

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 18 January 2022
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

43. APOLOGIES

44. DECLARATIONS OF INTEREST

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

45. MINUTES

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

46. ITEM REQUESTED BY COUNCILLOR GARVEY: TO RECEIVE AN UPDATE REGARDING THE BOVIS UPLANDS MILL ESTATE

47. NEIGHBOURHOOD PLAN

To **receive** a verbal update on progress with the Examiner's recommendations in relation to the Neighbourhood Plan and Neighbourhood Development Order.

48. HEDGEROW REMOVAL NOTICE

To **consider** the attached Hedgerow Removal Notification, HRN/2021/0001 proposing the removal of 12 m of Hedgerow (and subsequent reinstatement) at Marsh Green Road. Documents enclosed.



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49. PLANNING APPLICATIONS (DECEMBER 2021)

To **approve** the informal recommendations made to Staffordshire Moorlands District Council in December 2021:

CON/2021/0030	Telecommunications Site, A527, Colliers Way, Biddulph, Staffordshire, ST8 6PR	Regulation 5
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No details – details required in order that comment can be made.

HNT/2021/0031	6, Greenway Road, Biddulph, Staffordshire, ST8 7DS	Single Storey Rear Extension measuring 5.30m beyond the rear wall of the original dwelling, 3.00m maximum height and 3.00m to height of eaves
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Further detail required. Recommend prior approval required and planning application be submitted.

HNT/2021/0033	203, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Single storey rear extension measuring 4.5m beyond the rear wall of the original dwelling, 3.5m maximum height and 2.1m to height of eaves
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OK subject to not contravening 45 degree rule.

NMA/2021/0035	4, Stone Villas, Tower Hill Road, Mow Cop, Staffordshire, ST7 3PS	Position of the front (facing hallway) wall of the proposed extension to be moved back by 400mm and windows to be changed from white to light grey
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No Adverse comments. Recommend approval



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SMD/2021/0725	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Conversion of outbuilding to form residential annex
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Concern that this is a change of use, also concerned that it contravenes green belt. Any approval would require conditions applied from reports.

SMD/2021/0726	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Erection of single storey side extension and replacement porch
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Recommend reject as not original footprint and contravenes greenbelt policy.

SMD/2021/0739	11 Sprink View Cottage, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR	
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Recommend refusal on grounds that changes are out of character with original cottages.

SMD/2021/0751	45, Pennine Way, Biddulph, Staffordshire, ST8 7EF	Proposed rear extension, creation of rooms within the loft and widening of existing vehicle access
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There are concerns re the increased floor area, but as there are similar extensions in the area, recommend approval subject to any neighbours valid planning concerns.

SMD/2021/0752	94, Long Valley Road, Biddulph, Staffordshire, ST8 6QZ	The proposed works consists of demolishing the existing rear garden garage. To then replace this with a modern styled pitched roof garage to give adequate
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		storage space along with some worktop units.
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No Adverse comments. Recommend approval.

SMD/2021/0783	Crantock, Woodhouse Lane, Biddulph, Staffordshire, ST8 7DP	Proposed two story side extension
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Recommend Approval subject to any neighbours valid planning concerns especially the 45 degree rule regarding light.

SMD/2021/0800	2, Tame Close, Biddulph, Staffordshire, ST8 7HH	Single Storey Side Extension and Proposed Driveway
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Concern over drive access to Pennine Way. Highways comments are needed. Also concerns raised over size of extension. If Highways comments are positive and extension within allowed increase in size then approve subject to any neighbours valid planning concerns.

SMD/2021/0810	25 Springfields, Grange Road, Biddulph, Staffordshire, ST8 7SB	Proposed single storey rear extension & conversion of existing garage/utility room
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No Adverse comments. Recommend approval.

SMD/2021/0816	27, Woodhouse Lane, Biddulph, Staffordshire, ST8 7DP	Roof alterations to provide rooms at first floor level
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Recommend approval subject to any neighbours valid planning concerns.



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50. NEW PLANNING APPLICATIONS

SMD/2021/0788	3A, King Street, Biddulph, Staffordshire, ST8 6AZ	Reconstruction of existing shopfront by inserting new steel beams to support the load above. Also the replace, repair and repoint any existing damaged brickwork.
SMD/2021/0820	205, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Lawful development certificate for a proposed single storey rear extension and single storey side extension
SMD/2021/0823	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Removal of Condition 23 to SMD/2017/0628
SMD/2021/0827	Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD	Listed buiding consent for the proposed installation of wrought iron balustrade around the internal perimeter of the existing Bandstand to prevent falling.
SMD/2021/0837	2, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Construction of single storey rear extension to replace existing single storey conservatory



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SMD/2022/0001	38, Colwyn Drive, Knypersley, Staffordshire, ST8 7BL	Proposed Side Extension and rendering works
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SMD/2022/0012	34, Mossfield Drive, Biddulph, Staffordshire, ST8 6UL	Single Storey rear extension and enlargement of existing raised patio area.
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51. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

52. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

DOC/2021/0058

Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB
Discharge of conditions 8,12,15,19,25 and 26 relating to SMD/2020/0301

- Biddulph Town Council Recommendation: Recommend that any decision is referred to the Planning Officer to review whether the conditions are met
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

DOC/2021/0083

Land Off, Woodhouse Lane, Biddulph, Staffordshire,
Discharge of condition 5 relating to SMD/2017/0775

- Biddulph Town Council Recommendation: No comment and defer to the Planning Officer.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

DOC/2021/0101

Biddulph Arms, 171 Congleton Road, Biddulph, Staffordshire, ST8 6QJ



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Discharge of condition 13 in relation to SMD/2020/0049

- Biddulph Town Council Recommendation: It was agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Discharge of Conditions - Approved
- Reason for variation (if applicable):

HNT/2021/0027

Westerly, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SH

Proposes an enlargement of the dwellinghouse by the construction of an additional storey raising the maximum height of the roof by 2.65 metres. The enlargement would result in a maximum height of 7.3 metres. Materials and roof pitch to match existing.

- Biddulph Town Council Recommendation: Councillors agreed to recommend refusal.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Granted
- Reason for variation (if applicable): Appearance and materials deemed to be in keeping and not having a negative impact on the principle elevation.

HNT/2021/0028

14, Redwing Drive, Biddulph, Staffordshire, ST8 7UA

Rear Extension measuring 5.40m beyond the rear wall of the original dwelling, 3.00m maximum height and 3.00m to height of eaves

- Biddulph Town Council Recommendation: It was agreed to make no adverse comments subject to the development not breaching the 45 degree rule.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

HNT/2021/0029

68, Brown Lees Road, Brown Lees, Staffordshire, ST8 6PH

Rear Single Storey Extension measuring 4.00m beyond the rear wall of the original dwelling, 3.00m maximum height and 2.70m to height of eaves

- Biddulph Town Council Recommendation: It was agreed to recommend approval.
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):



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HNT/2021/0031

6, Greenway Road, Biddulph, Staffordshire, ST8 7DS

Single Storey Rear Extension measuring 5.30m beyond the rear wall of the original dwelling, 3.00m maximum height and 3.00m to height of eaves

- Biddulph Town Council Recommendation: Further detail required. Recommend prior approval required and planning application be submitted
- Staffordshire Moorlands District Council Decision: Householder Notification - Prior Approval Not Req
- Reason for variation (if applicable):

HNT/2021/0033

203, Congleton Road, Biddulph, Staffordshire, ST8 6QW

Single storey rear extension measuring 4.5m beyond the rear wall of the original dwelling, 3.5m maximum height and 2.1m to height of eaves

- Biddulph Town Council Recommendation: OK subject to not contravening 45 degree rule
- Staffordshire Moorlands District Council Decision: Application Withdrawn
- Reason for variation (if applicable):

SMD/2021/0525

9, Menai Drive, Biddulph, Staffordshire, ST8 7BN

Proposed garden building, comprising of garden room, gym, bike and garden store

- Biddulph Town Council Recommendation: recommend approval subject to any valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0552

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

Erect solar panels on roof

- Biddulph Town Council Recommendation: recommend approval.
- Staffordshire Moorlands District Council Decision: Application Withdrawn
- Reason for variation (if applicable):

SMD/2021/0553



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73 The Talbot Inn, Grange Road, Biddulph

Installation of replacement signs to include 1x post mounted pictorial sign, 1x post mounted car park sign, 1x wall mounted pictorial sign 1x fascia sign. 2x information signs 1x lantern and 1x d/s panels to existing remote post sign

- Biddulph Town Council Recommendation: no adverse comments.
- Staffordshire Moorlands District Council Decision: Advertisement Consent - Approved
- Reason for variation (if applicable):

SMD/2021/0592

13, Conway Road, Knypersley, Staffordshire, ST8 7AL

Proposed single storey rear extension and alterations

- Biddulph Town Council Recommendation: Councillors agreed to recommend no adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0597

35 Oxhey Drive Biddulph

Proposed first floor extension

- Biddulph Town Council Recommendation: no adverse comments subject to no valid neighbour planning concerns
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0627

18, Linden Drive, Biddulph, Staffordshire, ST8 6RP

Erection of 2.8mtr high, Post and wooden fence panels

- Biddulph Town Council Recommendation: Councillors agreed to express concerns about the height of the fence, but should the height be considered acceptable, recommend approval subject to any valid neighbour planning concerns.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0645

27, Woodhouse Lane, Biddulph, Staffordshire, ST8 7DP



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Roof alterations to provide rooms at first floor level.

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Refused
- Reason for variation (if applicable): Excessive roof height and top heavy design considered harmful to the character and appearance of the original dwelling and that of the area.

SMD/2021/0652

134 Congleton Road

proposed single storey rear extension

- Biddulph Town Council Recommendation: No adverse comments.
- Staffordshire Moorlands District Council Decision: Planning Permission - Approved
- Reason for variation (if applicable):

SMD/2021/0675

22, Leek Lane, Biddulph Moor, Staffordshire, ST8 7NE

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OF REPLACEMENT OF EXISTING CONSERVATORY WITH SINGLE STOREY REAR EXTENSION WITH PITCHED ROOF

- Biddulph Town Council Recommendation: recommending approval subject to any valid neighbour planning concerns and compliance with Neighbourhood Plan stipulation DES1 which requires materials to match existing.
- Staffordshire Moorlands District Council Decision: Certificate of Lawfulness - Lawful (Approved)
- Reason for variation (if applicable):

SMD/2021/0603

Woodhead Farm, Top Road, Biddulph Moor, Staffordshire, ST8 7LF

First floor extension

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

SMD/2021/0605

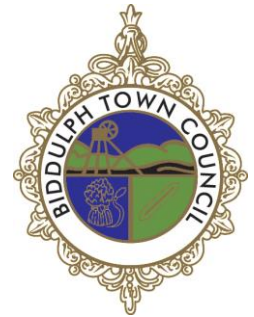
11, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR



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CERTIFICATE OF LAWFULNESS FOR A PROPOSED LOFT CONVERSION WITH HIP TO GABLE EXTENSION AND INSERTION OF ROOFLIGHTS TO THE FRONT AND REAR ROOF SLOPES.

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

53. 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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