

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 21 May 2024  
**TIME:** 6.30pm  
**LOCATION:** Biddulph Town Hall, Council Chamber

## AGENDA

### 99. ELECTION OF A CHAIR AND DEPUTY CHAIR

### 100. APOLOGIES

### 101. DECLARATIONS OF INTEREST

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

### 102. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on Tuesday 16 April 2024
- b) To **receive** the notes from the Neighbourhood Plan Implementation Working Group meeting held on Monday 8 April 2024

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



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## 104. NEW PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	DET/2024/0016
<b>LOCATION</b>	1 Wharf Road Biddulph
<b>PROPOSED DEVELOPMENT</b>	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to three-bedroom dwellinghouse (Use Class C3) There will be no structural works, with rooms sizes remaining the same with reallocated uses. Replacement windows will be provided as part of the works as well as other thermal improvements

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<b>APPLICATION NUMBER</b>	SMD/2024/0175
<b>LOCATION</b>	1 John Street Biddulph
<b>PROPOSED DEVELOPMENT</b>	Change of Use of the ground floor from its restricted Class E use (picture gallery and studio) to Use Class E(a) Retail (no external alterations)

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<b>APPLICATION NUMBER</b>	SMD/2024/0156
<b>LOCATION</b>	Mainwaring Farm Congleton Road Mow Cop
<b>PROPOSED DEVELOPMENT</b>	Proposed demolition of existing domestic store buildings and erection of new attached garage, home workshop, utility and rear entrance with store come gym with ensuite annexed above, replacement of existing porch with new bay window. Extension of hardstanding to existing drive to existing vehicular entrance gate

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

To be sent out separately.

## 106. 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/2023/0612</a>	Former Severn Trent Reservoir, Troughstones Road, Biddulph Common, Staffordshire, ST8 7SJ	Proposed Change of Use of former Reservoir structure to a single dwelling.	Recommended Approval, it was agreed that it is an innovative design and a reuse of an existing structure. It also meets the neighbourhood plan ambitions and is sympathetic to the surrounding area.  Councillor Garvey abstained and declared an interest.	Planning Permission - Approved 12/4/2024	
<a href="#">SMD/2024/0041</a>	Bradda Farm, Barrage Road, Biddulph Moor, Staffordshire, ST8 7NU	Agricultural building to house & feed livestock with underfloor slurry store	Recommended Approval with the suggestion that any trees removed should be replaced with trees and a hedgerow elsewhere on the site, and that there is a clear management plan for the slurry store. All agreed.	Planning Permission - Approved 29/4/2024	



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<a href="#">SMD/2024/0081</a>	3, Meadowside, Biddulph, Staffordshire, ST8 6NP	Single Storey Garage in rear garden	Recommended Approval	Planning Permission - Approved 15/4/2024	
<a href="#">SMD/2024/0092</a>	Butterlands Farm, Top Road, Biddulph Moor, Staffordshire, ST8 7LF	New Access and Parking Area	Recommended approval subject to the existing access road being closed off and that there are no highways objections.	Planning Permission - Approved 3/5/2024	
<a href="#">SMD/2024/0059</a>	1, Norfolk Grove, Biddulph, Staffordshire, ST8 6DQ	Proposed two storey extension and single storey store and garden room at side and rear of property	Recommended Approval.	Planning Permission - Approved 7/5/2024	
<a href="#">SMD/2024/0101</a>	Sycamore House, 28 Leek Lane, Biddulph Moor, Staffordshire, ST8 7NE	PROPOSED TWO STOREY EXTENSION TO FRONT FACING GABLE END, PROPOSED CARPORT, ALTERATIONS TO LANDSCAPING AND RE-CLADDING OF DORMERS	Recommended Approval subject to valid neighbourhood concerns. Proposed by Councillor Redfern; seconded by Councillor Jackson. All agreed.  Councillors Hawley and Jones declared an interest in this application therefore did not comment.	Planning Permission - Approved 10/5/2024	
<a href="#">SMD/2024/0104</a>	9, Healey Avenue, Biddulph, Staffordshire, ST8 6SQ	Proposed single story rear extension, pitched roof over garage and re-cladding of dormers	Recommended Approval.	Planning Permission - Approved 10/5/2024	



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<a href="#">SMD/2024/0102</a>	Long Edge House, Pines Lane, Biddulph Park, Biddulph, Staffordshire, ST8 7SP	Erection of oak framed garage with rear log store	Recommended approval subject to non-contravention of the green belt.	Planning Permission - Approved 25/4/2024	
<a href="#">SMD/2024/0110</a>	Butterlands Equestrian Centre, Butterlands Farm, Top Road, Biddulph Moor, Staffordshire, ST8 7LF	Retrospective application for change of use of a detached outbuilding into self contained ancillary accommodation	Recommended approval subject to non-contravention of green belt.	Planning Permission - Approved 30/4/2024	
<a href="#">SMD/2024/0090</a>	Unit B, High Street, Biddulph, Staffordshire, ST8 6AR	Proposed 1no internally illuminated projecting sign and 1no internally illuminated fascia sign	Recommend Approval.	Advertisement Consent - Approved 10/5/2024	

## 107. 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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