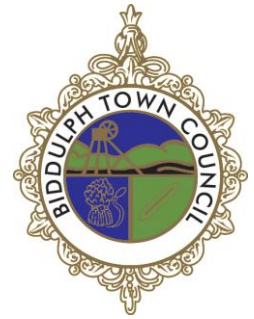


Biddulph Town Council



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
<https://biddulph.co.uk/wp-content/uploads/2025/05/Minutes-Planning-15-April-2025-DRAFT.pdf>

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

<https://biddulph.co.uk/wp-content/uploads/2025/06/TPO-SM332-Notice-Biddulph-Town-Council.pdf>

<https://biddulph.co.uk/wp-content/uploads/2025/06/TPO-SM.332-PROVISIONAL-ORDER-incl-plan.pdf>



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AWARD SCHEME
QUALITY GOLD



Biddulph Town Council
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Moorlands ST8 6AR
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e: office@biddulph-tc.gov.uk
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7. TO CONSIDER THE ATTACHED CONSULTATION REGARDING A PROPOSED PUBLIC SPACES PROTECTION ORDER (WILDFIRES) 2025

<https://biddulph.co.uk/wp-content/uploads/2025/06/Wildfire-PSPO-Have-your-say-25-SM-A4.pdf>

<https://biddulph.co.uk/wp-content/uploads/2025/06/Letter.pdf>

<https://biddulph.co.uk/wp-content/uploads/2025/06/Appendix-A.pdf>

NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2025/0188
LOCATION	Higher Overton Farm Overton Road Congleton
PROPOSED DEVELOPMENT	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.

APPLICATION NUMBER	SMD/2025/0187
LOCATION	Higher Overton Farm Overton Road Congleton
PROPOSED DEVELOPMENT	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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APPLICATION NUMBER	SMD/2025/0107
LOCATION	HILL VIEW FARM Tower Hill Road Mow Cop
PROPOSED DEVELOPMENT	Replacement farm dwelling

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

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

APPLICATION NUMBER	SMD/2025/0204
LOCATION	51A Park Lane Knypersley
PROPOSED DEVELOPMENT	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.



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8. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER	SMD/2025/0192
LOCATION	6 Endon Drive Biddulph
PROPOSED DEVELOPMENT	Proposed conservatory to side elevation

APPLICATION NUMBER	SMD/2025/0234
LOCATION	Atm 63 High Street Biddulph
PROPOSED DEVELOPMENT	Advertisement consent for proposed tablet to be placed around existing ATM.

APPLICATION NUMBER	SMD/2025/0238
LOCATION	22 Mill Hayes Road Knypersley
PROPOSED DEVELOPMENT	A front and rear extension, removing the existing roofline and raising the roof height to accommodate for two bedrooms and a bathroom through a flat roof rear dormer. Pitched dormers will be also be added to the front.

APPLICATION NUMBER	SMD/2025/0232
LOCATION	Sainsbury's Wharf Road Biddulph
PROPOSED DEVELOPMENT	Construction of a Retail Pod (Class E) and associated signage

APPLICATION NUMBER	SMD/2025/0235
LOCATION	Sainsbury's Wharf Road Biddulph
PROPOSED DEVELOPMENT	Advertisement consent for the construction of a Retail Pod (Class E) and associated signage



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9. 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/2025/0091	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 Councillor Garvey; seconded by Councillor Hawley. Councillor Proudlove abstained from the vote. Agreed.	Planning Permission Approved 25/4/2025	
SMD/2025/0066	Land Adjacent 310 , New Street , Biddulph Moor , Staffordshire ,	Erection of 2no. detached dwellings and associated works	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	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>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> <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>		



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2025/0011	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	

10. APPEAL(S)

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



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