

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 21 February 2023
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

62. APOLOGIES

63. DECLARATIONS OF INTEREST

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

64. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 17 January 2023

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

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

67. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2022/0609
LOCATION	101 Congleton Road Biddulph
PROPOSED DEVELOPMENT	Proposed driveway and access alterations including new dropped kerb from highway



Biddulph Town Council
Town Hall, High Street, Biddulph, Staffordshire
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APPLICATION NUMBER SMD/2023/0006
LOCATION 11 Under The Hill Biddulph Moor

PROPOSED DEVELOPMENT SITING OF 1200L OIL STORAGE TANK FORWARD OF THE PRINCIPLE ELEVATION (RETROSPECTIVE)

APPLICATION NUMBER SMD/2023/0042
LOCATION 161 Park Lane Knypersley

PROPOSED DEVELOPMENT Rear extension, internal alterations, and air source heat pump

APPLICATION NUMBER SMD/2023/0041
LOCATION 161 Park Lane Knypersley

PROPOSED DEVELOPMENT Proposed level changes and concrete base, and driveway works

APPLICATION NUMBER SMD/2023/0038
LOCATION 16 Conway Road Knypersley

PROPOSED DEVELOPMENT Two storey side extension to include garage, utility and garden room on the ground floor and a guest bedroom on the first floor. Demolition of the existing garage.
Alterations to the dropped kerb and driveway.



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APPLICATION NUMBER SMD/2023/0058
LOCATION 43 Well Street Biddulph
PROPOSED DEVELOPMENT Proposed Conversion of existing garage to garden room, with future possibility of conversion to a ground floor bedroom

APPLICATION NUMBER SMD/2023/0056
LOCATION 28 Mow Lane Gillow Heath
PROPOSED DEVELOPMENT Erection of replacement dwelling

APPLICATION NUMBER SMD/2022/0041
LOCATION Smithy Farm Dial Lane Congleton
PROPOSED DEVELOPMENT Change of use of redundant farm outbuilding to ancillary residential living accommodation

68.TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

To be sent out separately.

69.NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2022/0289	54 Mill Hayes Road, Knypersley, ST8 7BU	Additional dormers to front and rear of property	Councillor Perkin moved to recommend approval, subject to any valid neighbour planning	Planning Permission - Approved 02/12/2022
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			concerns, seconded by Councillor Rogers. Voted in favour.	
SMD/2022/0288	114 Park Lane, Knypersley ST8 7BQ	Rear extension to bungalow	It was agreed to recommend approval, subject to any valid neighbour planning concerns and possible overdevelopment.	Planning Permission - Approved 18/11/2022
SMD/2022/0243	246A Tree Tops, Park Lane, Knypersley	Proposed single storey rear extension	Approval was recommended, subject to any valid neighbour planning concerns.	Planning Permission - Refused 02/12/2022
SMD/2022/0454	Mitras Composites Uk Ltd, New Street, Biddulph Moor, Staffordshire, ST8 7NL	Removal of trees and forming new private access drive to dwelling. Closing off existing access via industrial yard.	Recommended refusal until tree protection orders had been investigated and new plans produced and submitted	Planning Permission - Refused 09/11/2022
SMD/2022/0296	25, Castle View, Biddulph, Staffordshire, ST8 6LF	Proposed 2 storey side extension	Approval was recommended, subject to any valid neighbour planning concerns	Planning Permission - Approved - 2/12/22



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SMD/2022/0461	Cloud Park Farm, Dial lane, Congleton	conversion of single two storey dwellings to two storey dwellings and associated garden and parking amenity	It was agreed to recommend approval, subject to non-contravention of the green belt.	Planning Permission - Approved 04/11/2022
SMD/2022/0473	10 Mow lane Gillow Heath	Single storey side extension to form garage	Approval was recommended, subject to any valid neighbour planning concerns.	Planning Permission - Approved 07/11/2022
SMD/2022/0558	27-29 Congleton Road Biddulph	Application for Removal or Variation of a Condition 3 following Grant of 05/00339/FUL	Recommended refusal. The need for this type of accommodation is still very relevant for the residents of Biddulph. Anecdotally, the current owner of the property has served eviction notices on long-standing tenants and did not experience issues in letting these units, meaning	Planning Permission - Approved - 6/12/2022



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			there continues to be demand.	
DET/2022/0040	Wragg Hall Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	change of use of an existing agricultural building into a single dwelling with associated building operations	The Town Council request that a full planning application is completed.	Prior Approval Granted. 13/1/2023
DET/2022/0042	Higher Whitmore Farm Congleton road Biddulph	Application to determine if prior approval is required for a proposed change of Use of Agricultural Building to Dwelling houses	The Town Council request that a full planning application is completed.	Prior Approval Refused. 5/1/23
SMD/2022/0576	Land At, Congleton Road, Biddulph, Staffordshire,	Outline Planning Permission with all matters reserved for a four-bedroom, two storey dwelling, on land associated with No.100	Recommend Approval subject to report recommendations being applied and conditions in SMD/2019/0319 being carried over	Planning Permission - Approval. 6/1/23



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		Congleton Road, Biddulph		
SMD/2022/0566	205, Park Lane, Knypersley, Staffordshire, ST8 7NR	Erection of steel framed livestock and general-purpose agricultural building	Recommend Approval	Planning Permission - Approval. 17/1/23
SMD/2022/0547	Hillside Cottage, Over The Hill, Biddulph Moor, Staffordshire, ST8 7LA	2 Storey Side Extension & Balcony	Recommend Approval subject to no neighbours valid planning concerns	Planning Permission - Refused. 20/1/23

70. APPEAL(S)

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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