

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 18 MARCH 2025, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

**PRESENT:**

- |                               |                              |
|-------------------------------|------------------------------|
| • Councillor N Eardley        | • Councillor J T Jones       |
| • Councillor J Garvey (Chair) | • Councillor A Lawton        |
| • Councillor M A Hopkins      | • Councillor D Proudlove     |
| • Councillor D Hawley         | • Councillor J Salt (5.38pm) |
| • Councillor K J Jackson      | • Councillor N R Yates       |

*Councillor Salt was in attendance but did not sign the attendance sheet.*

**IN ATTENDANCE:**

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Ms. Jodie Hancock – Events and Partnerships Officer
- Mrs Margaret Warman - Compliance and Governance Officer
- Mrs Angela Williams – Administration Officer
- Councillor W Rogers
- Councillor J Redfern

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

**69. APOLOGIES**

- Councillor S Fletcher
- Councillor C Smith

**70. DECLARATIONS OF INTEREST**

**a) Disclosable Pecuniary Interests and Dispensations**

Nothing to declare.

**b) Other Interests**

Councillors Jones and Hawley declared an interest for the application SMD/2025/0066.

## 71. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 11 February 2025

In relation to SMD/2025/0007, Councillor Proudlove advised that it was confirmed that Sport England had not been consulted by the Planning Officer; they have now, as have the Leisure and Tourism team.

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


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

There were no sites proposed.

The Chief Officer reported that a meeting has been arranged with the new officer at Staffordshire Moorlands District Council to discuss local listings; she is hopeful of having more information for the next meeting.

## 73. NEW PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	SMD/2025/0043
<b>LOCATION</b>	3 Highfield Place Biddulph
<b>PROPOSED DEVELOPMENT</b>	Rear single-storey extension and side single story extension.

NP Policies		NP Policies	
HCT1: Enterprise and Tourism Development	Y/N	NE4: Biddulph Valley Way	Y/N
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 	<b>Y</b>
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	<b>N</b>

It was agreed to oppose this application as there are concerns regarding the car parking and access. The application does not comply with the Neighbourhood Plan.

All agreed.

**APPLICATION NUMBER**


SMD/2025/0066

**LOCATION**

Land Adjacent 310 New Street Biddulph Moor

**PROPOSED DEVELOPMENT**

Erection of 2no. detached dwellings and associated works

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	<b>N</b>
CF1: New Community Facilities	n/a	HOU2: Infill Housing	<b>Y</b>
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	<b>Y</b>
NE2: Urban Edge	<b>Y</b>	DES1: Design 	<b>Y</b>
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	<b>N</b>

It was agreed to recommend approval with conditions: there should be consideration of any greenbelt issues; and Highways conditions regarding turning/parking areas.

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.

The Town Council also identified that there did not appear to be significant consideration of environmental additions to the properties.

It was agreed to refer to Neighbourhood Plan Implementation Working Group.

It was agreed that Councillor Jones to call it in for consideration by the Planning Committee at Staffordshire Moorlands District Council.

Proposed by Councillor Garvey; seconded by Councillor Jones.  
Councillor Proudlove abstained from the vote. Agreed.

**APPLICATION NUMBER**


SMD/2025/0091

**LOCATION**

79 Lyneside Road Biddulph

**PROPOSED DEVELOPMENT**

Single-storey rear extension to form sitting room and study.

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	Y
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	Y

No adverse comments, subject to the 45-degree rule with neighbours’ windows.

Proposed by Councillor Garvey; seconded by Councillor Hawley.  
Councillor Proudlove abstained from the vote. Agreed.

**74. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED**

None received.

## 75. 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/2024/0436</a>	Unit 2 Childerplay Road Knypersley	Proposed Extension to Existing Workshop Unit to Create 2 Additional Vehicle Maintenance Bays	Recommended approval with conditions; subject to not contravening green belt restrictions, complying with the highways and no valid neighbour planning concerns.  Proposed by Councillor Garvey; seconded by Councillor Hawley. All agreed.	Planning Permission Approved - 27/02/2025	
<a href="#">SMD/2024/0578</a>	1 , Halls Road , Biddulph , Staffordshire , ST8 6DD	Proposed side & rear extension	Recommend approval subject to no neighbours valid planning concerns. All agreed.	Planning Permission Approved - 6/03/2025	
<a href="#">SMD/2025/0010</a>	18 , Crossways , Biddulph , Staffordshire , ST8 7DY	Proposed single story Living Room rear extension and demolition of rear Utility Room and internal alterations	No adverse Comments. Proposed by Councillor Hawley; seconded by Councillor Jones. All agreed.	Planning Permission Approved - 11/3/2025	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#">SMD/2024/0376</a>	13, Long Valley Road, Biddulph, Staffordshire, ST8 6RA	Excavation works to form timber retaining walls for new parking area at highway level and works to form raised patio area (retrospective). Extension of existing dropped kerb to serve new parking area/driveway	It was agreed to accept the comments, but to note we continue to be concerned about sustainable drainage. All agreed.	Refused	The appeal scheme has been supported by several residents and there were no objections from Biddulph Town Council. However, whilst I have taken the third parties' comments into account, these do not alter my findings above regarding the harmful impact of the development on the character and appearance of the area.

There was a discussion regarding the appeal decision for application [SMD/2024/0376](#)

The decisions were **received**.

## 76. APPEAL(S)

There were no appeals.

*The meeting ended at 6.15pm.*

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