

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 21 MAY 2024, 6PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor J Garvey (Chair)
- Councillor A Holdsworth
- Councillor M A Hopkins
- Councillor D Hawley
- Councillor K J Jackson
- Councillor Lawton
- Councillor J Salt
- Councillor C Smith
- Councillor N R Yates

Councillor Hawley was in attendance but did not sign the attendance sheet.

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman – Compliance Officer
- Mrs Angela Williams – Administration Officer
- Miss Jodie Hancock – Events and partnerships Officer
- Councillor J Redfern
- Councillor Rogers

Councillor Yates recited the disclaimer regarding the recording of the meeting.

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

Councillor Hawley gave his resignation as the Chair of Planning after 10 years; he expressed his thanks to the Chief Officer, Councillors and the Neighbourhood Plan Working Group members for their support.

Councillor Hawley nominated Councillor Garvey as the Chair; seconded by Councillor Jackson. There were no other nominations.

Councillors Rogers, Jackson and Garvey expressed their thanks to Councillor Hawley for all his years as Chair and offered congratulations for his achievements.

Councillor Jackson nominated Councillor Hopkins as the Deputy Chair; seconded by Councillor Smith. All **agreed**.

2. APOLOGIES

- Councillor Proudlove
- Councillor Jones

3. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations. **None**.
- b) Other Interests. **None**.

4. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on Tuesday 16 April 2024

The minutes were **approved** and **signed**.

- b) To **receive** the notes from the Neighbourhood Plan Implementation Working Group meeting held on Monday 8 April 2024

The minutes were proposed by Councillor Hawley; seconded by Councillor Rogers. All **agreed**.

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

The Chief Officer stated that there were no new sites for consideration.

6. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	DET/2024/0016
LOCATION	1 Wharf Road Biddulph
PROPOSED DEVELOPMENT	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

Councillors were generally supportive of a residential property in the High Street. It was felt that planning permission should be requested as there were concerns about parking, permits, etc.

Proposed by Councillor Smith; seconded by Councillor Hopkins. All agreed.

APPLICATION NUMBER	SMD/2024/0175
LOCATION	1 John Street Biddulph
PROPOSED DEVELOPMENT	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)

Councillor Garvey declared an interest as he is a member of the Staffordshire Moorlands District Council Licensing Committee, and left the meeting.

Councillors Smith and Salt declared an interest as they had been lobbied in relation to this application.

Councillor Hopkins chaired the meeting for this item; there was an extensive discussion.

Recommend approval as there are no planning reasons to refuse. However, Councillors expressed concerns about parking. Proposed by Councillor Hawley; seconded by Councillor Jackson. Agreed.

Councillor Smith abstained from the vote.

Councillor Garvey returned to the meeting.

APPLICATION NUMBER	SMD/2024/0156
LOCATION	Mainwaring Farm Congleton Road Mow Cop
PROPOSED DEVELOPMENT	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

It was proposed by Councillor Smith to recommend refusal due to insufficient information, incomplete surveys and potential overdevelopment; seconded by Councillor Jackson. All agreed.

7. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2024/0113
LOCATION	95, Tunstall Road, Biddulph, Staffordshire, ST8 6LB
PROPOSED DEVELOPMENT	Install new Dropped Kerb, remove front stone wall. Dig out part of front garden, build new retaining wall in block with Timber cladding. Tarmac hardstanding to create off road parking with aco drain and soakaway to front of hardstanding. Create new steps and path to the left for property access, remove hedge to the right side and install new fencing. Retain Hedge to the Left.
	CONSULTATION ON REVISED INFORMATION - Amendment to scheme- reduction of parking area to be created from two to one vehicle

Recommended approval. Proposed by Councillor Garvey; seconded by Councillor Salt. All agreed.

APPLICATION NUMBER
LOCATION
PROPOSED DEVELOPMENT

SMD/2024/0200
Smithy Farm Dial Lane Congleton
Application for the variation of a Condition 2 in relation to application SMD/2021/0066

No adverse comments.

APPLICATION NUMBER
LOCATION
PROPOSED DEVELOPMENT

SMD/2024/0204
Cloud Park Farm Dial Lane Congleton
Build extensions to front and rear of property.
Remove render to exterior walls and return to original stone.
Re-configure internal rooms and renovate as required.

Recommend approval. Proposed by Councillor Garvey; seconded by Councillor Hawley. All **agreed.**

APPLICATION NUMBER
LOCATION
PROPOSED DEVELOPMENT

SMD/2024/0167 & SMD/2024/0168
National Trust
BIDDULPH GRANGE NATIONAL TRUST Grange Road
Biddulph
Installation of wrought iron balustrade railing around the internal perimeter of the existing Bandstand and creation of a new section of steps to connect the Parterre area of the garden to Mrs Bateman's Garden.
Also Listed building consent for above (2024/0168)

A number of Councillors are members of the National Trust.

Recommend approval subject to any Historic England concerns proposed by Councillor Salt; seconded by councillor Hawley. All **agreed.**

8. 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/2023/0612	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	
SMD/2024/0041	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	
SMD/2024/0081	3, Meadowside, Biddulph, Staffordshire, ST8 6NP	Single Storey Garage in rear garden	Recommended Approval	Planning Permission - Approved 15/4/2024	
SMD/2024/0092	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	
SMD/2024/0059	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	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0101	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	
SMD/2024/0104	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	
SMD/2024/0102	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	
SMD/2024/0110	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	
SMD/2024/0090	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	

All decisions were **received**.

9. APPEAL(S)

There were none.

The meeting ended at 8.00pm.

Signed.....Date.....

DRAFT