

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 23 May 2023  
**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 18 April 2023
- 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**
- 7. TO RECEIVE AN UPDATE ON TOWN COUNCIL PLANNING APPLICATIONS**



**Biddulph Town Council**  
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## 8. NEW PLANNING APPLICATIONS

**APPLICATION NUMBER** SMD/2023/0186  
**LOCATION** 18 Epworth House Halls Road Biddulph  
**PROPOSED DEVELOPMENT** Lawful Development Certificate for an Existing Use as a children's care home within Use Class C2

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**APPLICATION NUMBER** SMD/2023/0174  
**LOCATION** The Homestead John Street Biddulph  
**PROPOSED DEVELOPMENT** Variation of conditions 3, 4, 8 & 12 of planning permission SMD/2019/0564

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**APPLICATION NUMBER** SMD/2023/0153  
**LOCATION** Biddulph Town Hall High Street Biddulph  
**PROPOSED DEVELOPMENT** Redevelopment of the Town Hall Square in front of Biddulph Town Hall

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**APPLICATION NUMBER** SMD/2023/0170  
**LOCATION** Lower Overton Farm Overton Road Congleton  
**PROPOSED DEVELOPMENT** Change in rear window, ground floor configuration from double glazed doors and window to bi-fold window

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**APPLICATION NUMBER** SMD/2023/0165  
**LOCATION** Drinking Troughs Overton Road Biddulph Common Biddulph

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## PROPOSED DEVELOPMENT

Repair works re pointing, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough

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## APPLICATION NUMBER

SMD/2023/0166

## LOCATION

Drinking Troughs Overton Road Biddulph Common  
Biddulph

## PROPOSED DEVELOPMENT

Listed Building Consent for repair works re pointing, reinstatement and replacement of missing finials, proposed new drinking trough adjacent to remaining trough,

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## APPLICATION NUMBER

SMD/2023/0237

## LOCATION

Elmhurst Farm Barn Hurst Road Biddulph

## PROPOSED DEVELOPMENT

Application for Planning Permission; Listed Building Consent for - Conversion and alteration of agricultural building to form 1no. dwellinghouse

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## APPLICATION NUMBER

SMD/2023/0238

## LOCATION

Elmhurst Farm Barn Hurst Road  
Biddulph

## PROPOSED DEVELOPMENT

Listed Building Consent for - Conversion and alteration of agricultural building to form 1no. dwellinghouse

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

To be sent out separately.



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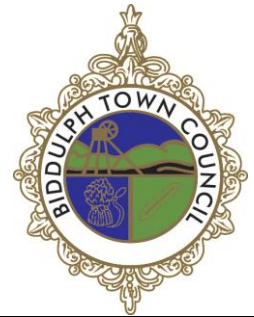
## 10. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

SMD/2023/0002	89 Conway Road Knypersley	Proposed single storey rear extension	There was consideration that this appeared to be a larger extension than neighbouring properties. Approval recommended, subject to valid neighbour planning concerns.	Planning Permission - Approved 28/3/23
SMD/2023/0041	161, Park Lane, Knypersley, Staffordshire , ST8 7PN	Proposed level changes and concrete base, and driveway works	Recommend approval subject to no County Highways concerns, the inclusion of sustainable drainage and no neighbours valid planning concerns.	Planning Permission - Approved 30/3/23



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<a href="#">SMD/2023/0056</a>	28, Mow Lane, Gillow Heath, Staffordshire ST8 6QQ	Erection of replacement dwelling	Recommend approval subject to no valid neighbour planning concerns.	Planning Permission - Refused 30/3/23	Impact on the character and appearance of the area, the setting of the adjacent Grade II listed Gillowfold Farmhouse, and the amenity of neighbours
<a href="#">SMD/2023/0086</a>	17, Northfield Drive, Biddulph, Staffordshire ST8 7DU	Proposed single storey rear extension	Recommended Approval.	Planning Permission Approved 11/4	
<a href="#">SMD/2023/0070</a>	51A, Park Lane, Knypersley, Staffordshire ST8 7AS	Extension of an outbuilding and conversion into an annex	Recommended Approval subject to Highways conditions and neighbours valid planning concerns.	Planning Permission Approved 11/4	
<a href="#">SMD/2022/0616</a>	4 Brook Gardens Biddulph	Proposed change of use of garage to accommodate dog grooming.	Recommended Approval subject to any need for change of use and meeting	Planning Permission Approved 11/4	



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			Highways conditions.	
<a href="#">SMD/2023/0042</a>	161, Park Lane, Knypersley, Staffordshire ST8 7PN	Rear extension, internal alterations, and air source heat pump	Recommended approval subject to not affecting the size of the original building and no neighbours valid planning concerns.	Planning Permission - Approved 28/4/23
<a href="#">SMD/2023/0039</a>	73 High Street Biddulph	Part retrospective - Change of use to restaurant	Recommended Approval, subject to a suitable environmentally compliant extraction system and filters. This must continue as a restaurant because of the concerns of the viability of existing businesses.	Delegated Decision - With applicant/agent for further information.
<a href="#">SMD/2023/0083</a>	26 Asquith Close Biddulph	First Floor Extension above existing garage. Single	Recommended Approval subject to a resolution of the issue addressed by	Planning Permission - Approved 27/4/2023



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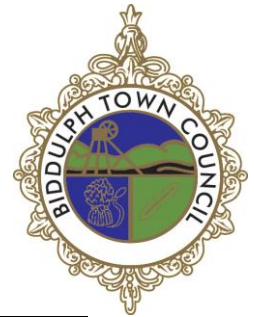


		Storey Extension to the rear of the property. Internal Re-ordering.	the neighbour objection in relation to a wall.	
<a href="#">SMD/2023/0111</a>	Land At, Biddulph Road, Mow Cop, Staffordshire	Application for Outline Planning Permission with access and layout (all other matters reserved). Re: Proposed Development of the land with a Detached House and Garage	Recommended Approval, subject to inclusion of all conditions from Ecological and Coal Mining reports.	Delegated Decision - With applicant/agent for further information.
<a href="#">SMD/2023/0108</a>	Biddulph Old Hall, Overton Road, Biddulph Common, Biddulph, Staffordshire, ST8 7SQ	New access track including replacement bridge and associated visitor parking provision	Recommended Approval subject to clarification regarding passing places, conditions on the Highways report regarding A527 entrance/exit,	Planning committee - with applicant for further information.



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			and protection of footpath 87 and the Town Council railings.	
<a href="#">SMD/2023/0120</a>	Poolside Farm, Top Road, Biddulph Moor, Staffordshire , ST8 7JP	Proposed single storey rear extension and alteration	Recommended Approval.	Planning Permission - Approved 28/4/2023
<a href="#">SMD/2023/0127</a>	Hurst Vale House, Hurst Road, Biddulph, Staffordshire , ST8 7RU	Replacement hay storage building	Recommended Approval.	Planning Permission - Approved 3/5/2023

## 11. APPEAL(S)

Copy to: The Mayor and Deputy Mayor, Councillors Eardley, Fletcher, Garvey, Hawley, Holdsworth, Hopkins, Jackson, Jones, Proudlove, Salt, Smith.



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