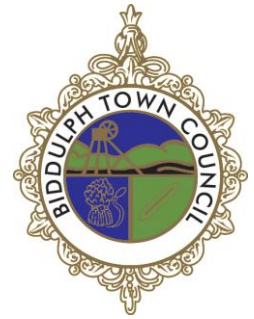


# Biddulph Town Council



**MEETING:** Planning Committee  
**DATE:** Tuesday 20 May 2025  
**TIME:** 6.30pm  
**LOCATION:** Biddulph Town Hall, Council Chamber

## AGENDA

### 1. ELECTION OF A CHAIR AND DEPUTY CHAIR

### 2. APOLOGIES

### 3. DECLARATIONS OF INTEREST

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

### 4. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 15 April 2025

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

### 6. TO CONSIDER THE ATTACHED TREE PRESERVATION ORDER NO. SM.332 - LAND REAR OF 44 - 64 TUNSTALL ROAD, BIDDULPH

### 7. TO CONSIDER THE ATTACHED CONSULTATION REGARDING A PROPOSED PUBLIC SPACES PROTECTION ORDER (WILDFIRES) 2025



LOCAL COUNCIL  
AWARD SCHEME  
QUALITY GOLD



**Biddulph Town Council**  
Town Hall, High Street, Biddulph, Staffordshire  
Moorlands ST8 6AR  
Tel: 01782 498480  
e: [office@biddulph-tc.gov.uk](mailto:office@biddulph-tc.gov.uk)  
[www.biddulph.co.uk](http://www.biddulph.co.uk)

# Biddulph Town Council



## 8. NEW PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	SMD/2025/0188
<b>LOCATION</b>	Higher Overton Farm Overton Road Congleton
<b>PROPOSED DEVELOPMENT</b>	Listed building consent for the repairs to a small Barn including a full roof overhaul due to partial collapse. Part rebuild to spreading eaves and bowing wall. Existing tiles and materials will be reused where possible, some replacement required due to rot and damage.

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<b>APPLICATION NUMBER</b>	SMD/2025/0187
<b>LOCATION</b>	Higher Overton Farm Overton Road Congleton
<b>PROPOSED DEVELOPMENT</b>	Repairs to a Listed small Barn including a full roof overhaul due to partial collapse. Part rebuild to spreading eaves and bowing wall. Existing tiles and materials will be reused where possible, some replacement required due to rot and damage.

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<b>APPLICATION NUMBER</b>	SMD/2025/0107
<b>LOCATION</b>	HILL VIEW FARM Tower Hill Road Mow Cop
<b>PROPOSED DEVELOPMENT</b>	Replacement farm dwelling

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<b>APPLICATION NUMBER</b>	SMD/2025/0202
<b>LOCATION</b>	Land Off Akesmore Lane Biddulph
<b>PROPOSED DEVELOPMENT</b>	Outline planning permission with all matters reserved for residential development of former commercial yard

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<b>APPLICATION NUMBER</b>	SMD/2025/0183
<b>LOCATION</b>	Unit 2a Prospect Way Victoria Business Park Knypersley
<b>PROPOSED DEVELOPMENT</b>	Proposed single-storey parts store extension to existing commercial unit.

<b>APPLICATION NUMBER</b>	SMD/2025/0204
<b>LOCATION</b>	51A Park Lane Knypersley
<b>PROPOSED DEVELOPMENT</b>	Application for the variation of condition 2 in relation to SMD/2023/0379 to create a new dwelling within the current residential curtilage of number 51a Park Lane.

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

## 10. 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)
<a href="#">SMD/2025/0091</a>	79 , Lyneside Road , Biddulph , Staffordshire , ST8 6SD	Single-storey rear extension to form sitting room and study.	No adverse comments, subject to the 45-degree rule with neighbours' windows.  Proposed by	Planning Permission Approved 25/4/2025	



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
			Councillor Garvey; seconded by Councillor Hawley. Councillor Proudlove abstained from the vote. Agreed.		
<a href="#">SMD/2025/0066</a>	Land Adjacent 310 , New Street , Biddulph Moor , Staffordshire ,	Erection of 2no. detached dwellings and associated works	<p>It was agreed to recommend approval with conditions: there should be consideration of any greenbelt issues; and Highways conditions regarding turning/parking areas.</p> <p>There is a kitchen window on the neighbouring property at 318, which may have an impact on the application in relation to the 45-degree rule.</p> <p>The Town Council also identified that there did not appear to be significant consideration of environmental additions to the properties.</p>	Planning Permission Approved 28/4/2025	

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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
			<p>It was agreed to refer to Neighbourhood Plan Implementation Working Group.</p> <p>It was agreed that Councillor Jones to call it in for consideration by the Planning Committee at Staffordshire Moorlands District Council.</p> <p>Proposed by Councillor Garvey; seconded by Councillor Jones. Councillor Proudlove abstained from the vote. Agreed.</p>		
<a href="#">SMD/2025/0011</a>	190 , Congleton Road , Biddulph , Staffordshire , ST8 7SF	Proposed two-storey rear extension	Recommend approval. Proposed by Councillor Yates; seconded by Councillor Hawley. All agreed.	Planning Permission Approved 16/4/2025	

## 11. APPEAL(S)

Copy to: The Mayor and Deputy Mayor, Councillors Eardley, Fletcher, Garvey, Hawley, Hopkins, Jones, Proudlove, Rogers.



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