

# Biddulph Town Council



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

## AGENDA

### 19. APOLOGIES

### 20. DECLARATIONS OF INTEREST

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

### 21. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 18 June 2024

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

### 23. NEW PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	SMD/2024/0285
<b>LOCATION</b>	Highcroft Woodhouse Lane Biddulph
<b>PROPOSED DEVELOPMENT</b>	Porch extension and replacement bay window

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Moorlands ST8 6AR  
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**APPLICATION NUMBER** SMD/2024/0287  
**LOCATION** 201 Park Lane Knypersley  
**PROPOSED DEVELOPMENT** Proposed two-storey side extension to create additional habitable space

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**APPLICATION NUMBER** SMD/2024/0268  
**LOCATION** The Workshop Harlech Drive Biddulph  
**PROPOSED DEVELOPMENT** Existing Grade II listed dwelling: Internal Alterations: 1 opening at ground floor and small lightweight partition to improve kitchen/utility usability. Lightweight partitions at first floor, introduction of 2 rooflights and replacement of 2 rooflights to improve natural daylight at first floor.  
Extension: erection of a 17m2 GIA extension to provide additional living space and second bedroom. Unlisted Outhouse: demolition retaining bricks and roof tiles and reconstruction reusing materials to form a garden home office. Adjustment of fence line to move garden area from the adjacent cottage to this dwelling.

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**APPLICATION NUMBER** SMD/2024/0269  
**LOCATION** The Workshop Harlech Drive Biddulph  
**PROPOSED DEVELOPMENT** Existing Grade II listed dwelling: Internal Alterations: 1 opening at ground floor and small lightweight partition to improve kitchen/utility usability. Lightweight partitions at first floor, introduction of 2 rooflights and replacement of 2 rooflights to improve natural daylight at first floor. Extension: erection of a 17m2 GIA extension to provide additional living space and second

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bedroom. Unlisted Outhouse: demolition retaining bricks and roof tiles and reconstruction reusing materials to form a garden home office. Adjustment of fence line to move garden area from the adjacent cottage to this dwelling.

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<b>APPLICATION NUMBER</b>	SMD/2024/0248
<b>LOCATION</b>	Former Forge Works Congleton Road Biddulph
<b>PROPOSED DEVELOPMENT</b>	Variation of conditions 4, 5, 14, 16, 19 and 31 relating to SMD/2014/0580

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<b>APPLICATION NUMBER</b>	SMD/2024/0236
<b>LOCATION</b>	Baileys Hill Farm Over The Hill Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Detached garge

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<b>APPLICATION NUMBER</b>	SMD/2024/0302
<b>LOCATION</b>	3 Hazel Grove Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Proposed extensions and alterations to provide additional accommodation

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

## 25. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0113	95, Tunstall Road, Biddulph, Staffordshire, ST8 6LB	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 right for property access, remove hedge to the right side and install new fencing. Retain Hedge to the Left.	Recommend Approval.	Planning Permission approved - 24/06/24	
SMD/2024/0204	Cloud Park Farm, Dial Lane, Congleton, Staffordshire, CW12 3QJ	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.	Planning Permission refused 4/7/2024	The proposals do not represent good design that would be respectful of the original dwelling's size, scale, linear form, character, and proportions as



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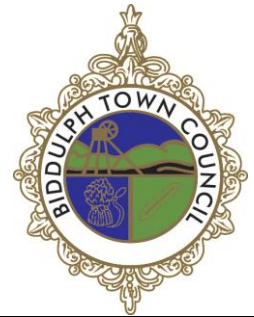
Moorlands ST8 6AR

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					a farm cottage and converted shippen that provided the historic 19th Century farmstead.
SMD/2024/0113	95, Tunstall Road, Biddulph, Staffordshire, ST8 6LB	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	Recommended approval. Proposed by Councillor Garvey; seconded by Councillor Salt. All agreed.	Planning Permission Approved 24/6/2024	



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		of parking area to be created from two to one vehicle			
SMD/2024/0156	Mainwaring Farm Congleton Road Mow Cop	"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	It was proposed by Councillor Smith to recommend refusal due to insufficient information, incomplete surveys and potential overdevelopment; seconded by Councillor Jackson. All agreed.	Planning Permission refused 21/6/2024	"The development would be inappropriate and, by definition, harmful to the Green Belt, and it would not be provided for by any of the exceptions that appear at paragraph 154 of the NPPF. The proposals do not represent good design that would be respectful of the original dwelling's size, form, character, shape, and its

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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
					relationship with the local landscape. The application has not been provided with a bat activity survey as recommended by the qualified ecologist that carried out a preliminary bat survey on behalf of the applicant. "
SMD/2024/0175	1 John Street Biddulph	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.	Planning Permission approved 21/06/24.	



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
DET/2024/0016	1, Wharf Road, Biddulph, Staffordshire, ST8 6AJ	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.	Prior approval not required/ 24/06/24	

## 26. APPEAL(S)

**SMD/2023/0379 - 51A Park Lane Knypersley ST8 7AS**

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



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