

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 17 September 2024
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

27. APOLOGIES

28. DECLARATIONS OF INTEREST

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

29. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on Tuesday 16 July 2024.
- b) To **receive** the Notes from the Neighbourhood Plan Working Group meeting on 24 July 2024

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

31. TO CONSIDER THE IMPLICATIONS OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) CONSULTATION AND A POTENTIAL RESPONSE FROM BIDDULPH TOWN COUNCIL:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>



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32. NEW PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2024/0340
LOCATION The Old Engine House Biddulph Road Mow Cop
PROPOSED DEVELOPMENT Application for Listed Building Consent for -
Installation of doors which differ slightly from those
previously approved by application reference
DOC/2014/0068 following the granting of planning
consent
under reference 12/00680/LBC (SMD/2012/0857)

APPLICATION NUMBER SMD/2024/0361
LOCATION Single storey brick built agricultural building to North
West of Cloud Park Farm Dial Lane Congleton
PROPOSED DEVELOPMENT Change of use of single storey agricultural building to
dwelling and associated external domestic amenity;
new vehicular access; temporary siting of static
caravan.

APPLICATION NUMBER SMD/2024/0374
LOCATION 5 Meadowside Biddulph
PROPOSED DEVELOPMENT Proposed single storey rear extension and alterations

APPLICATION NUMBER SMD/2024/0373
LOCATION Mount Pleasant Farm Lask Edge Road Lask Edge Leek
PROPOSED DEVELOPMENT Agricultural building for the storage of fodder



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APPLICATION NUMBER SMD/2024/0367
LOCATION Molehouse Barn Crowborough Road Lask Edge
PROPOSED DEVELOPMENT Proposed building up of existing opening to provide single door access and side screens

APPLICATION NUMBER SMD/2024/0396
LOCATION Cloud Park Farm Dial Lane Congleton
PROPOSED DEVELOPMENT Front and Rear single storey extension and internal alterations

APPLICATION NUMBER SMD/2024/0376
LOCATION 13 Long Valley Road Biddulph
PROPOSED DEVELOPMENT Excavation works to form timber retaining walls for new parking area at highway level and works to form raised patio area (retrospective). Extension of existing dropped kerb to serve new parking area/driveway

33. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED



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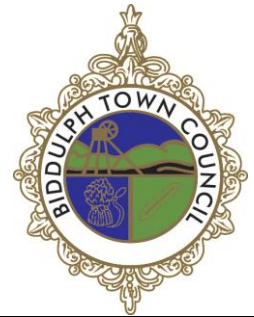


34. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2023/0629	5, Mill Hayes Road, Knypersley, Staffordshire, ST8 7BH	PROPOSED STABLE BLOCK AND HARDSTANDING	Recommended refusal considering the Conservation Officers comments that the proposal would fail to preserve the special interest of the listed building.	Planning Permission Approved - 15/8/2024	
SMD/2023/0503	Land Off Biddulph Park Road, Biddulph	Proposed portal frame agricultural building.	Recommended Approval.	Planning Permission Approved - 28/8/2024	
SMD/2024/0060	Higher Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Listed Building Consent for a full roof overhaul and roof spread correcting	No adverse comments. All voted in favour.	Listed Building Consent - Refused 15/7/2024	The proposed work, as presented in the application, would involve the replacement of original parts of the roof structure and the rebuilding of existing walls. There is no justification for the extent of such work and it would risk the entire collapse of the building. The proposal would fail to preserve the special interest of the listed building



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					contrary to Section 16 (2) of the Planning (Listed Buildings and Conservation Area) Act 1990 and it would cause substantial harm to the significance of the designated heritage asset without obvious public benefit. There would be conflict with Policy DC2 of the SMDC Local Plan and the terms of the NPPF in these regards.
SMD/2024/0168	BIDDULPH GRANGE NATIONAL TRUST, Grange Road, Biddulph, Staffordshire, ST8 7SD	Listed Building consent for 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.	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.	Planning Permission - Approved 10/7/2024	



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0200	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN	Application for the variation of a Condition 2 in relation to application SMD/2021/0066	No adverse comments.	Planning Permission - Approved 10/7/2024	
SMD/2024/0238	1 Church Mews Knypersley	Proposed garage conversion to bedroom for disability needs, provision of 1nr additional parking space	Recommended approval with condition that sustainable drainage should be considered for the new parking space (INF 2). Proposed by Councillor Salt, seconded by Councillor Jones. All voted in favour.	Planning Permission Approved - 24/7/2024	

35. 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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