

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 17 June 2025
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

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

3. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on 20 May 2025
- b) To **receive** the Notes from the Neighbourhood Plan Implementation Working Group meeting held on 14 May 2025

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

5. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2025/0259
LOCATION	91 Mow Lane Gillow Heath
PROPOSED DEVELOPMENT	Proposed replacement of the existing flat roof to a hipped roof. Replace existing conservatory with a masonry sun lounge. New timber porch. French doors to bay window area.



LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD



Biddulph Town Council
Town Hall, High Street, Biddulph, Staffordshire
Moorlands ST8 6AR
Tel: 01782 498480
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www.biddulph.co.uk

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APPLICATION NUMBER SMD/2025/0242
LOCATION 22 Carriage Drive Biddulph
PROPOSED DEVELOPMENT Single storey rear extension

6. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

7. 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/2025/0120	30 , Rudyard Road , Biddulph Moor , Staffordshire , ST8 7JN	Single-storey side and rear extension, replacing an existing garage, utility room, and conservatory.	No Adverse Comments. There was some discussion about the style of the development. Proposed by Councillor Garvey; seconded by Councillor Yates. Approved.	Refused - 15/5/205	The proposed development would be an unacceptable form of householder development that would not have an adverse impact on the character and appearance of the area. There would be conflict with the Local Plan Policies listed above.
SMD/2025/0129	28 , Rudyard Road , Biddulph Moor , Staffordshire , ST8 7JN	Single storey rear extension	Approve. This is an excellent example of property upgrading to high efficiency standards.	Planning Permission approved. 16/5/2025	



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			Proposed by Councillor Garvey; seconded by Councillor Yates. Approved.		
SMD/2025/0063	99 , Woodhouse Lane , Biddulph , Staffordshire , ST8 7RN	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 utilize it as temporary handling area for a flock of pedigree sheep to administer vet meds and for handling/training the sheep prior too attending local and national shows	No Adverse Comments providing there are no valid neighbours planning concerns. Proposed by Councillor Garvey; seconded by Councillor Jones. Approved.	Refused - 21/5/25	In conclusion, the application is recommended for refusal. Whilst the proposed development is not considered to have a detrimental impact on the green belt, landscape character or highway safety, it is considered to have an adverse impact on neighbour amenity. Due to the very close proximity of the proposed 20m x 40m all-weather turnout/exercise area to the rear curtilages and windows belonging to the neighbouring dwellings at No. 95 and No. 97 Woodhouse Lane,

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					they would experience outlook, overlooking and noise issues resultingly..... On the basis of the neighbour amenity issues raised, the proposed development would not comply with Policy DC1 of the Local Plan 2020 and Section 12 of the NPPF. It is therefore recommended for refusal.

8. APPEAL(S)

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



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