

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 19 January 2021
TIME: 5.30pm
LOCATION: Via Zoom; access code to be sent separately.

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations
- b) Other Interests

3. MINUTES

The **approve** the Minutes from the meetings on 11 November 2020 and 10 December 2020.

4. ALDI DEVELOPMENT

To **receive** an update on the proposed Aldi development in the town.

5. BOVIS UPDATE

To **receive** an update on Bovis Homes site improvements.

6. PLANNING APPLICATIONS

SMD/2020/0697	1 Stone Villas Tower Hill Road Mow Cop	Proposed new Manege horse exercise area, associated fencing, access track , new double car garage and associated wall construction
SMD/2020/0704	9 York Close, Biddulph	Proposed Two-Storey Side Extension
SMD/2020/0728	160 Tunstall Road Knypersley	Proposed first floor extension above garage and internal alterations
SMD/2021/0002	30 Oakfield Grove Biddulph	Proposed two storey side extension and single storey rear extension



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7. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

8. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Application Number	Address	Proposal	Biddulph Town Council recommendation	SMDC Decision
SMD/2020/0583	15, Charles Street, Biddulph, Staffordshire, ST8 6JB	Single storey rear extension	recommend approval subject to neighbourhood valid planning concerns.	Planning Permission - Approved
SMD/2020/0368	8, Dales Close, Biddulph Moor, Staffordshire, ST8 7LZ	Proposed single storey rear extension and construction of replacement garage	Approved, subject to valid neighbour planning concerns.	Planning Permission - Refused
SMD/2020/0625	Land Off, Troughstones Road, Biddulph Common, Staffordshire,	The erection of a steel framed agricultural building for the keeping of horses, farm machinery, hay, straw, feed and shavings. Change of use for the keeping of horses.	recommendation for approval subject to Footpath 31 being maintained, not contravening green belt and the provision of sufficient parking.	Planning Permission - Refused
SMD/2020/0623	17, Lagonda Close, Biddulph, Staffordshire, ST8 6PZ	Replacement of Front Porch and Erection of a Two Storey Side Extension	recommend approval subject to neighbours' planning concerns.	Planning Permission - Approved
SMD/2020/0614	453, New Street, Biddulph Moor, Staffordshire, ST8 7LP	To formally merge the two shop ground floor spaces uses into residential, as part of the one existing dwelling.	recommend approval.	Planning Permission - Approved
SMD/2020/0517	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN	Proposed two and single storey extensions. Construction of a replacement ancillary garage/workshop building & porch.	refused on the basis of over-development and excessive size	Planning Permission - Refused



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DET/2020/0054	Green Acres, Tower Hill Road, Brown Lees, Staffordshire, ST8 6PA	Proposed change of use of an agricultural building to a dwelling house	recommended refusal due to unanswered questions and possible contravention of green belt.	Prior Approval Refused
NMA/2020/0037	33, Halls Road, Biddulph, Staffordshire, ST8 6DD	Non material amendment relating to SMD/2020/0162	Not discussed	Non Material Amendment - Approved
NMA/2020/0027	121, Tunstall Road, Knypersley, Staffordshire, ST8 7AA	Non material amendment relating to SMD/2017/0510 to provide a double garage & amended windows to House type 1		Non Material Amendment - Approved
NMA/2020/0018	Manfield House, Church Lane, Biddulph Moor, Staffordshire, ST8 7HU	Non-material amendment to SMD/2018/0621 to retain the existing house roof and fit a new hipped roof over the new side extension to marry into the existing house roof	Recommend approval.	Non Material Amendment - Approved
HNT/2020/0026	167 Wicken Cottage, New Street, Biddulph Moor, Staffordshire, ST8 7NW	Replacement of Lean-to covered area with Kitchen / Living Area Extension measuring 7.90m beyond the rear wall of the original dwelling, maximum height 4m and 2.20m to height of eaves	none	Householder Notification - Prior Approval Granted
SMD/2020/0603	11, Blackbird Way, Biddulph, Staffordshire, ST8 7UH	Proposed new fireplace and external chimney stack	recommend approval but highlight concerns about the use of fossil fuels.	Planning Permission - Approved



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SMD/2020/0560	Sunny Bank Farm, Pines Lane, Biddulph Park, Biddulph, Staffordshire, ST8 7SP	Demolition of existing extensions and alterations and extension to existing house	Recommend approval, subject to not contravening the green belt	Planning Permission - Approved
SMD/2020/0587	Little Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Replacement Sun Lounge	recommend approval subject to not contravening green belt	Planning Permission - Refused
SMD/2020/0582	42, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Single storey lean to extension to rear of property with 3 x roof lights	recommend approval.	Planning Permission - Approved
SMD/2020/0559	51, Park Lane, Knypersley, Staffordshire, ST8 7AS	Planning permission required for dropped kerb to front of the property and retention of hardstanding.	recommend approval subject to Highways and Severn Trent's agreement	Planning Permission - Approved
SMD/2020/0488	Woodhouse Academy, Woodhouse Lane, Biddulph, Staffordshire, ST8 7DR	Installation of a modular single storey single classroom stand-alone block	Recommend approval	Planning Permission - Approved
HNT/2020/0022	Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN	Proposed single storey rear extension, to extend beyond the rear wall by 7.95m, maximum height of the proposed extension will be 2.64m, height of the eaves from the proposed extension will be 2.64m.	Not discussed	Householder Notification - Prior Approval Not Req



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9. APPEAL(S)

Appeal Reference / Planning Application Reference	Address	Proposal	Original recommendation of the Town Council.
APP/B3438/W/20/3263910 SMD/2019/0644	Woodhead Farm Top Road Biddulph Moor ST8 7LF.	Proposed conversion of garage to dwelling	No adverse comments, subject to greenbelt restrictions

Copy to: Councillors Adams, Davies, Garvey, Hawley, Jones, McLoughlin, Perkin, Redfern, Rogers, Rushton, Salt, Smith, Swift and Yates



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