

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 21 JANUARY 2025, 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 J Salt
- 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
- Ms Jodie Hancock – Events and Partnerships Officer
- Mrs Margaret Warman - Compliance and Governance Officer
- Councillor W Rogers
- Councillor J Redfern

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

**53. APOLOGIES**

- Councillor C Smith
- Councillor S Fletcher (Absent)

**54. DECLARATIONS OF INTEREST**

- a) Disclosable Pecuniary Interests and Dispensations  
None.
- b) Other Interests  
None.

**55. MINUTES**

To **approve** the Minutes from the Planning Committee meeting held on 2 November 2024

All agreed.

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

The Chief Officer reported that there is a new Conservation Officer in place; she will report back once a meeting has been arranged.

## 57. NEW PLANNING APPLICATIONS

**APPLICATION NUMBER** SMD/2024/0419  
**LOCATION** Somerdale Farm Lodge Barn Road Knypersley  
**PROPOSED DEVELOPMENT** Demolition of existing agricultural building and erection and extension of agricultural building and covered muck store (part retrospective)

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	?	INF2: Sustainable Drainage	?
NE2: Urban Edge	n/a	DES1: Design <input checked="" type="checkbox"/>	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Recommend approval with conditions; a habitat management and monitoring plan should be produced as per the Biodiversity Net Gain report, mitigation measures must be in place to ensure no contamination of adjacent natural habitats, and surface water discharge should meet greenbelt restrictions. All **agreed**.

**APPLICATION NUMBER** SMD/2025/0011  
**LOCATION** 190 Congleton Road Biddulph  
**PROPOSED DEVELOPMENT** Proposed two-storey rear 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	Y
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	n/a
NE2: Urban Edge	n/a	DES1: Design <input type="checkbox"/>	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

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

## 58. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

**APPLICATION NUMBER** SMD/2024/0578  
**LOCATION** 1 Halls Road Biddulph  
**PROPOSED DEVELOPMENT** Proposed side & rear 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	Y
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	n/a
NE2: Urban Edge	n/a	DES1: Design	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

Recommend approval subject to no neighbours valid planning concerns. All **agreed**.

## 59. 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/2024/0448	28, Highfield Road East, Biddulph, Staffordshire, ST8 6HA	Replace an existing rear conservatory	No adverse comments. All agreed.	Planning Permission Approved - 22/11/2024	
SMD/2024/0458	62, St Johns Road, Biddulph, Staffordshire, ST8 6LQ	Proposed new vehicular access	No adverse comments subject to no Highways concerns. Proposed by Councillor Hawley; seconded by Councillor Jones. All agreed.	Planning Permission Approved - 4/12/2024	

Received.

## 60. APPEAL(S)

**APPLICATION NUMBER**

SMD/2024/0376

**LOCATION**

13, Long Valley Road, Biddulph, Staffordshire, ST8 6RA

**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

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

It was agreed to accept the comments, but to note we continue to be concerned about sustainable drainage. All **agreed**.

*The meeting ended at 6.05pm.*

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