

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Wednesday 1 September 2021  
**TIME:** 5.30pm  
**LOCATION:** Biddulph Town Hall, Council Chamber

## AGENDA

### 12. APOLOGIES

### 13. DECLARATIONS OF INTEREST

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

### 14. MINUTES

The **approve** the Minutes from the Planning Committee meeting held on 20 July 2021

### 15. PLANNING APPLICATIONS

DOC/2021/0074	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Application for approval of details reserved by condition 10 of SMD/2020/0301
DOC/2021/0082	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Application for approval of details reserved by condition 10 of SMD/2020/0301



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DOC/2021/0083	Land Off, Woodhouse Lane, Biddulph, Staffordshire,	Discharge of condition 5 relating to SMD/2017/0775
DOC/2021/0084	29, Grangefields, Biddulph, Staffordshire, ST8 7SA	Discharge of condition 3 relating to SMD/2021/0360
SMD/2021/0386	Lloydstsb Plc, King Street, Biddulph, Staffordshire, ST8 6AZ	New illuminated Fascia with TSB Logo x1 tsb.co.uk Vinyl messaging x1 TSB Projecting Sign x2 TSB ATM illuminated surround x1 New double sided A frame x1
SMD/2021/0399	Park House Farm, Biddulph Common Road, Biddulph, Staffordshire, ST8 7SR	Application for use of land for stationing mobile home for holiday use
SMD/2021/0480	44, Grange Road, Biddulph, Staffordshire, ST8 7RY	Demolition of existing building and construction of new replacment building
SMD/2021/0485	40, Halls Road, Biddulph, Staffordshire, ST8 6BZ	Proposed attached single garage
SMD/2021/0486	49, Craigside, Biddulph, Staffordshire, ST8 6BP	Extension to the side of the property to provide ground floor bedroom for a disabled person



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SMD/2021/0490	67, Conway Road, Knypersley, Staffordshire, ST8 7AW	Rear single storey extension to form Garden Room, expansion of existing Kitchen into existing Garage and single storey extension to side to form new Garage.
SMD/2021/0497	50, Conway Road, Knypersley, Staffordshire, ST8 7AW	Demolition of existing conservatory and construction of new single storey rear extension, insertion of new side facing windows to existing bedroom
SMD/2021/0519	9, Beech Close, Biddulph Moor, Staffordshire, ST8 7NZ	Proposed single storey side extension to existing dwelling to increase existing room sizes. Extension to existing detached garage
SMD/2021/0522	Provender Mill, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR	Erection of Garage
SMD/2021/0525	9, Menai Drive, Biddulph, Staffordshire, ST8 7BN	Proposed garden building, comprising of garden room, gym, bike and garden store
SMD/2021/0526	93B, Park Lane, Knypersley, Staffordshire, ST8 7BG	Demolition of existing garage and construction of two storey side extension and single storey rear extension
SMD/2021/0541	3, Nursery Drive, Biddulph, Staffordshire, ST8 6RE	Rear and side single storey extension



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SMD/2021/0552	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Erect solar panels on roof
SMD/2021/0562	32, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JN	Demolition of existing porch and erection of a two storey side extension. The erection of a single storey rear extension. Erection of a bay window to ground floor living (front)
SMD/2021/0566	2, Dylan Road, Biddulph, Staffordshire, ST8 7XB	Proposed modifications to boundary wall and fence to provide increased privacy

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

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

### 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

- Biddulph Town Council Recommendation: recommended approval subject to no significant impact on neighbour's light and any valid neighbour planning concerns .
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):



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## **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

- Biddulph Town Council Recommendation: recommend approval as conditions for permitted development appeared to be met.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

## **SMD/2021/0143**

120, Mow Lane, Gillow Heath, Staffordshire, ST8 6RJ

Change of use of land to private garden

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns and that the following conditions be met 1) appropriate covenants are put in place to prevent the land being built on and 2) a habitat survey is undertaken
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **SMD/2021/0154**

Biddulph Youth And Community Centre, Church Road, Biddulph, Staffordshire, ST8 6NE

Retrospective application for extension to existing block to store equipment and other items. 2 new fire doors to be added to the South elevation. 3no. UPVC opening windows to provide light and ventilation into proposed multi purpose space.

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

## **SMD/2021/0173**

64, Geneva Way, Biddulph, Staffordshire, ST8 7F

New opening for small external window creating at the side of the house

- Biddulph Town Council Recommendation: Recommend approval if style matches existing windows.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable):

## **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.

- Biddulph Town Council Recommendation: submit no adverse comments to the planning application but include concerns about the environmental impact of woodburning stoves
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **SMD/2021/0230**

Rock End Stables, New Street, Biddulph Moor, Staffordshire, ST8 7NW

Retrospective permission for a polytunnel created at the stables.

- Biddulph Town Council Recommendation: raise no objections, subject to no contravention of the green belt and any valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **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

- Biddulph Town Council Recommendation: 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
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): The site sits within the development boundary of Biddulph Moor and meets the space and parking requirements for developments of its size. It is unlikely to cause a significant increase in traffic within the area.

## **SMD/2021/0304**

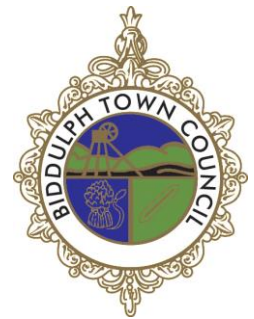
137 and 139, John Street, Biddulph, Staffordshire, ST8 6HP



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## Proposed rear ground and first floor extension

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

## **SMD/2021/0341**

43, Albert Street, Biddulph, Staffordshire, ST8 6DT

### Second Storey on Rear Extension

- Biddulph Town Council Recommendation: The Town Council are unable to view documents and therefore unable to comment. The Town Council requested that sufficient time be granted to comment on the application once the planning application and associated documents are accessible on the Staffordshire Moorlands Planning Portal
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **SMD/2021/0360**

29, Grangefields, Biddulph, Staffordshire, ST8 7SA

### Single storey front extension, first floor front extension and single storey rear extension.

- Biddulph Town Council Recommendation: not discussed
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **SMD/2021/0368**

15, Conway Road, Knypersley, Staffordshire, ST8 7AL

### Single Storey Rear Extension

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

## **SMD/2021/0376**

3, Cottage Lane, Biddulph Moor, Staffordshire, ST8 7NF

### Single Storey Rear 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/2021/0391**

52, Knowle Road, Biddulph, Staffordshire, ST8 6LH

Two-storey and single storey rear extensions and a rear dormer

- 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):

## **SMD/2021/0407**

56, The Uplands, Biddulph, Staffordshire, ST8 7EP

Proposed two storey side extension and single storey rear extension

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

## **SMD/2021/0409**

44, Portland Drive, Biddulph, Staffordshire, ST8 6RY

Single storey side and rear 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/2021/0423**

Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH

The addition of a first floor to a bungalow

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns and non-contravention of the green belt
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused



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- Reason for variation (if applicable): Overdevelopment compared to original building therefore constituting inappropriate development of the green belt.

## 18. 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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