

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 17 SEPTEMBER 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor S Fletcher
- Councillor K J Jackson
- Councillor Rogers (Approved substitute for Councillor Hawley)
- Councillor M A Hopkins (Chair)
- Councillor D Proudlove
- Councillor A Lawton
- Councillor J Salt (6.23pm)
- Councillor C Smith (6.20pm)
- Councillor N R Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Angela Williams – Administrator Officer
- Miss Jodie Hancock – Events and Partnerships Officer
- Mrs Margaret Warman - Compliance and Governance Officer
- Councillor A Parkes (from 6.11pm)

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

27. APOLOGIES

- Councillor D Hawley - Substitute Councillor Rogers
- Councillor A Holdsworth (Absent)
- Councillor J T Jones (Absent)
- Councillor J Garvey
- Councillor N Eardley

28. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations:

Councillor Rogers declared an interest in SMD/2024/0376.

b) Other Interests:

Councillor Proudlove declared an interest in SMD/2024/0374.

29. MINUTES

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

Proposed by Councillor Jackson; seconded by Councillor Yates. All **agreed**.

- b) To **receive** the Notes from the Neighbourhood Plan Working Group meeting on 24 July 2024.

Councillor Rogers was the only member in attendance. All **received**.

Councillor Proudlove noted that the minutes referred to planning decisions from Staffordshire Moorlands District Council not referencing the Neighbourhood Plan; he stated that during his next meeting with Councillor Darren Price (portfolio holder) he will bring this to his attention.

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

The Chief Officer stated that there are currently six sites that have been put forward, however she had not received a response recently. After chasing, the Chief Officer reported that the Officer is no longer in position and has now contacted the main Planning inbox to get a response.

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>

The Chief Officer gave a brief outline of the consultation proposal. The main areas that could impact the work of the Town Council were the neighbourhood planning process and consideration of green spaces.

It was discussed whether to respond formally; Councillor Proudlove suggested a response would be appropriate.

Councillor Yates suggested that each Councillor makes their personal comments.

It was agreed that the Chief Officer should respond to the consultation, noting the importance of neighbourhood planning, green belt, heritage and design policies.

Proposed by Councillor Proudlove; seconded by Councillor Jackson. All **agreed**.

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)

No adverse comments proposed by Councillor Rogers; seconded by Councillor Proudlove. All **agreed**.

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.

Councillor Yates proposed no adverse comments; seconded by Councillor Fletcher. All **agreed**.

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

Proposed by Councillor Rogers no valid neighbour concerns and adhering to 45-degree angle; seconded by Councillor Jackson. All **Agreed**.

Councillor Proudlove declared an interest and did not comment.

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

Proposed by Councillor Jackson no adverse comment; seconded by Councillor Yates. All **Agreed.**

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

Proposed no adverse comments by Councillor Yates; seconded by Councillor Jackson. All **Agreed.**

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

Councillor Yates advised that he request that a District Councillor calls in this application, for consideration by the Planning Committee at the District Council. However, the Town Council should submit a response of 'no adverse comments'; seconded by Councillor Fletcher. All **Agreed.**

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

Councillor Jackson proposed to make no adverse comments; seconded by Councillor Rogers. **Agreed.**

Councillor Rogers declared a non-pecuniary interest in this application.

33. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2024/0407
LOCATION 1 Endon Drive Biddulph
PROPOSED DEVELOPMENT Single storey side extension including internal and external alterations to create an improved access

Proposed by Councillor Rogers that there were no valid planning concerns; seconded Councillor Proudlove. All **Agreed**.

APPLICATION NUMBER SMD/2024/0401
LOCATION Cemetery Congleton Road Biddulph
PROPOSED DEVELOPMENT Construction / provision of 333No proposed cremation burial plots and proposed 'Garden of Remembrance' area including a 2.1m high brick wall, metal gazebo, paving and seating.

Proposed by Councillor Rogers that there were no valid planning concerns; seconded The Town Council **declined to comment** on its own planning application.

Councillor Yates proposed to request Councillor Garvey to attend the Planning Meeting where the above application will be discussed; seconded by Councillor Rogers.

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	

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

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

Councillor Fletcher questioned whether there had been a response in regard to SMD/2024/0248 and the contamination of the land.
It was agreed that the Chief Officer should chase this.

All decisions were **received**.

35. APPEAL(S)

There were no appeals.

The meeting ended at 6.26pm.

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