

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 15 March 2022
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

54. APOLOGIES

55. DECLARATIONS OF INTEREST

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

56. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 15 February 2022

57. NEIGHBOURHOOD PLAN AND NEIGHBOURHOOD DEVELOPMENT ORDER

To **receive** a verbal update on the Examination process and next steps.

58. TO CONSIDER THE STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL CONSULTATION - DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) - ISSUES AND OPTIONS (EMAIL ATTACHED)

59. TO CONSIDER WHETHER THERE ARE ANY FOOTPATHS THAT COULD BE ELIGIBLE FOR A COMMUNITY PATHS INITIATIVE GRANT APPLICATION (EMAIL ATTACHED)



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Tel: 01782 498480
e: office@biddulph-tc.gov.uk www.biddulph.co.uk

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60. NEW PLANNING APPLICATIONS

DET/2022/0017	The Oaklands, Dam Lane, Biddulph Moor, Staffordshire, ST8 7LB	Steel framed agricultural building.
DOC/2022/0012	Lower Whitemore Farm, Congleton Road, Biddulph, Staffordshire, CW12 3NF	Application for Approval of Details Reserved by Condition 3,6,7 & 12 SMD/2021/0220
HNT/2022/0008	40, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Proposed rear orangery measuring 4.5m beyond the rear wall of the existing dwelling, 3.2m maximum height and 2.6m to height of eaves
SMD/2020/0005	Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD	Listed building consent for Proposed installation of glass safety guarding to existing Bandstand area
SMD/2022/0043	39, Severn Close, Biddulph, Staffordshire, ST8 7PG	Lawful Development Certificate for an existing porch extension and tarmac and block paving drive
SMD/2022/0053	10, Derwent Drive, Biddulph, Staffordshire, ST8 7DL	Two Storey extension to rear of property. The extension will retain the same ridge height and width as the original



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		dwelling and will build above existing single storey extension and replacing current conservatory, without extending any further out than t
SMD/2022/0056	160, Park Lane, Knypersley, Staffordshire, ST8 7BQ	Proposed detached garage.
SMD/2022/0079	11, Oakfield Grove, Biddulph, Staffordshire, ST8 6UH	Single storey side extension and single storey rear extension and garage door to window conversion.
SMD/2022/0081	52, Knowle Road, Biddulph, Staffordshire, ST8 6LH	Two storey rear extension, dormer at the rear
SMD/2022/0091	205, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Proposed single storey rear extension and proposed single storey side extension
SMD/2022/0122	5, Merthyr Grove, Biddulph, Staffordshire, ST8 7XF	Two storey side extension.

61. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED



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62. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

NMA/2021/0035

4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS

Position of the front (facing hallway) wall of the proposed extension to be moved back by 400mm and windows to be changed from white to light grey

- Biddulph Town Council Recommendation: No Adverse comments, Recommend approval
- Staffordshire Moorlands District Council Decision: Non Material Amendment - Approved

SMD/2020/0005

Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD

Listed building consent for Proposed installation of glass safety guarding to existing Bandstand area

- Biddulph Town Council Recommendation: Not available
- Staffordshire Moorlands District Council Decision: Appeal Withdrawn

SMD/2021/0690

122, Park Lane, Knypersley, Staffordshire, ST8 7BQ

Replacement of an existing flat roofed conservatory with a larger pitched roof extension with attached rear loggia.

- Biddulph Town Council Recommendation: It was agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

SMD/2021/0725

Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW

Conversion of outbuilding to form residential annex

- Biddulph Town Council Recommendation: Concern that this is a change of use, also concerned that it contravenes green belt. Any approval would require conditions applied from reports.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable): No enlargement or substantial change to building, therefore not inappropriate development of the green belt.

SMD/2021/0800

2, Tame Close, Biddulph, Staffordshire, ST8 7HH

Single Storey Side Extension and Proposed Driveway

- Biddulph Town Council Recommendation: Concern over drive access to Pennine Way. Highways comments are needed. Also concerns raised over size of extension. If Highways comments are positive and extension within allowed increase in size then approve subject to any neighbours valid planning con
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): Revised plans addressed size of extension and driveway

SMD/2021/0810

25 Springfields, Grange Road, Biddulph, Staffordshire, ST8 7SB

Proposed single storey rear extension & conversion of existing garage/utility room

- Biddulph Town Council Recommendation: No Adverse comments, Recommend approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

SMD/2021/0820

205, Congleton Road, Biddulph, Staffordshire, ST8 6QW

Lawful development certificate for a proposed single storey rear extension and single storey side extension

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns, particularly with regard to the 45 degree rule and materials matching existing.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Not Lawful (Refused)
- Reason for variation (if applicable): Width of extension extends beyond the side elevation of the original building and has a width greater than half the width of the original building

SMD/2021/0837



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2, Cornfield Road, Biddulph, Staffordshire, ST8 6TX

Construction of single storey rear extension to replace existing single storey conservatory

- Biddulph Town Council Recommendation: raise no objections subject to compliance with the 45 degree rule and any neighbour valid concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

SMD/2022/0001

38, Colwyn Drive, Knypersley, Staffordshire, ST8 7BL

Proposed Side Extension and rendering works

- Biddulph Town Council Recommendation: recommended approval subject to any valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

63. APPEAL(S)

None.

Copy to: Councillors Adams, Davies, Garvey, Hawley, Jones, McLoughlin, Perkin, Redfern, Rogers, Rushton, Salt, Smith, Swift and Yates



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