

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 19 NOVEMBER 2024, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR**

PRESENT:

- Councillor N Eardley
- Councillor J Garvey (Chair)
- Councillor M A Hopkins
- Councillor D Hawley
- Councillor K J Jackson
- Councillor J T Jones
- Councillor A Lawton
- Councillor D Proudlove
- Councillor N R Yates

Councillor Jackson was in attendance but did not sign the attendance sheet.

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Angela Williams – Administrator Officer
- Councillor J Jones

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

45. APOLOGIES

- Councillor A Holdsworth (Absent)
- Councillor S Fletcher
- Councillor J Salt
- Councillor C Smith

46. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations:

None.

- b) Other Interests

None.

47. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 15 October 2024.

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

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

The Chief Officer noted that this will be revisited in the new year due to the ongoing recruitment process for a Conservation Officer.

49. NEW PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2024/0436
LOCATION Unit 2 Childerplay Road Knypersley
PROPOSED DEVELOPMENT Proposed Extension to Existing Workshop Unit to Create 2 Additional Vehicle Maintenance Bays

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	Y	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	Y
NE2: Urban Edge	n/a	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

Recommended approval with conditions; subject to not contravening green belt restrictions, complying with the highways and no valid neighbour planning concerns.

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

APPLICATION NUMBER SMD/2024/0483
LOCATION Greenway Bank Farm Greenway Bank Biddulph
PROPOSED DEVELOPMENT Proposed erection of Slurry Tower at Greenway Bank Farm to provide sufficient storage for Slurry produced at the farm in a 6-month period

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

It was noted that this was in a neighbouring parish.

Recommended safety controls to prevent accidental spillage. There were queries about Biodiversity Net Gain implications, and the fact that this is in the green belt.

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

50. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2024/0505
LOCATION 19 Trent Grove, Biddulph, Staffordshire, ST8 6ND
PROPOSED DEVELOPMENT Single storey side extension including internal and external alterations to create an improved 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 ☒	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

No adverse comments. Proposed by Councillor Hawley; seconded by Councillor Yates. All agreed.

Councillor Jones declared an interest in this application and did not vote.

APPLICATION NUMBER SMD/2024/0514
LOCATION 11 Cambridge Close Biddulph
PROPOSED DEVELOPMENT Proposed Single Storey Side Extension

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 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	N

Councillor Garvey proposed to recommend approval with a condition that additional parking is considered to compensate for the loss of the drive; sustainable drainage should be included within the development. Seconded by Councillor Yates; all **agreed**.

There was a discussion regarding which applications will be referred to the Neighbourhood Plan Implementation Working Group.

51. 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/2024/0374	5, Meadowside, Biddulph, Staffordshire, ST8 6NP	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.	Planning Permission Approved 5/11/2024	
SMD/2024/0396	Cloud Park Farm, Dial Lane, Congleton, Staffordshire, CW12 3QJ	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.	Planning Permission Approved - 5/11/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0376	13, Long Valley Road, Biddulph, Staffordshire, ST8 6RA	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.	Refused - 31/10/2024	<p>The development has harmed and further eroded the character and appearance of the area and the distinctiveness of the locality. The development does not complement the local context or the established layout in terms of set-back from the road and spacing around dwellings. The increased parking provision within the dwelling's curtilage has resulted in a disproportionate over provision of parking spaces for the size of the property and resulted in a very vehicle dominant layout, with vehicles dominating the street scene and open space when viewed from the public realm.</p> <p>In these regards there is conflict with Policy DC1 of the Staffordshire Moorlands Local Plan and policies DES1 and DES2 of the Biddulph Neighbourhood Plan.</p> <p>The development that has been carried out and completed has not been provided with a permeable surface and a drainage interceptor that runs to onsite soakaway.</p>
SMD/2024/0407	1 Endon Drive Biddulph	Single storey side extension including internal and external alterations to create an	Proposed by Councillor Rogers that there were no valid planning concerns; seconded Councillor Proudlove. All Agreed.	Planning permission approved 31/10/2024	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		improved access			
SMD/2024/0401	Cemetery, Congleton Road, Biddulph, Staffordshire, ST8 7RG	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.	no comment	Planning permission approved - 7/11/2024	

Decisions were **received**.

52.APPEAL(S)

There were no appeals.

The meeting ended at 6pm.

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