

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 16 JULY 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor S Fletcher
- Councillor J Garvey (Chair)
- Councillor K J Jackson
- Councillor J T Jones
- Councillor Rogers (Approved substitute for Councillor Hawley)
- Councillor M A Hopkins
- Councillor A Holdsworth
- Councillor N R Yates (from 6.17pm)
- Councillor Lawton

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Angela Williams – Administrator Officer
- Miss Jodie Hancock – Events and Partnerships Officer
- Councillor A Parkes (from 6.11pm)
- Councillor Rogers (Approved substitute for Councillor Hawley)

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

19. APOLOGIES

- Councillor D Hawley - Substitute Councillor Rogers
- Councillor N Eardley
- Councillor J Salt
- Councillor C Smith
- Councillor D Proudlove (Absent)

20. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations:
- b) Other Interests: Councillor Jones declared an interest in item SMD/2024/0236.
Councillor Garvey declared an interest in SMD/2024/0248.

21. MINUTES

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

Proposed by Councillor Garvey; seconded by Councillor Jones.

All agreed. Approved and Signed.

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

No new sites were identified.

23. NEW PLANNING APPLICATIONS

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

Councillor Garvey proposed to recommend Approval subject to no valid neighbours planning concerns; seconded by Councillor Holdsworth. All agreed.

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

Councillor Jackson proposed to recommend approval subject to not contravening the Green Belt; possible restrictions in relation to permitted development should be considered. seconded by Councillor Jones. All agreed.

APPLICATION NUMBER	SMD/2024/0268 & 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 17m ² 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.

Councillors were concerned about listed building development and felt a heritage assessment was needed. All agreed.

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

Councillor Yates proposed to seek assurances from the environmental department of Staffordshire Moorlands that the ground is free from contamination. There is not enough information in the application to be satisfied about this issue and further assurances are needed.

Councillor Garvey abstained from the vote.

APPLICATION NUMBER	SMD/2024/0236
LOCATION	Baileys Hill Farm Over The Hill Biddulph Moor
PROPOSED DEVELOPMENT	Detached garage

Councillor Garvey proposed to recommend approval subject to not contravening Green Belt regulations; seconded by Councillor Yates. **Agreed.**

Councillor Jones abstained from the vote.

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

Councillor Yates proposed to recommend refusal on the grounds of over development and inappropriate development; seconded by Councillor Hopkins. All **agreed.**

24. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

No Supplementary applications were received.

25. 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/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 a farm cottage and converted shippen that provided the

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
					historic 19th Century farmstead.
SMD/2024/0113	95, Tunstall Road, Biddulph, Staffordshire, ST8 6LB	<p>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.</p> <p>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.</p> <p>CONSULTATION ON REVISED INFORMATION - Amendment to scheme- reduction of parking area to be created from two to one vehicle</p>	Recommended approval. Proposed by Councillor Garvey; seconded by Councillor Salt. All agreed.	Planning Permission Approved 24/6/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
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 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

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
					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.	
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	

The decisions were received.

26. APPEAL(S)

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

No additional comments were made. All agreed.

The meeting ended at 6.28pm.

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