

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 20 MAY 2025, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

PRESENT:

- Councillor J Garvey (Chair)
- Councillor M A Hopkins
- Councillor J T Jones
- Councillor A Lawton
- Councillor W Rogers

Councillors Hopkins, Lawton and Roger attended the meeting, but did not sign the register.

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 – Administrator Officer
- Councillor J Redfern
- Councillor Yates

The Mayor, Councillor Lawton, recited the disclaimer regarding the recording of the meeting.

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

The Mayor requested nominations for the role of Chair. Councillor Rogers nominated Councillor Garvey; seconded by Councillor Hopkins. There were no other nominations. All agreed.

Councillor Garvey called for a Deputy Chair. Councillor Rogers nominated Councillor Hopkins; seconded by Councillor Jones. There were no other nominations. All agreed.

2. APOLOGIES

- Councillor C Smith
- Councillor D Hawley
- Councillor N Eardley
- Councillor S Fletcher
- Councillor D Proudlove (Absent)

3. DECLARATIONS OF INTEREST

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

Councillor Hopkins declared an interest in SMD/2025/0188 & SMD/2025/0187.

Councillors Yates and Rogers declared an interest in application SMD/2025/0183.

4. MINUTES

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

Proposed by Councillor Jones; seconded by Councillor Hopkins. All agreed.

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

The Chief Officer reported that a new committee at Staffordshire Moorlands District Council will be considering culture and heritage issues; the sites would be considered by them.

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

Councillor Jones proposed to support the tree preservation order; seconded by Councillor Rogers. All **agreed**.

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

Councillor Yates explained that the previous protection order lasted for 3 years; this order has come up for renewal.

It was proposed to support the order by Councillor Jones; seconded by Councillor Hopkins. All agreed.

8. NEW PLANNING APPLICATIONS

APPLICATION NUMBER

SMD/2025/0187 & SMD/2025/0188

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.

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.

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	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments. **Agreed.**

Councillor Hopkins abstained from the vote.

APPLICATION NUMBER

SMD/2025/0107

LOCATION

HILL VIEW FARM Tower Hill Road Mow Cop

PROPOSED DEVELOPMENT

Replacement farm dwelling

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	INF2: Sustainable Drainage	N
NE2: Urban Edge	N	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	N

Proposed by Councillor Garvey to recommend refusal due to no details have been provided for the site layout and landscaping, nor details of garages/car parking. It was therefore difficult to establish compliance with Neighbourhood Plan policies NE1, NE2 & DES2. The significantly larger footprint of the building may impact drainage, so details of the mitigation against this would be required to judge compliance with INF2; seconded by Councillor Jones. All **agreed**.

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

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	N
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	N
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	N
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	INF2: Sustainable Drainage	N
NE2: Urban Edge	?	DES1: Design	N
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	?



Councillor Yates presented the above images to Councillors, for their consideration. There had been significant mining activity on the site.

it was proposed by Councillor Garvey to recommend refusal due to mining issues on site, which did not appear to have been addressed by the application; seconded by Councillor Lawton.

All agreed.

APPLICATION NUMBER
LOCATION

SMD/2025/0183
Unit 2a Prospect Way Victoria Business Park
Knypersley

PROPOSED DEVELOPMENT

Proposed single-storey parts store extension to existing commercial unit.

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	n/a

No adverse comments. Proposed by Councillor Garvey; seconded by Councillor Jones.

Agreed.

Councillor Rogers abstained from the vote.

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.

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	Y
CF1: New Community Facilities	n/a	HOU2: Infill Housing	?
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	?

It was proposed to defer to Planning Officer; there were no further comments. All **agreed**.

9. 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

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	?
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. Proposed by Councillor Garvey; seconded by Councillor Jones. All **agreed**.

APPLICATION NUMBER

SMD/2025/0234

LOCATION

Atm 63 High Street Biddulph

PROPOSED DEVELOPMENT

Advertisement consent for proposed tablet to be placed around existing ATM.

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	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments. Proposed by Councillor Garvey; seconded by Councillor Jones. All agreed.

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.

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

The application did not appear to be compliant with DES1 and DES2. There were concerns about the design, which did not keep the principal apex. Proposed by Councillor Garvey; seconded by Councillor Jones to seek further information from the Planning Officer. All agreed.


APPLICATION NUMBER
LOCATION

SMD/2025/0232 & SMD/2025/0235

Sainsbury's Wharf Road
Biddulph

PROPOSED DEVELOPMENT

Construction of a Retail Pod (Class E) and associated signage

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 	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments. Highlight pedestrian safety regarding access from the car park; Councillors would prefer access from the pedestrian area behind. Proposed by Councillor Garvey; seconded by Councillor Jones. All **agreed**.

It was discussed that Councillors Redfern and Yates would like to be on the Planning Committee. It was agreed to add this to the agenda for Town Council.

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)
SMD/2025/0091	79 , Lyneside Road , Biddulph , Staffordshire , ST8 6SD	Single-storey rear extension to form sitting room and study.	<p>No adverse comments, subject to the 45-degree rule with neighbours' windows.</p> <p>Proposed by Councillor Garvey; seconded by Councillor Hawley. Councillor Proudlove abstained from the vote. Agreed.</p>	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	<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</p>	Planning Permission Approved 28/4/2025	

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
			<p>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>		
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	

Decisions were **received**.

11. APPEAL(S)

There were no appeals.

The meeting ended at 7.45pm.

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