

Biddulph Town Council



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

AGENDA

50. APOLOGIES

51. DECLARATIONS OF INTEREST

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

52. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 19 September 2023

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

54. TO RECEIVE ANY UPDATES ON THE NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER REFERENDUM

55. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2023/0503
LOCATION	Land Off Biddulph Park Road, Biddulph
PROPOSED DEVELOPMENT	Proposed portal frame agricultural building.



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APPLICATION NUMBER SMD/2023/0453
LOCATION 15 Crossfield Avenue, Knypersley
PROPOSED DEVELOPMENT Alterations to size of Garage to the Rear

APPLICATION NUMBER SMD/2023/0531
LOCATION 29 Chapel Lane Biddulph Moor
PROPOSED DEVELOPMENT Proposed Construction of Single Storey Rear/Side
Porch to create sheltered access from kitchen to utility.
(Part retrospective)

APPLICATION NUMBER SMD/2023/0533
LOCATION The Quarry Overton Road Biddulph Common Biddulph
PROPOSED DEVELOPMENT Proposed new garage and associated alterations to
driveway

APPLICATION NUMBER SMD/2023/0512
LOCATION Biddulph Valley Leisure Centre Thames Drive Biddulph
PROPOSED DEVELOPMENT Addition of roof-mounted handrail to provide safe
access and maintenance in preparation for solar panel
installation.

APPLICATION NUMBER SMD/2023/0560
LOCATION 1 Victoria Business Park Prospect Way Knypersley
PROPOSED DEVELOPMENT CONSTRUCTION OF NEW INDUSTRIAL BUILDING TO
HOUSE CNC MACHINE



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APPLICATION NUMBER SMD/2023/0561
LOCATION Post Box House Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT Proposed infil ground floor extension to side elevation and proposed first floor extension to side elevation N.

56. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

To be sent out separately.

57. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2022/0559	Biddulph Park Methodist Church Biddulph Park Road Biddulph	Change of use from F1 (Church) to C3 (Dwelling) for personal occupation with proposed internal alterations	Approval was recommended, subject to Highways approval.	Planning Permission - Approved	
SMD/2023/0241	126, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Proposed single storey front and rear extension	Recommend Approval subject to no neighbours valid planning concerns	Planning Permission - Approved 20/9/2023	
SMD/2023/0225	7, Cedar Grove, Biddulph Moor, Staffordshire, ST8 7PB	Proposed single storey side extension, proposed single storey rear extension, proposed garage, proposed fire	There was concern about light issues. Recommend Refusal until the light issues can be resolved.	Planning Permission - Approved 22/9/2023	



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		rated oil tank cover.			
SMD/2023/0295	278, New Street, Biddulph Moor, Staffordshire, ST8 7NQ	Proposed extension to existing dwelling	Concern about overdevelopment and visually imposing elevation.	Planning Permission - Refused 7/9/2023	<p>The proposed development would result in a disproportionate addition over and above the size of the original building, visually and by volume. Therefore, the proposal would be inappropriate development in the Green Belt and would be harmful to its openness.</p> <p>Page 2 No very special circumstances have been identified to outweigh that harm and the proposal would therefore not comply with Policy SS10 of the Staffordshire Moorlands Local Plan (2020) or Section 13 of the National Planning Policy Framework. 2. Due to its excessive width, and minimal setback / set-down from the original building, the proposed extension would fail to respect the dominance of the original building and be subordinate to it in terms of its size and massing contrary to Policy DC1 of the Staffordshire Moorlands Local Plan (2020), the adopted Staffordshire Moorlands Design Guide and design advice in the National Planning Policy Framework.</p>



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SMD/2023/0338	Rose And Crown, New Street, Biddulph Moor, Staffordshire, ST8 7HZ	Retrospective application for upgrades to existing outdoor seating area, including the erection of a stand-alone shelter structure, new surrounding paving and new section of low-level brick walling.	Recommended approval subject to no adverse comments from neighbours. Councillors agree that this complies with the Neighbourhood Plan.	Planning Permission - Approved 15/9/2023	
DET/2023/0020	Wragg Hall Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to 1 Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion	Recommended full planning permission to be sought, and an up-to-date bat survey should be completed.	Prior Approval Granted 7/9/2023	
SMD/2023/0348	Ael Y Bryn, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR	Conversion of 2no. dwellings into 1no. dwelling : Ael-y-Byrn and Fair View	Recommend Approval once Highways requirements have been met	Planning Permission - Approved 26/9/2023	



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DET/2023/0023	56A, High Street, Biddulph, Staffordshire, ST8 6AR	Application to determine if prior approval is required for a proposed change of use from office to residential flat	Recommend Approval	Prior Approval is not required 18/9/2023	
SMD/2023/0365	68, Lyneside Road, Biddulph, Staffordshire, ST8 6SL	Proposed garage conversion to bedroom	Recommend Approval	Planning Permission - Approved 11/9/2023	
SMD/2023/0419	Unit 3d, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN	Variation of Condition 5 relating to SMD/2021/0713	No decision was recommended; more information is required regarding the use and therefore this should be referred to Staffordshire Moorlands licensing committee for consideration.	Planning Permission - Approved 9/10/2023	
SMD/2023/0463	Baileys Hill Farm Over The Hill Biddulph Moor	Proposed Detached Garage	Recommend Approval.	Planning Permission - Refused 8/11/2023	
SMD/2023/0312	160 The Bungalow, Congleton Road, Biddulph, Staffordshire, ST8 6QN	Installation of new chimney and 4No rooflights to loft space.		Planning Permission - Approved 6/11	



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SMD/2023/0378	Rose Cottage, Knypersley Hall, Harlech Drive, Biddulph, Staffordshire, ST8 7AN	Application for Listed Building Consent for installation of replacement skylights x 9		Listed Building Consent - Refused 3/11	

58. APPEAL(S)

SMD/2022/0454/A

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.

SMD/2023/0056/A

28 Mow Lane Gillow Heath ST8 6QQ.

Erection of replacement dwelling

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



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