

Biddulph Town Council



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

AGENDA

71. APOLOGIES

72. DECLARATIONS OF INTEREST

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

73. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 21 February 2023

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

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

76. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2023/0064
LOCATION	13 Cherry Tree Lane Biddulph Moor
PROPOSED DEVELOPMENT	Outline permission with details of access for a proposed dwelling (all other matters reserved)



Biddulph Town Council
Town Hall, High Street, Biddulph, Staffordshire
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APPLICATION NUMBER SMD/2023/0086
LOCATION 17 Northfield Drive Biddulph
PROPOSED DEVELOPMENT Proposed single storey rear extension

APPLICATION NUMBER SMD/2023/0070
LOCATION 51A Park Lane Knypersley
PROPOSED DEVELOPMENT Extension of an outbuilding and conversion into an annex

APPLICATION NUMBER SMD/2023/0039
LOCATION 73 High Street Biddulph
PROPOSED DEVELOPMENT Part retrospective - Change of use to restaurant

APPLICATION NUMBER SMD/2022/0616
LOCATION 4 Brook Gardens Biddulph
PROPOSED DEVELOPMENT Proposed change of use of garage to accomodate dog grooming.

APPLICATION NUMBER SMD/2023/0083
LOCATION 26 Asquith Close Biddulph
PROPOSED DEVELOPMENT First Floor Extension above existing garage. Single Storey Extension to the rear of the property. Internal Re-ordering.

APPLICATION NUMBER SMD/2023/0088
LOCATION 48 Tunstall Road Biddulph



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PROPOSED DEVELOPMENT Construction of a detached dwelling and outbuilding

APPLICATION NUMBER SMD/2023/0111
LOCATION Land At Biddulph Road Mow Cop
PROPOSED DEVELOPMENT Application for Outline Planning Permission with access and layout (all other matters reserved). Re: Proposed Development of the land with a Detached House and Garage

APPLICATION NUMBER SMD/2023/0108
LOCATION Biddulph Old Hall Overton Road Biddulph Common Biddulph
PROPOSED DEVELOPMENT New access track including replacement bridge and associated visitor parking provision

APPLICATION NUMBER SMD/2023/0120
LOCATION Poolside Farm Top Road Biddulph Moor
PROPOSED DEVELOPMENT Proposed single storey rear extension and alteration

APPLICATION NUMBER SMD/2023/0127
LOCATION Hurst Vale House Hurst Road Biddulph
PROPOSED DEVELOPMENT Replacement hay storage building

77. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

To be sent out separately.



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78. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2022/0642	32, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JN	Single storey rear extension with glazed gable and New bay window on front elevation.	Recommend approval subject to no neighbours valid planning concerns. Also, the proposed elevations should be corrected.	Planning Permission Approved 30/1/2023
SMD/2022/0670	168 A, Tunstall Road, Knypersley, Staffordshire, ST8 7AF	Proposed 2 storey and single storey rear extension	It was noted that there were valid neighbour planning concerns; there had already been development of this property and this appeared to be overdevelopment. Recommended refusal.	Planning Permission - Approved 3/3/2023
SMD/2022/0645	35 Windsor House, Hot Lane, Biddulph Moor	Construction of new agricultural building to provide storage, stable block for horses and breeding of sheep	Councillors considered that there was no history of agricultural use on this site, which is in the greenbelt. It appeared that the proposals had made no alternative arrangements for the public footpath, which is included on the Definitive Map. Recommended refusal on the grounds that this is an oversized development on greenbelt land, which appears to encroach on the public footpath.	Planning Permission - Refused 1/3/2023
SMD/2022/0644	Nettlebeds House, Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Proposed Two Storey ground floor living room and first floor bedroom and bathroom with two single storey rear extensions forming utility and sun lounge	Councillors had concerns about potential over development, but subject to valued neighbourhood planning concerns, approval was recommended.	Planning Permission - Refused 7/2/2023
SMD/2023/0009	Wickenstone Farm New Street Biddulph Moor	Retrospective application for installation of new unit to house milk vending machine	Councillors noted that this was a very popular facility. This development supports Neighbourhood Plan policies in relation to tourism (HCT1) and design	Planning Permission - Approved 7/3/23



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			(DES1). There was consideration of signage, but it was noted that there did not appear to have been neighbour complaints. Approval Recommended.	
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79. 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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