

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 18 October 2022
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

30. APOLOGIES

31. DECLARATIONS OF INTEREST

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

32. MINUTES

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

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

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



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35. TO APPROVE RECOMMENDATIONS THAT WERE SENT TO THE DISTRICT COUNCIL DURING AUGUST 2022:

Planning Application Number <u>SMD/2022/ 0399</u>
Address 410 New St, Biddulph Moor
Summary Proposed single storey side extension and extension to garage
Recommendations Recommend approval subject to any neighbours valid planning concerns

Planning Application Number <u>SMD/2022/ 0364</u>
Address 402 New Street, Biddulph Moor
Summary Proposed extension to existing dropped crossing/kerb to full frontage of property and H bar markings
Recommendations Recommend Refusal – the solution is likely to exacerbate the parking problem, the property has recently paved the whole front of the property, is the reason for a dropped kerb the full width of the property. Possibly reconsider if Highways views differed.

Planning Application Number <u>SMD/2022/ 0428</u>
Address Storage Land, Biddulph Rd, Mow Cop
Summary Outline Permission with details of access & layout (all other matters reserved) for the proposed Demolition of Existing Light Industrial and Storage Buildings and Re-Development of the Land with a New Dwelling and Garage.



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Recommendations

Recommend approval, subject to change of use being approved

Planning Application Number SMD/2022/ 0430

Address

13 Cherry Tree Lane, Biddulph Moor

Summary

Proposed single storey side extension to existing dwelling and proposed new access and driveway to Cherry Tree Lane

Recommendations

Recommend Approval subject to no adverse comments from Highways re access to Cherry Tree Lane and any neighbours valid planning concerns

Planning Application Number SMD/2022/ 0431

Address

79 Station Road

Summary

Two storey side extension and widen driveway access

Recommendations

Recommend Approval

Planning Application Number DET/2022/ 0033

Address

Cloud Park Farm, Dial Lane, Congleton

Summary

Change of Use of Agricultural Building to one Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Recommendations

Recommend Approval subject to not contravening green belt



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36. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2022/0445
LOCATION	Windsor House 35 Hot Lane Biddulph Moor
PROPOSED DEVELOPMENT	Conversion of existing attached pool room (C3 Use Class) to holiday accommodation (C3 Use Class) and new parking area for guests
APPLICATION NUMBER	SMD/2022/0484
LOCATION	53 Craigside Biddulph
PROPOSED DEVELOPMENT	Single storey side extension to form garage and glazed porch link.
APPLICATION NUMBER	SMD/2022/0461
LOCATION	Cloud Park Farm Dial Lane Congleton
PROPOSED DEVELOPMENT	Conversion of single two storey dwelling to two two storey dwellings and associated garden and parking amenity
APPLICATION NUMBER	SMD/2022/0473
LOCATION	10 Mow Lane Gillow Heath
PROPOSED DEVELOPMENT	Single-storey side extension to form garage.



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APPLICATION NUMBER	SMD/2022/0454
LOCATION	Mitras Composites Uk Ltd New Street Biddulph Moor
PROPOSED DEVELOPMENT	Removal of trees and forming new private access drive to dwelling. Closing off existing access via industrial yard.
APPLICATION NUMBER	SMD/2022/0489
LOCATION	Wragg Hall Farm Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Change of use of barn to single dwelling including extension, alterations, parking and hard and soft landscaping.
APPLICATION NUMBER	SMD/2022/0296
LOCATION	25 Castle View Biddulph
PROPOSED DEVELOPMENT	Proposed 2 storey side extension

37. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

To be sent out separately.



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38. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2022/0259	39 The Uplands, Biddulph ST8 7ER	Lawful Development Certificate for a proposed single storey rear extension	BTC: It was agreed to recommended approval, subject to the materials matching the existing and consideration of the 45- degree rule.	SMDC: certificate of lawfulness - lawful approved 13/07/2022
SMD/2022/0254	25 Swallow Walk, Biddulph ST8 6TY	Single storey extension to rear of kitchen and garage to create dining room and multi functional office area	BTC: It was agreed to recommended approval, subject to consideration of the 45-degree rule.	SMDC: Planning permission- Approved 09/09/2022



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SMD/2022/0250	410 New Street, Biddulph Moor ST8 7LR	Proposed single storey side extension, rendering of existing dwelling and extension to garage	BTC: It was agreed to recommend approval.	SMDC: Planning permission refused 11/07/2022	Reason for refusal: The proposed use of smooth grey roof tiles, grey fenestration and all smooth white/off white render to cover the whole of the existing dwelling, the existing garage, and the proposed enlargements, would not relate well to the prevailing pallet of facing materials within the locality. This would make for a dwelling in an exposed and prominent location that is odds with the character and appearance of the streetscene. This would be harmful to patterns of visual continuity and a shared identity and would adversely effect the character and appearance of the area and fail to preserve local distinctiveness. The development, would in these regards, cause conflict with policy DC1 of the adopted SMDC Local Plan (2020) and the SMDC Design Guide.
SMD/2022/0246	29 Grangefields, Biddulph ST8 7SA	Single storey front extension, first floor front extension and single storey rear extension	BTC: It was agreed to recommend approval, subject to any valid neighbour planning concerns.	SMDC: Planning permission - approved 08/07/2022	



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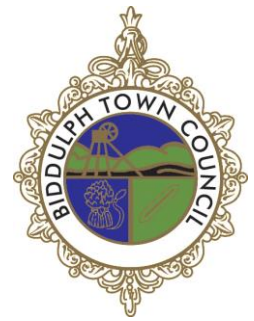


SMD/2022/0228	6 Nevin Avenue, Knypersley	Proposed single storey side extension to form new utility room	BTC: It was agreed to recommend approval, subject to any valid neighbour planning concerns.	SMDC: planning permission - approved 21/07/2022
SMD/2022/0314	18 Highfield Road East, Biddulph ST8 6HA	Proposed single storey extension and proposed extension to front porch	BTC: It was agreed to recommend approval.	SMDC: Planning permission - Approved 02/08/2022
SMD/2022/0310	158 Tunstall road Knypersley	Proposed sunroom extension at rear to replace existing conservatory	BTC: It was agreed to recommend approval.	SMDC: Planning permission - approved 01/09/2022
SMD/2022/0336	8 Derwent Drive, Biddulph	Change of use from existing public house to proposed restaurant/takeaway	BTC: Approval was recommended, subject to any valid neighbour planning concerns.	SMDC: Planning Permission - Approved 01/09/2022
SMD/2022/0295	39 The Swan High Street, Biddulph	Change of use of former pie shop to kebab/pizza takeaway	BTC: Councillors Jackson, Yates and Jones agreed a new restaurant on the High Street would be a welcome addition. It was felt the town had enough take-away provision. Approval was recommended, subject to the premises being primarily used as a restaurant.	SMDC: Planning permission - approved 13/09/2022



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SMD/2022/0306	95 High Street, Biddulph	Proposed single storey rear extension	BTC: Councillors Jones, Salt, Davies, Yates, Jackson and Perkin agreed this was an inappropriate development for that area of the High Street. Councillors Rogers and Davies were also concerned about the smells from extraction fans causing inconvenience to residents. Councillor Perkin suggested we put forward our requirements with regard to Neighbourhood Planning to SMDC. Councillor Jackson suggested we incorporate that too many takeaways are detrimental to our town into our Local Plan and that we could formulate a policy with SMDC.	SMDC: Planning Permission - Refused 17/08/2022 (Decision notice not accessible)
SMD/2022/0389	294 New Street, Biddulph Moor	Demolition of existing single storey structure and construction of proposed two storey rear extension	BTC: Approval was recommended, subject to any valid neighbour planning concerns and consideration of the 45-degree rule.	SMDC: Planning Permission - Approved 04/10/2022



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SMD/2022/0430

13, Cherry Tree Lane, Biddulph Moor, Staffordshire, ST8 7PA

Proposed single storey side extension to existing dwelling and proposed new access and driveway to Cherry Tree Lane

BTC:
Recommend Approval subject to no adverse comments from Highways re access to Cherry Tree Lane and any neighbours valid planning concerns

SMDC: Planning Permission - Approved

SMD/2022/0384

Marl Fields Farm, Newtown Road, Newtown, Biddulph, Staffordshire, ST8 7SW

Certificate of Lawfulness for the proposed erection of a single-storey garden room at the rear of the house

SMDC: Certificate of Lawfulness for the proposed erection of a single-storey garden room at the rear of the house 27/09/2022 (Not considered by BTC)

SMD/2022/0399

15/07/2022

410, New Street, Biddulph Moor, Staffordshire, ST8 7LR

Proposed single storey side extension and extension to garage

BTC: Recommend approval subject to any neighbours valid planning concerns

SMDC: Planning Permission - Approved

SMD/2022/0393

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

Certificate of lawfulness for a proposed small single storey rear extension

SMDC: Certificate of Lawfulness - Lawful (Approved) 07/09/2022 (Not considered by BTC)



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SMD/2022/0364

402, New Street,
Biddulph Moor,
Staffordshire, ST8
7LR

Proposed extension to existing dropped crossing/kerb to full frontage of property and H bar markings installation of two 11 meter wooden poles, one in each street to facilitate broadband electronic communications apparatus.

BTC: Recommend Refusal – the solution is likely to exacerbate the parking problem, the property has recently paved the whole front of the property, is the reason for a dropped kerb the full width of the property.
Possibly reconsider if Highways views differed.
27/07/2022
(Not considered by BTC)

SMDC: Planning Permission - Approved
08/09/2022

CON/2022/0021
21/07/2022

Menai Drive and
Springfield Road,
Biddulph,
Staffordshire, ST8
7BN

39. TO CONSIDER A NOTICE FROM HM LAND REGISTRY IN RELATION TO ADVERSE POSSESSION (TO BE SENT SEPARATELY)

40. APPEAL(S)

None.



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CONFIDENTIAL ITEMS

In accordance with the Public Bodies (Admission to Meetings) Act 1960, s1, the Council is to determine which items, if any, should be taken with the public excluded.

41. TO RECEIVE AN UPDATE ON BIDDULPH VALLEY WAY DEVELOPMENT AND ENFORCEMENT ACTION

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



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