biddulph Moor, Staffordshire, ST8 7NW	Retrospective permission for a polytunnel created at the stables.
SMD/2021/0272	Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR	Use of land for siting a tourist shepherd hut



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9. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

10. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2020/0636

Salters Ford Farm Newtown Road
Proposed replacement dwelling

- Biddulph Town Council Recommendation: recommend approval subject to not contravening green belt and no obstruction of footpaths.
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Inappropriate development of green belt and significantly more detrimental impact on the rural character of the area than the building it replaces.

DOC/2021/0014

Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW
Conditions 3,4,8,10,11,12 & 22 in relation to SMD/2017/0628

- Biddulph Town Council Recommendation: No further comments. To be considered by the Planning Officer as to whether the requirements have been met.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

DOC/2021/0022

Former Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB
Discharge of Condition 5, 11 & 20 in relation to SMD/2020/0301

- Biddulph Town Council Recommendation: Councillors agreed not to support the Travel Plan as it is written and refer it back to the Planning Officer to include the inclusion of the bus stop and bus service on the site.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

SMD/2021/0116



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Biddulph Town Council



10, Lancia Close, Biddulph, Staffordshire, ST8 6PX

Proposed demolition of existing conservatory and new side and rear extension to existing dwelling.

- Biddulph Town Council Recommendation: recommend approval subject to neighbour valid planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0183

Moorside, 105 Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN

Demolition of existing single storey outrigger and Single and two storey extensions to rear

- Biddulph Town Council Recommendation: recommend approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0142

Land Off, Meadows Way, Biddulph, Staffordshire,

Consent to display x4 Fascia Signs x1 Vinyl Sign x3 Totem Signs

- Biddulph Town Council Recommendation: that the signage be approved subject to conditions that the signs are only lit during store opening hours.
- Staffordshire Moorlands District Council Decision: Advertisement Consent - Approved
- Reason for variation (if applicable):

SMD/2021/0226

7, St Davids Way, Biddulph, Staffordshire, ST8 7XA

Proposed first floor front and side extension

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0249

88, Park Lane, Knypersley, Staffordshire, ST8 7BQ

Single storey rear/side extension



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- Biddulph Town Council Recommendation: recommended approval subject to valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0257

Victoria Business Park Prospect Way Knypersley

Removal of condition 10 relating to SMD/2020/0441

- Biddulph Town Council Recommendation: refer the concern about the risk of surface water drainage flooding Biddulph Valley Way to the Planning Officer to consider and assess.
- Staffordshire Moorlands District Council Decision: Removal of condition 10 relating to SMD/2020/0441
- Reason for variation (if applicable):

SMD/2021/0278

1 Crofters Close Biddulph

Front bay window extension with hipped roof.

- Biddulph Town Council Recommendation: recommend approval.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0286

Former Severn Trent Reservoir, Troughstones Road, Biddulph Common, Staffordshire, proposed Change of Use of former Reservoir structure to a single dwelling house

- Biddulph Town Council Recommendation: recommended approval.
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Inappropriate development of Green Belt land. Does not comprise a heritage asset.

SMD/2021/0302

Land at, Baileys Bank, Biddulph, Staffordshire,

Variation of condition 2 relating to SMD/2019/0705

- Biddulph Town Council Recommendation: Recommend Approval



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- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

DOC/2021/0042

Victoria Business Park, Prospect Way, Knypersley, Staffordshire, ST8 6PH

Discharge on conditions 6, 9, 11, 12 & 14 relating to SMD/2020/0441

- Biddulph Town Council Recommendation: recommended that the Town Council abstain from making a recommendation and refer to the Planning Officer to assess. However, Councillors did request that the Planning Officer considers ensuring that lighting does not affect or spread to surrounding bedroo
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

SMD/2021/0283

Land at, Baileys Bank, Biddulph, Staffordshire,

Formation of equestrian turnout area

- Biddulph Town Council Recommendation: Recommend Approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

HNT/2021/0016

2, Spedding Way, Biddulph, Staffordshire, ST8 7TD

Single storey pitched roof extension projecting back within original width of existing conservatory, the extension will extend beyond the rear wall of the original dwellinghouse 6m, maximum height of the extension 3.70m, height at the eaves of the extension 2.20m.

- Biddulph Town Council Recommendation: It was agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

SMD/2021/0288

11, Highland Close, Biddulph Moor, Staffordshire, ST8 7LJ

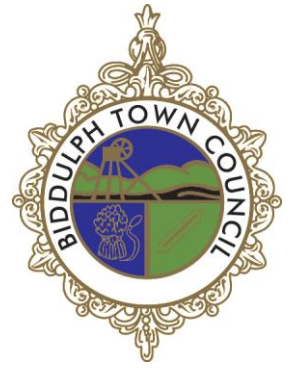
Proposed single storey rear and side extension to create open plan living space to the ground floor



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Biddulph Town Council



- Biddulph Town Council Recommendation: approval subject to any valid neighbourhood planning concerns, but the Council has concerns about whether there is sufficient parking space.
- Staffordshire Moorlands District Council Decision: Proposed single storey rear and side extension to create open plan living space to the ground floor
- Reason for variation (if applicable):

HNT/2021/0017

The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS

Larger home rear extension, the extension will extend beyond the rear wall of the original dwellinghouse 8m, maximum height of the extension 2.40m, height at the eaves of the extension 2.40m.

- Biddulph Town Council Recommendation: Not discussed: Decision was made before planning meeting.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

11. APPEAL(S)

None.

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



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