

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 16 March 2021  
**TIME:** 5.15pm  
**LOCATION:** Via Zoom; access code to be sent separately.

**This section of the meeting will not be broadcast live on Facebook (15 minute discussion)**

The Town Council has been asked to support a student from Manchester University with her dissertation. She hopes to gain a community view on the conversion of Lask Edge Methodist Church.

Questions are as follows:

- How much of a landmark is the church? And is it part of local identity? If so, to whom (older people, families etc).
- Does it matter to people in the community that the interior was altered, despite very little change to the outside?
- Are there any particular sensitivities about changes, given the unique character of the original use?
- What community value is placed on the graveyard? Was the compromise regarding the domestic garden (reduction in size to draw its boundary away from the graveyard) acceptable to the community?

**Note:** the application numbers for this planning application were: SMD/2018/0316, SMD/2020/0143 and DOC/2020/0065

**This section of the meeting will be broadcast live on Facebook**

## AGENDA

### 1. APOLOGIES

### 2. DECLARATIONS OF INTEREST

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

### 3. MINUTES

The **approve** the Minutes from the Planning Committee meeting held on 16 February 2021.



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## 4. PLANNING APPLICATIONS

DOC/2021/0014	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Conditions 3,4,8,10,11,12 & 22 in relation to SMD/2017/0628
DOC/2021/0017	Existing Cow Shed And Implement Store, Biddulph Park Road, Biddulph, Staffordshire	Discharge of condition 4 relating to DET/2018/0016 - APP/B3438/W/18/3213392
DOC/2021/0020	Sky Cottage, Top Road, Biddulph Moor, Staffordshire, ST8 7JR	Discharge of condition 4 and 8 in relation to SMD/2020/0646
HNT/2021/0005	139, John Street, Biddulph, Staffordshire, ST8 6HP	Proposed single storey rear extension measuring 6 meter beyond the rear wall of the original dwelling, 3.2m maximum height and 2.5 m to height of eaves
SMD/2021/0068	1 K Dec, Marsh Grove, Biddulph, Staffordshire, ST8 6RB	Proposed Kitchen/living room extension and internal alterations. Demolish existing garage
SMD/2021/0077	Two Jays, Stoney Lane, Biddulph Moor, Staffordshire, ST8 7FQ	Lawful development certificate for proposed extension of existing original conservatory and alterations to existing elevations and construction of new flat roof over
SMD/2021/0094	4, Pennine Way, Biddulph, Staffordshire, ST8 7EJ	Proposed Single Storey Rear Extension inc. Front Entrance Canopy
SMD/2021/0116	10, Lancia Close, Biddulph, Staffordshire, ST8 6PX	Proposed demolition of existing conservatory and new side and rear extension to existing dwelling.
SMD/2021/0121	Hurst Cottage, Hurst Road, Biddulph, Staffordshire, ST8 7RS	Demolition of existing cowshed/outbuildings & construct new agricultural building of the same size or less of existing building



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SMD/2021/0126	4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Demolition of Rear Conservatory and erection of a Two Storey Side Extension
SMD/2021/0134	9 Cherry Tree Lane, Biddulph Moor	Installation of Vertical Travel Open Platform Lift
DOC/2021/0022	Former Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Discharge of Condition 5, 11 & 20 in relation to SMD/2020/0301

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

## 6. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

### CON/2021/0004

Hurst Quarry, Hurst Road, Biddulph, Staffordshire, ST8 7RU

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2017 (REGULATION 15): CONNECTION WITH A REQUEST FOR SCOPING OPINION RELATED TO THE PERIODIC REVIEW (UNDER THE ENVIRONMENT ACT 1995) OF THE MINERAL PLANNING PERMISSION SM.EA/4 AT HURST QUARRY - SCO.88/101 MW

- Biddulph Town Council Recommendation: All items listed as out of scope be included in environmental assessment
- Staffordshire Moorlands District Council Decision: No comments made to Staffordshire County Council
- Reason for variation (if applicable):

### DET/2020/0058

19, Congleton Road, Mow Cop, Staffordshire, ST7 3PL

Proposed Farm machinery/implement storage unit

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Prior Approval Refused
- Reason for variation (if applicable):

### DET/2021/0003

Land adjoining Royal Cottages, Troughstones Road, Biddulph Common, Staffordshire,

Provision of an agricultural general purpose storage shed

- Biddulph Town Council Recommendation: recommend approval subject to no contravention of the greenbelt.
- Staffordshire Moorlands District Council Decision: Prior approval required
- Reason for variation (if applicable):



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## **DET/2021/0004**

Hay Hill Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT

Proposed Portal framed agricultural building.

- Biddulph Town Council Recommendation: recommend approval subject to no contravention of the green belt
- Staffordshire Moorlands District Council Decision: Prior Approval is not required
- Reason for variation (if applicable):

## **DOC/2020/0060**

Meadow View, Well Lane, Gillow Heath, Staffordshire, ST8 6QU

Discharge of conditions SMD/2016/0185 - condition 5, 6 SMD/2018/0557 - condition 3,4,6

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

## **DOC/2020/0106**

Land Off, Woodhouse Lane, Biddulph, Staffordshire,

Discharge of conditions 6,14 and 15 in relation to SMD/2019/0720

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

## **DOC/2020/0111**

Land Off, WOODHOUSE LANE, BIDDULPH, STAFFORDSHIRE

Discharge of condition 5 relating to SMD/2017/0775

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

## **HNT/2021/0001**

The Bungalow, Lask Edge Road, Lask Edge, Leek, Staffordshire, ST13 8QS

The proposal is to place one additional storey onto the dwelling referred to as The Bungalow. Height of the existing dwelling to the roof ridge is 6.72m. Height of the dwelling house once the additional storey is added is 9.33m

- Biddulph Town Council Recommendation: Not Discussed
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior approval granted
- Reason for variation (if applicable):

## **SMD/2020/0301**

Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB

Development of a new food store (use class A1), associated parking, accessing, servicing and landscaping at Former Meadows School Site off Meadows Way, Biddulph

- Biddulph Town Council Recommendation: Recommended approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved



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- Reason for variation (if applicable):

## **SMD/2020/0544**

Greenacres Stables Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT

Demolition of existing stable buildings and the construction of one detached bungalow

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable):

## **SMD/2020/0667**

Mount Pleasant Farm, Folley Lane, Biddulph Moor, Staffordshire, ST8 7JW

Proposed manege to exercise horses

- Biddulph Town Council Recommendation: recommend approval subject to ecological recommendation, footpath recommendations and no contravention of green belt.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **SMD/2020/0712**

40 Hollin, Chamberlain Way, Biddulph, Staffordshire, ST8 7BB

Lawful development certificate for a proposed single storey rear extension not exceeding 4m depth or height. conversion of existing garage and insertion of window. Proposed vertical flue to rear elevation

- Biddulph Town Council Recommendation: Not Discussed
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Lawful (Approved)
- Reason for variation (if applicable):

## **SMD/2021/0002**

30, Oakfield Grove, Biddulph, Staffordshire, ST8 6UH

Proposed two storey side extension and single storey rear extension

- Biddulph Town Council Recommendation: The Committee agreed to recommend Approval
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## **SMD/2021/0019**

Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW

Variation of Condition 2 in relation to SMD/2017/0628

- Biddulph Town Council Recommendation: Not Discussed
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable):

## **SMD/2021/0024**

Biddulph Bowling And Recreation Club, CONGLETON ROAD, BIDDULPH, STAFFORDSHIRE, ST8 7RG

The existing open verandah is to become an enclosed verandah by infilling the timber clad metal posts with UPVC windows



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- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

## 7. APPEAL(S)

Appeal Reference / Planning Application Reference	Address	Proposal	Original recommendation of the Town Council.

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



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