

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 18 FEBRUARY 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 S Fletcher
- Councillor J Salt (5.38pm)
- 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 – Administration 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.

61. APOLOGIES

- Councillor C Smith

62. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations

None.

- b) Other Interests

In relation to application SMD/2025/0007, the Chief Officer and Councillor Hopkins are members of the Cricket Club; Councillor Garvey declared an interest as a Governor at Moor First School and would leave the meeting to avoid conflict in relation to nursery provision.

63. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on 21 January 2025

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

b) To receive the Notes of the Neighbourhood Plan Implementation Working Group meeting on 5 February 2025

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

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

None.

65. NEW PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2025/0007
LOCATION KNYPERSLEY SPORTS CLUB Tunstall Road Knypersley
PROPOSED DEVELOPMENT Proposed replacement building forming children's nursery

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	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	?
NE2: Urban Edge	n/a	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

Councillor Garvey left the meeting at the start of these discussions; Councillor Hopkins Chaired this item.

It was agreed to oppose this application due to the loss of a community facility; this would be a 'watering down' of grassroots football. There was concern that Sport England did not seem to have been consulted. Councillors were supportive of business development, but highlighted Policy CF2 in the Neighbourhood Plan in relation the loss of existing community facilities. Proposed by Councillor Salt; seconded by Councillor Proudlove. All **agreed**.

Councillor Garvey returned to the meeting.

APPLICATION NUMBER

SMD/2025/0010

LOCATION

18 Crossways Biddulph

PROPOSED DEVELOPMENT

Proposed single story Living Room rear extension and demolition of rear Utility Room and internal alterations

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

No adverse Comments. Proposed by Councillor Hawley; seconded by Councillor Jones. All agreed.

66. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER

SMD/2025/0040

LOCATION

1 Grange Court Biddulph

PROPOSED DEVELOPMENT

Proposed garage conversion, extension and alterations

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

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

67. 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/2024/0505	19 , Trent Grove , Biddulph , Staffordshire , ST8 6ND	Single storey side extension including internal and external alterations to create an improved access	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.	Planning Permission Approved - 4/2/2025	
SMD/2024/0516	Marshfield Gate Farm , Marshfield Lane , Biddulph , Staffordshire , ST8 6RG	Conversion and alteration of former agricultural buildings to form 2no. dwellinghouses and associated works	Recommended approval with the conditions of implementation of all recommendations from wildlife survey, equivalent or better replacement of removed hedgerow and no highways issues identified by SCC Highways (INF1 Woodhouse Lane/Marsh Green Road). Details of window & door treatments to be provided prior to approval.	Planning Permission Approved - 16/1/2025	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2024/0514	11 Cambridge Close Biddulph	Proposed Single Storey Side Extension	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.	Planning Permission 7/2/2025	

They were received.

68. APPEAL(S)

None.

The meeting ended at 6.09pm.

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