

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 15 OCTOBER 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor S Fletcher
- Councillor J Garvey (Chair)
- Councillor M A Hopkins
- Councillor D Hawley
- Councillor K J Jackson
- Councillor J T Jones
- Councillor A Lawton
- 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 Garvey recited the disclaimer regarding the recording of the meeting.

27. APOLOGIES

- Councillor D Proudlove
- Councillor A Holdsworth
- Councillor J Salt
- Councillor C Smith

28. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations:

None.

- b) Other Interests

None.

29. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on Tuesday 17 September 2024.

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

- b) To **receive** the Notes from the Neighbourhood Plan Working Group meeting on 25 September 2024

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

Councillor Garvey noted that there had been changes to the format of the planning summary document; there are now three categories with Neighbourhood Plan considerations- Yes it compiles, No it doesn't comply and Not Applicable if it does not apply to the application. This is to ensure that due consideration is being given to the Neighbourhood Plan by the Planning Authority.

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

The Chief Officer stated that there are no new sites and noted that there is a delay due to a new recruitment at the District Council.

31. TO NOTE FEEDBACK FROM THE DISTRICT COUNCIL PLANNING DEPARTMENT IN RELATION TO INCLUSION OF THE NEIGHBOURHOOD PLAN IN PLANNING DECISIONS FOR BIDDULPH

The Chief Officer reported that she had written to the head of Planning noting that none of the decisions made had referenced the Neighbourhood Plan and highlighted it as an issue. A response was received, and it will be raised as an issue with Planning Officers.

Councillor Jackson proposed to contact local parishes and seek information about their experiences; seconded by Councillor Yates. All **agreed**.

32. NEW PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2024/0448
LOCATION 28 Highfield Road East Biddulph
PROPOSED DEVELOPMENT Replace an existing rear conservatory

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	n/a
NE2: Urban Edge	n/a	DES1: Design <input type="checkbox"/>	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments. All agreed.

APPLICATION NUMBER SMD/2024/0195
LOCATION 100, Congleton Road, Biddulph, Staffordshire, ST8 6EG
PROPOSED DEVELOPMENT Application for Approval of Reserved Matters as laid out in condition 2 of the outline planning approval alongside condition 5. in relation to application SMD/2022/0576

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	Y
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	N
NE1: Natural Environment Features	N	INF2: Sustainable Drainage	Y
NE2: Urban Edge	n/a	DES1: Design ☑	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

The Committee acknowledged that the Councils Allotment Gardens back onto the property.

Recommended approval subject to the Biodiversity Officer regarding net gain and any Highways concerns.

33. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2024/0458
LOCATION 62 St Johns Road Biddulph
PROPOSED DEVELOPMENT Proposed new vehicular access

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	n/a
NE2: Urban Edge	n/a	DES1: Design ☐	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments subject to no Highways concerns. Proposed by Councillor Hawley; seconded by Councillor Jones. All **agreed**.

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/2024/0373	Mount Pleasant Farm, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QG	Agricultural building for the storage of fodder	Proposed by Councillor Jackson no adverse comment; seconded by Councillor Yates. All Agreed.	Planning Permission - Approved 8/10/24	
SMD/2024/0367	Molehouse Barn, Crowborough Road, Lask Edge, Staffordshire, ST13 8QR	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.	Planning Permission - Approved 4/10/2024	
SMD/2024/0340	The Old Engine House, Biddulph Road, Mow Cop, Staffordshire, ST7 3PU	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	No adverse comments proposed by Councillor Rogers; seconded by Councillor Proudlove. All agreed.	Listed Building Consent - Approved 18/9/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		12/00680/LBC (SMD/2012/0857)			
SMD/2024/0236	Baileys Hill Farm, Over The Hill, Biddulph Moor, Staffordshire, ST8 7LA	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.	Planning Permission - Approved 22/07/24	

Decisions and Notices were **Received**.

35. APPEAL(S)

There were no appeals.

The meeting ended at 6pm.

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