

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 20 February 2024  
**TIME:** 5.30pm  
**LOCATION:** Biddulph Town Hall, Council Chamber

## AGENDA

### 69. APOLOGIES

### 70. DECLARATIONS OF INTEREST

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

### 71. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 16 January 2024

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

### 73. TO CONSIDER DRAFT TERMS OF REFERENCE FOR THE NEIGHBOURHOOD PLAN IMPLEMENTATION WORKING GROUP (ATTACHED)

### 74. NEW PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	SMD/2024/0035
<b>LOCATION</b>	82 Brown Lees Road Brown Lees
<b>PROPOSED DEVELOPMENT</b>	Proposed single storey rear extension.

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<b>APPLICATION NUMBER</b>	SMD/2024/0041
<b>LOCATION</b>	Bradda Farm Barrage Road Biddulph Moor

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**Biddulph Town Council**  
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**PROPOSED DEVELOPMENT** Agricultural building to house & feed livestock with underfloor slurry store.

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**APPLICATION NUMBER** SMD/2024/0046

**LOCATION** 52 Mill Hayes Road Knypersley

**PROPOSED DEVELOPMENT** This proposal is for a ground floor rear extension. This includes for removal of an unused chimney stack.

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**APPLICATION NUMBER** SMD/2023/0647

**LOCATION** Country Park Visitor Centre Grange Park Drive  
Biddulph

**PROPOSED DEVELOPMENT** New waste management drainage to Visitor's Centre

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**APPLICATION NUMBER** SMD/2024/0057

**LOCATION** 2 Hillside Close Biddulph Moor

**PROPOSED DEVELOPMENT** Replacement single storey rear extension to create bedroom and sitting room. Proposed conversion of garage to bedroom.

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**APPLICATION NUMBER** SMD/2024/0075

**LOCATION** 38 Mill Hayes Road Knypersley

**PROPOSED DEVELOPMENT** Single Storey Front Extension to provide porch and sitting area.

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

To be sent out separately.



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## 76. 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)
<a href="#">SMD/2022/0041</a>	Smithy Farm Dial Lane Congleton	Change of use of redundant farm outbuilding to ancillary residential living accommodation	Recommend approval subject to remedial work being undertaken and green belt not compromised.	Planning Permission - Approved 5/1/24	
<a href="#">SMD/2023/0379</a>	51A, Park Lane, Knypersley, Staffordshire, ST8 7AS	Application is for the creation of a new dwelling within the current residential curtilage of number 51a Park Lane. The site boundary for the new dwelling is to encompass the existing outbuildings located on site.	Plot is of sufficient size to accommodate dwelling. Some concern over access. Recommend Approval subject to satisfactory Highways comments re access and meeting United Utilities comments	Planning Permission - Refused	No details
<a href="#">SMD/2023/0510</a>	Lower Heath Hayes, Troughstones Road, Biddulph Common, Staffordshire, ST8 7RT	Conversion of existing detached garage (C3 Use Class) to holiday accommodation (C3 Use Class) elevational alterations and construction of terrace area.	Recommend approval subject to meeting all recommendations of ecological survey and not contravening greenbelt regulations.	Planning Permission - Approved 9/1/2024	



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#">SMD/2023/0453</a>	15, Crossfield Avenue, Knypersley, Staffordshire, ST8 7AG	Alterations to size of Garage to the Rear	Recommended Approval, subject to only be used for domestic purposes and no valid neighbours' objections.  Councillor Redfern abstained and declared an interest.	Planning Permission - Approved	
<a href="#">SMD/2023/0531</a>	29 Chapel Lane Biddulph Moor	Proposed Construction of Single Storey Rear/Side Porch to create sheltered access from kitchen to utility. (Part retrospective)	Recommended Approval, subject to any valid neighbour concerns and obscured glass in side windows.	Planning Permission - Approved	
<a href="#">SMD/2023/0533</a>	The Quarry Overton Road Biddulph Common Biddulph	Proposed new garage and associated alterations to driveway	Recommended Approval within current rules for the extension within the green belt.	Planning Permission - Approved	
<a href="#">SMD/2023/0512</a>	Biddulph Valley Leisure Centre Thames Drive Biddulph	Addition of roof-mounted handrail to provide safe access and maintenance in preparation for solar panel installation.	Recommended Approval. Councillors Proudlove and Yates abstained from the vote.	Planning Permission - Approved	
<a href="#">SMD/2023/0560</a>	1 Victoria Business Park Prospect Way Knypersley	CONSTRUCTION OF NEW INDUSTRIAL BUILDING TO HOUSE CNC MACHINE	Recommended Approval.	Planning Permission - Approved 3/1/2024	



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#">SMD/2023/0571</a>	Unit B, High Street, Biddulph, Staffordshire, ST8 6AR	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.		Planning Permission - Approved 26/1/2024	
<a href="#">SMD/2023/0641</a>	Biddulph Valley Leisure Centre, Thames Drive, Biddulph, Staffordshire, ST8 7HL	123kW Solar PV system installed on existing roof of Biddulph LC sports hall		Planning Permission - Approved 29/1/2024	
<a href="#">SMD/2023/0590</a>	Greenacres Stables Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT	Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array		Planning Permission - Refused 31/01/2024	The application site is located immediately adjacent to an agricultural/skip storage yard. The submitted Noise Assessment indicates that the existing use operates at significantly high noise levels ..... unsuitable for residential use.



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## 77. 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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