

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 15 February 2022
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

54. APOLOGIES

55. DECLARATIONS OF INTEREST

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

56. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 18 January 2022

57. NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

To **receive** a verbal update on the Examination process and next steps.

58. NEW PLANNING APPLICATIONS

SMD/2021/0587	57, Park Lane, Knypersley, Staffordshire, ST8 7AS	Proposed single storey rear extension and loft conversion (alterations to existing roof)
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SMD/2022/0002	15, Crossfield Avenue, Knypersley, Staffordshire, ST8 7AG	Proposed Garage to the Rear of 15 Crossfield Avenue
SMD/2022/0028	Heathersett, Gun Battery Lane, Biddulph Moor, Staffordshire, ST8 7NJ	Proposed alterations to garage building including re-roofing and fenestration works.
SMD/2022/0033	155 Roxboro, Congleton Road, Biddulph, Staffordshire, ST8 6QJ	Demolition of conservatory and two storey rear extension.
SMD/2022/0034	203, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Single Storey Rear Extension
SMD/2022/0045	29, Long Valley Road, Biddulph, Staffordshire, ST8 6QZ	Demolition of detached garage, erection of single storey side extension and associated works.

59. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED



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60. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2021/0609

Ivy Cottage, Dial Lane, Congleton, Staffordshire, CW12 3QN

Construction of double garage to side of dwelling that exceeds 4m height.

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

SMD/2021/0220

Lower Whitmore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF

Proposed replacement dwelling and outbuildings

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

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

- Biddulph Town Council Recommendation: no comment and defer to the Planning Officer.
- Staffordshire Moorlands District Council Decision: Application Withdrawn
- Reason for variation (if applicable):

SMD/2021/0647

28 30, Tunstall Road, Biddulph, Staffordshire, ST8 6HH

Proposed single storey rear/ side extension forming Store Room

- Biddulph Town Council Recommendation: Recommend approval subject to parking enquiries.
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused



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- Reason for variation (if applicable): Design harmful to local area, and likely to increase on road parking.

SMD/2021/0715

9, Coracle Grove, Biddulph, Staffordshire, ST8 7XH

Single Storey Rear Extension

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

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)

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

SMD/2021/0660

60, Newpool Road, Knypersley, Staffordshire, ST8 6NS

Widening of existing vehicle access on highway

- Biddulph Town Council Recommendation: It was agreed to recommend approval subject to Highway's concerns being addressed.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0716

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

Single storey rear extension and side carport

- Biddulph Town Council Recommendation: It was agreed to recommend approval subject to no contravention of the 45 degree rule and subject to materials matching the existing.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable):

SMD/2021/0752

94, Long Valley Road, Biddulph, Staffordshire, ST8 6QZ

The proposed works consists of demolishing the existing rear garden garage. To then replace this with a modern styled pitched roof garage to give adequate storage space along with some worktop units.

- Biddulph Town Council Recommendation: No Adverse comments.
- Recommend approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0751

45, Pennine Way, Biddulph, Staffordshire, ST8 7EF

Proposed rear extension, creation of rooms within the loft and widening of existing vehicle access

- Biddulph Town Council Recommendation: There are concerns re the increased floor area, but as there are similar extensions in the area, recommend approval subject to any neighbours valid planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0739

11 Sprink View Cottage, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR

- Biddulph Town Council Recommendation: Recommend refusal on grounds that changes are out of character with original cottages
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): The extension is not highly visible when viewed from the front therefore the impact on the character of the cottage is considered acceptable. A revised drawing for the window suggests the design is more in keeping character of the original building.



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61. 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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