

# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Thursday 22 April 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 Planning Committee meeting held on 16 March 2021.

### 4. TO CONSIDER THE PROPOSED NAMING AND NUMBERING FOR THE DEVELOPMENT AT 121 TUNSTALL ROAD (see attached note)

### 5. PLANNING APPLICATIONS

DOC/2021/0034	Land Off, Woodhouse Lane, Biddulph, Staffordshire,	Discharge of conditions 4, 5 and 16 relating to SMD/2019/0720
HNT/2021/0013	7, Whitbread Drive, Biddulph, Staffordshire, ST8 7TE	Single storey rear extension measuring 4.50m beyond the rear wall of the original dwelling, 3.60m maximum height and 2.70m to height of eaves
NMA/2021/0008	Victoria Business Park, Prospect Way, Knypersley, Staffordshire, ST8 6PH	Non material amendment relating to SMD/2020/0441



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SMD/2021/0101	8, Dales Close, Biddulph Moor, Staffordshire, ST8 7LZ	Proposed construction of replacement garage
SMD/2021/0129	Unit 3d, Brown Lees Road Industrial Estate, Forge Way, Knypersley, Staffordshire, ST8 7DN	Change of use from B8 (Storage and Distribution) to mixed use of B8 (Storage and Distribution) and Nano-Brewery (B2)
SMD/2021/0130	40 Hollin, Chamberlain Way, Biddulph, Staffordshire, ST8 7BB	Proposed Flue from Log Burning Appliance. Appliance to be DEFRA SE Approved (Smoke Exempt).
SMD/2021/0168	18, Grangefields, Biddulph, Staffordshire, ST8 7SA	Proposed single storey side extension with room in the roof accommodation over to create additional bedroom space. Alterations to existing single storey conservatory to rear
SMD/2021/0183	Moorside, 105 Woodhouse Lane, Biddulph, Staffordshire, ST8 7RN	Demolition of existing single storey outrigger and Single and two storey extensions to rear
SMD/2021/0189	Land at, Anvil Drive, Biddulph, Staffordshire, ST8 7FB	Construction of detached dwelling and parking area
SMD/2021/0191	22, Carriage Drive, Biddulph, Staffordshire, ST8 7DZ	Small extension to the front of the dwelling, creation of new opening and doorway on the side elevation.

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



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

### **DOC/2020/0077**

Brooks's Barn, Hurst Road, Biddulph, Staffordshire, ST8 7RU

Discharge of Conditions 4, 5, 6, 11, 13, 17, 18 in relation to SMD/2020/0224

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved

### **HNT/2021/0004**

88, Park Lane, Knypersley, Staffordshire, ST8 7BQ

Proposed single storey rear extension measuring 4.5m beyond the rear wall of the existing dwelling, 4m maximum height and 2.5m to height of eaves

- Biddulph Town Council Recommendation: no adverse comments
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Refused
- Reason for refusal: does not fall within the scope of permitted development.

### **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

- Biddulph Town Council Recommendation: planning approval should be granted subject to neighbours valid planning concerns
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req

### **NMA/2021/0007**

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

NON MATERIAL AMENDMENT TO THE WORDING OF CONDITION NO. 4 OF SMD/2018/0557.

- Biddulph Town Council Recommendation: Not discussed - decision made before Planning Committee meeting took place
- Staffordshire Moorlands District Council Decision: Non Material Amendment - Approved

### **SMD/2020/0461**

278, New Street, Biddulph Moor, Staffordshire, ST8 7NQ

Alterations to outbuilding

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



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## **SMD/2020/0675**

Troughstones Farm, Troughstones Road, Biddulph Common, Staffordshire, ST8 7SL  
Proposed Two Storey Extension

- Biddulph Town Council Recommendation: recommend approval subject to no contravention of greenbelt.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

## **SMD/2020/0722**

12, Fold Lane, Biddulph, Staffordshire, ST8 7SG  
Proposed rear extension

- Biddulph Town Council Recommendation: recommend approval subject to neighbours valid planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

## **SMD/2020/0728**

160, Tunstall Road, Knypersley, Staffordshire, ST8 7AF  
Proposed first floor extension above garage and internal alterations

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

## **SMD/2021/0026**

25, Castle View, Biddulph, Staffordshire, ST8 6LF  
Application for a Lawful Development Certificate for a Proposed single storey rear and side extension

- Biddulph Town Council Recommendation: Not discussed
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

## **SMD/2021/0030**

32, Dorset Drive, Biddulph, Staffordshire, ST8 6DG  
Single Storey Side and Rear Extension

- Biddulph Town Council Recommendation: recommend approval
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req

## **SMD/2021/0031**

Land Off, Troughstones Road, Biddulph Common, Staffordshire,  
Erection of stables. Change of use to keeping horses

- Biddulph Town Council Recommendation: it was agreed to recommend refusal on the basis of that reasons of refusal of the previous planning application were inadequately addressed by this application.



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- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for refusal (if applicable): Too greater a development in the green belt, harmful to the open rural character, conservation risk and potential conflict with footpath users.

## **SMD/2021/0039**

184 Heathland, Park Lane, Knypersley, Staffordshire, ST8 7PN

Single-storey rear extension with flat roof with lantern. Second-storey rear extension with pitched roof and balcony opening onto flat roof. Porch to front elevation. Monocouche render finish to existing front and rear elevations of house and to new front porch and rear extensions

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbourhood planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

## **SMD/2021/0045**

19, Mansfield Drive, Biddulph, Staffordshire, ST8 6NH

Demolition of existing garage/utility & construction of proposed single storey side extension

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
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## **SMD/2021/0049**

253, Congleton Road, Biddulph, Staffordshire, ST8 7RQ

PROPOSED TWO-STOREY EXTENSION TO FRONT ELEVATION TO CREATE ADDITIONAL BEDROOMS AT FIRST FLOOR LEVEL. ALTERATIONS TO EXISTING FRONT ELEVATION, ALTERATIONS TO EXISTING GARAGE ROOF AND REPLACEMENT OF EXISTING CONSERVATORY WITH BRICK STRUCTURE AND LEAN-TO ROOF OVER.

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved

## **SMD/2021/0066**

Smithy Farm, Dial Lane, Congleton, Staffordshire, CW12 3QN

Proposed two and single storey extensions, construction of a replacement ancillary garage/workshop building and porch

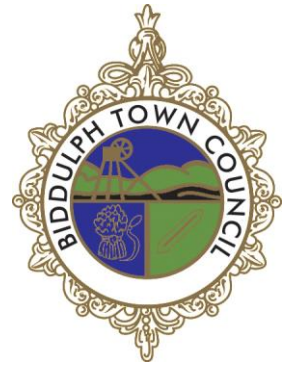
- Biddulph Town Council Recommendation: recommend refusal due to reasons for previous planning application refusal being inadequately addressed within this new application
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable): Refer to planning portal - some issues are addressed by planning conditions.



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## **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

- Biddulph Town Council Recommendation: recommend approval subject to valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Lawful (Approved)

## **8. APPEAL(S)**

None.

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



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