

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 17 May 2022  
**TIME:** 6.30pm  
**LOCATION:** Biddulph Town Hall, Council Chamber

## 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

To **approve** the Minutes from the Planning Committee meeting held on 19 April 2022

### 5. STANDING AGENDA ITEM: TO CONSIDER ANY PROPOSED SITES FOR LOCAL LISTING

### 6. TO RECEIVE A VERBAL UPDATE ON PROGRESS WITH THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER



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## 7. NEW PLANNING APPLICATIONS

|                             |  |
|-----------------------------|--|
| <b>APPLICATION NUMBER</b>   | <a href="#"><u>SMD/2022/0190</u></a>   |
| <b>LOCATION</b>             | 3 Marsh Green Close Biddulph   |
| <b>PROPOSED DEVELOPMENT</b> | Retrospective application to raise the height of part of the lawn to the rear garden and fence to rear garden            |
| <b>APPLICATION NUMBER</b>   | <a href="#"><u>SMD/2022/0223</u></a>   |
| <b>LOCATION</b>             | 124 Congleton Road Biddulph  |
| <b>PROPOSED DEVELOPMENT</b> | Single storey side extension.  |
| <b>APPLICATION NUMBER</b>   | <a href="#"><u>SMD/2022/0218</u></a>   |
| <b>LOCATION</b>             | Baileys Hill Farm Over The Hill Biddulph Moor  |
| <b>PROPOSED DEVELOPMENT</b> | Change of use and alterations of existing garage to form single dwellinghouse with associated parking and amenity space. |
| <b>APPLICATION NUMBER</b>   | <a href="#"><u>HNT/2022/0018</u></a>   |
| <b>LOCATION</b>             | 124, Park Lane, Knypersley, Staffordshire, ST8 7BQ   |
| <b>PROPOSED DEVELOPMENT</b> | Single storey garden room extension.   |



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**APPLICATION NUMBER** [HNT/2022/0016](#)  
**LOCATION** Bodkins Bank Farm, Congleton Road, Mow Cop, Staffordshire, ST7 3PP

**PROPOSED DEVELOPMENT** Erection of single storey rear extension, extending 7.95m beyond rear wall, maximum height will be 3.98m and maximum height of the eaves will be 2.33m measured externally from natural ground level.

**APPLICATION NUMBER** [SMD/2022/0205](#)  
**LOCATION** 294, New Street, Biddulph Moor, Staffordshire, ST8 7NQ

**PROPOSED DEVELOPMENT** Lawful development certificate for a proposed dormer roof extension to rear facing elevation.

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

To be sent out separately.

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

| APPLICATION NUMBER            | SITE LOCATION                           | PROPOSAL                      | DECISION                       | TOWN COUNCIL DECISION |
|-------------------------------|---|-------------------------------|--------------------------------|-----------------------|
| <a href="#">SMD/2022/0131</a> | Westerly, Biddulph Park Road, Biddulph, | Erection of additional storey | Planning Permission - Approved | No adverse comments   |



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|--------------------------------------|--|--|---|-----------------------------------|
|                                      | Staffordshire,<br>ST8 7SH                                    |  |   |                                   |
| <a href="#"><u>SMD/2022/0121</u></a> | Meadow View, Well Lane, Gillow Heath, Staffordshire, ST8 6QU | Application for Removal or Variation of a Conditions 2 & 4 following Grant of Planning Permission SMD/2016/0187                      | Planning Permission - Approved                    | Councillors recommended approval. |
| <a href="#"><u>HNT/2022/0008</u></a> | 40, Cornfield Road, Biddulph, Staffordshire, ST8 6TX         | Proposed rear orangery measuring 4.5m beyond the rear wall of the existing dwelling, 3.2m maximum height and 2.6m to height of eaves | Householder Notification - Prior Approval Not Req | Recommend approval                |
| <a href="#"><u>SMD/2022/0095</u></a> | 5, Sawyer Drive, Biddulph, Staffordshire, ST8 6SU            | Single Storey Rear Extension, to enlarge the living space at ground floor.   | Planning Permission - Approved                    | No adverse comments               |
| <a href="#"><u>SMD/2022/0092</u></a> | 1A, Lyneside Road, Biddulph,                                 | Proposed Extension and Alterations   | Planning Permission - Approved                    | No adverse comments               |



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|--------------------------------------|--|--|--------------------------------------|---|
|                                      | Staffordshire,<br>ST8 6SD  |  |                                      |   |
| <a href="#"><u>SMD/2022/0091</u></a> | 205,<br>Congleton<br>Road,<br>Biddulph,<br>Staffordshire,<br>ST8 6QW | Proposed single<br>storey rear<br>extension and<br>proposed single<br>storey side<br>extension | Planning<br>Permission -<br>Approved | Recommend<br>approval subject<br>to neighbours<br>valid planning<br>concerns,<br>consideration of<br>the 45-degree<br>rule, and that the<br>materials should<br>match the<br>existing.              |
| <a href="#"><u>SMD/2022/0081</u></a> | 52, Knowle<br>Road,<br>Biddulph,<br>Staffordshire,<br>ST8 6LH        | Two storey rear<br>extension,<br>dormer at the<br>rear   | Planning<br>Permission -<br>Refused  | Recommend<br>refusal on the<br>grounds of this<br>development<br>being out of<br>character with the<br>area,<br>overdevelopment,<br>concerns over the<br>45-degree rule<br>and parking<br>concerns. |
| <a href="#"><u>SMD/2022/0079</u></a> | 11, Oakfield<br>Grove,<br>Biddulph,                                  | Single storey<br>side extension<br>and single storey<br>rear extension                         | Planning<br>Permission -<br>Approved | Recommend<br>approval subject<br>to clarification   |



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|--------------------------------------|--|--|--------------------------------|--|
|                                      | Staffordshire, ST8 6UH                                   | and garage door to window conversion.  |                                | about the 45-degree rule.  |
| <a href="#"><u>SMD/2022/0064</u></a> | 28, Asquith Close, Biddulph, Staffordshire, ST8 7LN      | Conversion of garage into additional bedroom.  | Planning Permission - Approved | Recommend approval subject to any valid neighbour planning concerns. |
| <a href="#"><u>SMD/2022/0060</u></a> | 2 Bridgend, Cecil Road, Biddulph, Staffordshire, ST8 6QG | Proposed loft conversion and addition of dormer to roof slope fronting Mow Lane                            | Planning Permission - Approved | Approval subject to any valid neighbourhood planning concerns.       |
| <a href="#"><u>SMD/2022/0056</u></a> | 160, Park Lane, Knypersley, Staffordshire, ST8 7BQ       | Proposed detached garage.  | Planning Permission - Approved | No adverse comments  |
| <a href="#"><u>SMD/2022/0053</u></a> | 10, Derwent Drive, Biddulph, Staffordshire, ST8 7DL      | Two Storey extension to rear of property. The extension will retain the same ridge height and width as the | Planning Permission - Approved | Recommend approval and to raise concerns about the boundary.         |



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|--------------------------------------|--|--|---|--------------------------------|
|                                      |  | original dwelling and will build above existing single storey extension and replacing current conservatory, without extending any further out than the current property. |   |                                |
| <a href="#"><u>SMD/2022/0045</u></a> | 29, Long Valley Road, Biddulph, Staffordshire, ST8 6QZ | Demolition of detached garage, erection of single storey side extension and associated works.  | Planning Permission - Approved                | Recommend no adverse comments. |
| <a href="#"><u>SMD/2022/0043</u></a> | 39, Severn Close, Biddulph, Staffordshire, ST8 7PG     | Lawful Development Certificate for an existing porch extension and tarmac and block paving drive   | Certificate of Lawfulness - Lawful (Approved) | Recommend approval             |



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| <a href="#"><u>SMD/2022/0034</u></a> | 203, Congleton Road, Biddulph, Staffordshire, ST8 6QW                | Single Storey Rear Extension   | Planning Permission - Approved | Recommend approval subject to non-contravention of the 45 degree rule.        |
| <a href="#"><u>SMD/2022/0033</u></a> | 155 Roxboro, Congleton Road, Biddulph, Staffordshire, ST8 6QJ        | Demolition of conservatory and two storey rear extension.                            | Planning Permission - Refused  | Recommend approval subject to the extension not constituting overdevelopment. |
| <a href="#"><u>SMD/2022/0028</u></a> | Heathersett, Gun Battery Lane, Biddulph Moor, Staffordshire, ST8 7NJ | Proposed alterations to garage building including re-roofing and fenestration works. | Planning Permission - Approved | Recommend approval.   |
| <a href="#"><u>SMD/2022/0012</u></a> | 34, Mossfield Drive, Biddulph, Staffordshire, ST8 6UL                | Single storey rear extension and enlargement of existing raised patio area           | Planning Permission - Approved | Recommend approval.   |
| <a href="#"><u>SMD/2022/0002</u></a> | 15, Crossfield Avenue, Knypersley,                                   | Proposed Garage to the Rear of 15  | Planning Permission - Approved | Recommend refusal on the grounds of size,                                     |



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| APPLICATION NUMBER | SITE LOCATION          | PROPOSAL          | DECISION | TOWN COUNCIL DECISION                                     |
|--------------------|------------------------|-------------------|----------|---|
|                    | Staffordshire, ST8 7AG | Crossfield Avenue |          | overdevelopment and negative impact on the neighbourhood. |

|                                      |  |  |                                |  |
|--------------------------------------|--|--|--------------------------------|--|
| <a href="#"><u>SMD/2022/0001</u></a> | 38, Colwyn Drive, Knypersley, Staffordshire, ST8 7BL                 | Proposed Side Extension                                | Planning Permission - Approved | Recommended approval subject to any valid neighbour planning concerns.   |
| <a href="#"><u>SMD/2021/0823</u></a> | Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW | Removal of Condition 23 to SMD/2017/0628               | Planning Permission - Refused  | Councillors agreed that the condition should not be removed unless there has been any significant NPPF rule change to warrant the request. |
| <a href="#"><u>SMD/2021/0816</u></a> | 27, Woodhouse Lane, Biddulph, Staffordshire, ST8 7DP                 | Roof alterations to provide rooms at first floor level | Planning Permission - Approved | Recommend approval subject to any neighbours valid planning concerns   |



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| <a href="#"><u>SMD/2021/0725</u></a> | Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW | Conversion of outbuilding to form residential annex   | Planning Permission - Approved | Concern that this is a change of use, also concerned that it contravenes green belt. Any approval would require conditions applied from reports. |
| <a href="#"><u>SMD/2021/0690</u></a> | 122, Park Lane, Knypersley, Staffordshire, ST8 7BQ                   | Replacement of an existing flat roofed conservatory with a larger pitched roof extension with attached rear loggia. | Planning Permission - Approved | It was agreed to recommend approval.   |



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|--------------------------------------|---|--|------------------------------------|--|
| <a href="#"><u>SMD/2021/0624</u></a> | Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD | The reinstatement of six casts of sculptural fragments held by the National Trust in the wall to the left-hand side of the entrance door to the Geological Gallery. As well the further reinstatement of a one terracotta roundel again held by the National Trust at high level on the right-hand side wall to the entrance door. | Listed Building Consent - Approved | No adverse comments  |
| <a href="#"><u>SMD/2021/0613</u></a> | 167, Congleton Road, Biddulph, Staffordshire, ST8 6QJ                         | Request to vary condition No. 6 to new opening hours as follows: Monday to Saturday  | Planning Permission - Approved     | It was agreed to recommend:<br>a) The filtration system should be serviced |



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|                                      |   |  |                                |  |
|--------------------------------------|---|--|--------------------------------|--|
|                                      |   | inclusive 11:30 - 21:30 including bank holidays but not open on 25th and 26th December or 1st January in any year and not open on Sundays. |                                | and maintained.<br>b) Opening times should be 11.30-2.30 and 4.30-22.30 Monday to Friday. It was felt that the business should be closed around school closing times. Times of opening on Saturday, Sunday and on Bank Holidays should be 11.30-22.30. |
| <a href="#"><u>SMD/2021/0271</u></a> | Land Off, Harlech Drive, Biddulph, Staffordshire, | Proposed block of four wooden stables with canopy  | Planning Permission - Approved | Recommend refusal until an impact assessment on the setting and an assessment on the preservation of trees at the site is completed  |



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## 10. APPEAL(S)

None.

Copy to: The Mayor and Deputy Mayor, Councillors Adams, Davies, Hawley, Jones, McLoughlin, Redfern, Rogers, Rushton, Salt, Smith, Swift and Yates



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