

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 16 January 2024
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

59. APOLOGIES

60. DECLARATIONS OF INTEREST

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

61. MINUTES

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

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

63. TO CONSIDER CONTENT OF NEIGHBOURHOOD PLANNING TRAINING AND THE FUTURE OF THE WORKING GROUP

64. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2023/0571
LOCATION	Unit B High Street Biddulph
PROPOSED DEVELOPMENT	Change of use of a vacant retail unit (Use Class E) to hot food takeaway (sui generis) external plant and ventilation and extraction equipment and minor external works.



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APPLICATION NUMBER SMD/2023/0583
LOCATION 8 Ruabon Close Biddulph
PROPOSED DEVELOPMENT Conversion on Integral Garages to Rooms and Erection of Detached Garage

APPLICATION NUMBER SMD/2023/0615
LOCATION 49 Portland Drive Biddulph
PROPOSED DEVELOPMENT Demolition and replacement of existing side extension.

APPLICATION NUMBER SMD/2023/0612
LOCATION Former Severn Trent Reservoir Troughstones Road
Biddulph Common
PROPOSED DEVELOPMENT Proposed Change of Use of former Reservoir structure to a single dwelling.

APPLICATION NUMBER SMD/2023/0629
LOCATION 5 Mill Hayes Road Knypersley
PROPOSED DEVELOPMENT Proposed stable block and hardstanding

APPLICATION NUMBER SMD/2023/0641
LOCATION Biddulph Valley Leisure Centre Thames Drive Biddulph
PROPOSED DEVELOPMENT 123kW Solar PV system installed on existing roof of Biddulph LC sports hall



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APPLICATION NUMBER SMD/2023/0590
LOCATION Greenacres Stables Farm Akesmore Lane Biddulph
PROPOSED DEVELOPMENT Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array

APPLICATION NUMBER SMD/2023/0656
LOCATION Baileys Hill Farm Over The Hill Biddulph Moor
PROPOSED DEVELOPMENT Detached garage

APPLICATION NUMBER SMD/2023/0654
LOCATION 10 Blackbird Way Biddulph
PROPOSED DEVELOPMENT Retrospective planning permission for conservatory

APPLICATION NUMBER SMD/2024/0010
LOCATION Hillside Cottage Over The Hill Biddulph Moor
PROPOSED DEVELOPMENT Two storey side extension (Resubmission of SMD/2022/0547)

APPLICATION NUMBER SMD/2023/0661
LOCATION 95 High Street Biddulph
PROPOSED DEVELOPMENT Installation of replacement shopfront (retrospective)



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Please note, the following application was approved by the District Council between meetings:

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.

- 65. TO CONSIDER A RESPONSE TO THE WILDLIFE AND COUNTRYSIDE ACT 1981 - S53 APPLICATION TO UPGRADE PF31(PART) AND PF102 BIDDULPH TOWN TO A PUBLIC BRIDLEWAY (APPLICATION ATTACHED)**
- 66. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED**

To be sent out separately.

- 67. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL**

Please note, confirmation has been received that a planning decision has now been issued in relation to case reference No. SM.15/02/101 MW for Periodic Review (Environment Act) of Scheme of Conditions ref. SM.EA/4 at Hurst Quarry, Biddulph, Staffordshire, ST8 7RU.



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
DET/2023/0021	Higher Whitmore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses	A planning application should be submitted for this given its size and its in the green belt	Prior Approval Granted	
SMD/2023/0460	Nettlebeds House, Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Resubmission of SMD/2022/0644 for proposed rear extension first floor bathroom and bedroom, ground floor living room and study proposed single storey side extension utility room proposed front porch	Recommend approval subject to meeting the terms of the Planners, but the Town Council has concerns regarding over development in the green belt area.	Planning Permission - Approved 21/11/2023	
SMD/2023/0466	5, Grange Park Drive, Biddulph, Staffordshire, ST8 7XU	Add 12 solar panels to southern facing roof with bird protection system	Recommend approval	Planning Permission - Refused 15/11/2023the proposal would fail to preserve the special interest of the listed building or to preserve or enhance the character and appearance of the Conservation Area.



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2023/0478	15, Meadowside, Biddulph, Staffordshire, ST8 6NP	Dining room extension to upper ground floor level	Recommend approval.	Planning Permission - Approved 27/11/2023	
SMD/2023/0485	Wragg Hall Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ	FULL APPLICATION FOR CHANGE OF USE OF BARN TO FORM SINGLE DWELLING WITH ASSOCIATED OPERATIONAL DEVELOPMENT INCLUDING ALTERATIONS AND EXTENSION, PROVISION OF AMENITY AND PARKING SPACE AND HARD AND SOFT LANDSCAPING WORKS	Concerns regarding overdevelopment of the green belt approval, subject to non-contravention of the green belt and appropriate management of wildlife.	Planning Permission - Approved 30/11/2023	
SMD/2023/0399	41, Hollington Road, Upper Tean, Staffordshire, ST10 4JX	Demolition of rear extensions and erection of a full width two storey extension.	It was agreed to uphold the original objection.	Planning Permission - Approved	

68. APPEAL(S)



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



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