

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 16 November 2021
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

35. APOLOGIES

36. DECLARATIONS OF INTEREST

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

37. MINUTES

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

38. NEIGHBOURHOOD PLAN

To **receive** a verbal update on progress with the Examiner's recommendations in relation to the Neighbourhood Plan and Neighbourhood Development Order.

39. PLANNING APPLICATIONS

DOC/2021/0101	Biddulph Arms, 171 Congleton Road, Biddulph, Staffordshire, ST8 6QJ	Discharge of condition 13 in relation to SMD/2020/0049
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HNT/2021/0027	Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH	Proposes an enlargement of the dwellinghouse by the construction of an additional storey raising the
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		maximum height of the roof by 2.65 metres. The enlargement would result in a maximum height of 7.3 metres. Materials and roof pitch to match existing.
HNT/2021/0028	14, Redwing Drive, Biddulph, Staffordshire, ST8 7UA	Rear Extension measuring 5.40m beyond the rear wall of the original dwelling, 3.00m maximum height and 3.00m to height of eaves
SMD/2021/0627	18, Linden Drive, Biddulph, Staffordshire, ST8 6RP	Erection of 2.8mtr high, Post and wooden fence panels
SMD/2021/0660	60, Newpool Road, Knypersley, Staffordshire, ST8 6NS	Widening of existing vehicle access on highway
SMD/2021/0675	22, Leek Lane, Biddulph Moor, Staffordshire, ST8 7NE	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OF REPLACEMENT OF EXISTING CONSERVATORY WITH SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF
SMD/2021/0690	122, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Replacement of an existing flat roofed conservatory with a larger pitched roof extension with attached rear loggia.
SMD/2021/0707	Proposed Telecommunications Installation, New Street,	Proposed VF upgrade to existing 15.0m High Swann Engineering B2-3 Lattice Tower and associated



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	Biddulph Moor, Staffordshire,	ancillary works. Proposed new 5.0m Long B2-3 Tower extension.
SMD/2021/0708	Higher Brown Edge Farm, Newtown Road, Newtown, Biddulph, Staffordshire, ST8 7SW	NOTE: This site falls just outside the boundaries of Biddulph Town Council. Proposed two storey rear extension
SMD/2021/0709	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
SMD/2021/0713	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)
SMD/2021/0715	9, Coracle Grove, Biddulph, Staffordshire, ST8 7XH	Single Storey Rear Extension

40. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED



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41. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

DOC/2021/0051

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

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

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

HNT/2021/0026

2, Cornfield Road, Biddulph, Staffordshire, ST8 6TX

Larger home extension measuring 4.20m beyond the rear wall of the original dwelling, 3.90m maximum height and 2.30m to height of eaves

- Biddulph Town Council Recommendation: Refused on the grounds of insufficient information available.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Refused
- Reason for variation (if applicable): Refused due to breach of 45 degree rule and impact on neighbours' light

SMD/2021/0327

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

Formation of Pond

- Biddulph Town Council Recommendation: 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.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): Soakaway issues were addressed. Environmental Impact Assessment was not required. Health and Safety issues not a material planning matter, but adequate fencing was recommended.



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SMD/2021/0381

62, Fold Lane, Biddulph, Staffordshire, ST8 7SG

Proposed extension and alterations to existing bungalow

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Inappropriate development of greenbelt due to an unauthorised extension representing overdevelopment in the green belt having already been built on the property. Proposed roof not in keeping with the character of the property or street scene, and overbearing

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

- Biddulph Town Council Recommendation: recommend approval subject to an acceptable risk assessment for the additional A-frame.
- Staffordshire Moorlands District Council Decision: Advertisement Consent - Approved
- Reason for variation (if applicable):

SMD/2021/0471

Meadowstile Farm Tower Hill Road Brown Lees

Proposed change of use from C3b Dwelling to C2 residential care

- Biddulph Town Council Recommendation: Any decision be referred to the planning officer
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

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.

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



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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

- 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/2021/0519

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

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

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)

- 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/2021/0566

2, Dylan Road, Biddulph, Staffordshire, ST8 7XB

Proposed modifications to boundary wall and fence to provide increased privacy

- Biddulph Town Council Recommendation: Planning Committee review in more detail to assess the suitability of the height requested.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable): Note - the planning report states that the Town Council recommended approval.

42. 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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