

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 15 APRIL 2025, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

PRESENT:

- Councillor N Eardley
- Councillor J Garvey (Chair)
- Councillor M A Hopkins
- Councillor K J Jackson
- Councillor J T Jones
- Councillor A Lawton
- Councillor C Smith (18.03pm)
- Councillor N R Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman - Compliance and Governance Officer
- Councillor W Rogers
- Councillor J Redfern
- Councillor A Parkes (6.08pm)

Councillor Garvey recited the disclaimer regarding the recording of the meeting.

77. APOLOGIES

- Councillor D Hawley
- Councillor D Proudlove
- Councillor J Salt
- Councillor S Fletcher (Absent)

78. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations

Nothing to declare.

b) Other Interests

Councillor Jackson declared he knew the application with regard to application SMD/2025/0092.

Councillor Jones, Councillor Garvey and Councillor Yates declared they knew the applicant with regard to application SMD/2025/0168.

79. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 18 March 2025

Proposed by Councillor Jones; seconded by Councillor Lawton. All **agreed**.

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

The Chief Officer advised we had put our local listing request into the District Council. There is a new conservation officer; she is looking to set up the conservation liaison panel after the County Council elections – in early summer. The Chief Officer was hopeful that this would move the requests forward.

81. NEW PLANNING APPLICATIONS

APPLICATION NUMBER


SMD/2025/0092

LOCATION

Well House Farm, Rudyard Road, Biddulph Moor

PROPOSED DEVELOPMENT

Proposed 40m x 20m all weather menage to exercise horses for private use and associated landscaping.

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	Y	INF2: Sustainable Drainage	Y
NE2: Urban Edge	Y	DES1: Design 	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Councillor Jackson declared an interest in SMD/2025/0092; he knows the applicant.

There were no adverse comments. Town Councillor proposed the following conditions: There should be a screening hedge and footpaths adjacent to the site should remain open for the duration of the work. Councillors were also concerned that this site should be for private use only, rather than for commercial endeavour.

APPLICATION NUMBER
LOCATION

SMD/2025/0137
Salters Ford Farm, Newton Road, Newtown,
Biddulph

PROPOSED DEVELOPMENT

Construction of agricultural shed for storage of hay,
agricultural machinery and associated agricultural
storage.

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	Y	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	Y
NE2: Urban Edge	n/a	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Approve with conditions: Subject to compliance with Green Belt regulations and that
renewable energy should be incorporated within the site.
Proposed by Councillor Garvey, seconded by Councillor Yates. Approved.

APPLICATION NUMBER
LOCATION

SMD/2025/0120
30 Rudyard Road, Biddulph Moor

PROPOSED DEVELOPMENT

Single-storey side and rear extension, replacing an
existing garage, utility room, and conservatory.

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	n/a
NE2: Urban Edge	n/a	DES1: Design	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No Adverse Comments. There was some discussion about the style of the development.
Proposed by Councillor Garvey; seconded by Councillor Yates. Approved.

APPLICATION NUMBER


LOCATION

PROPOSED DEVELOPMENT

SMD/2025/0129

28 Rudyard Road, Biddulph Moor

Single-storey rear extension.

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	n/a
NE2: Urban Edge	n/a	DES1: Design 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Approve. This is an excellent example of property upgrading to high efficiency standards.
Proposed by Councillor Garvey; seconded by Councillor Yates. Approved.

Councillor Rogers left the room at 17.55pm to take a phone call.

APPLICATION NUMBER

SMD/2025/0063

LOCATION

99 Woodhouse Lane, Biddulph

PROPOSED DEVELOPMENT

Proposed change of use of part of an agricultural field to a 20m x 40m all weather turnout/exercise area of personal equestrian use and to utilise it as temporary handling area for a flock of pedigree sheep to administer vet meds and for handling/training the sheep prior to attending local and national shows.

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	Y
NE2: Urban Edge	n/a	DES1: Design	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Councillor Rogers returned to the meeting at 17.56pm.

No Adverse Comments providing there are no valid neighbours planning concerns.
Proposed by Councillor Garvey; seconded by Councillor Jones. Approved.

APPLICATION NUMBER

SMD/2025/0168

LOCATION

Greenways, Rudyard Road, Biddulph Moor

PROPOSED DEVELOPMENT

Demolition of existing dwelling and construction of new-build replacement dwelling (self-build).

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	n/a
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	Y
NE2: Urban Edge	n/a	DES1: Design	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Councillor Garvey and Councillor Jones declared they know the applicant. Councillor Yates also declared he knew the applicant.

Councillor Parkes arrived at 18.08pm.

No adverse comments.

Proposed by Councillor Yates; seconded by Councillor Jackson. Approved.

Councillors Jones and Garvey abstained from the vote.

82. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None received.

83. 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)
SMD/2025/0040	1 Grange Court Biddulph	Proposed garage conversion, extension and alterations	No adverse comments. Proposed by Councillor Garvey; seconded by Councillor Hawley. All agreed.	Planning Permission - Approved 2/4/2025	

The decisions were **received**.

84. APPEAL(S)

There were no appeals.

The meeting ended at 6.11pm.

Signed.....Date.....