

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 15 July 2025
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

20. APOLOGIES

21. DECLARATIONS OF INTEREST

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

22. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 17 June 2025

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

24. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2025/0283
LOCATION	Knypersley Hill Farm Lodge Barn Road Knypersley
PROPOSED DEVELOPMENT	Change of use and extension of existing barn to form residential annex (self build)



LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD



Biddulph Town Council
Town Hall, High Street, Biddulph, Staffordshire
Moorlands ST8 6AR
Tel: 01782 498480
e: office@biddulph-tc.gov.uk
www.biddulph.co.uk

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APPLICATION NUMBER	SMD/2025/0285
LOCATION	3 Ridgefields Biddulph Moor
PROPOSED DEVELOPMENT	Single storey side extension and single storey rear extension

APPLICATION NUMBER	SMD/2025/0292
LOCATION	8 Dales Close Biddulph Moor
PROPOSED DEVELOPMENT	Variation of condition 4 in relation to SMD/2021/0101

APPLICATION NUMBER	SMD/2025/0316
LOCATION	19 Sawyer Drive, Biddulph
PROPOSED DEVELOPMENT	Proposed single storey side extension and alterations. Demolition of existing garage and construction of new detached garage

25. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED



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26. 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/2025/0202	Land Off , Akesmore Lane , Biddulph , Staffordshire, ST8 6RT	Outline planning permission with all matters reserved for residential development of former commercial yard	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.	Outline Application refused - 24/6/25	The Council cannot demonstrate a 5-year supply of housing. The Council has a considerable undersupply, currently estimated at 2.95 years..... With consideration of paragraph 11 of the NPPF, policies in the NPPF that protect the Green Belt provide a strong reason for refusing the development proposed..... The proposed development would result in substantial harm to the Green Belt by reason of inappropriateness, harm to the openness of the Green Belt and conflict with the purposes of including land within the Green Belt.....



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Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
					The land poses a high risk to human health the application does not address the full extent of these risks and demonstrate that they might be mitigated to provide safe development.
SMD/2025/0192	6 , Endon Drive , Biddulph , Staffordshire , ST8 6NJ	Proposed conservatory to side elevation	No adverse Comments. Proposed by Councillor Garvey; seconded by Councillor Jones. All agreed.	Planning Permission Approved - 13/6/25	



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27. APPEAL(S)

Appeal 1

Appeal by Mrs Dishman

Well House Farm Rudyard Road Biddulph Moor ST8 7JW.

My Ref: SMD/2025/0092/A

Planning App Ref: SMD/2025/0092

Inspectorate Ref: APP/B3438/W/25/3367938

Appeal 2

Address of site to which the appeal relates: 30 Rudyard Road Biddulph Moor ST8 7JN.

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

Appellant's name: Mr Paul Scragg

Appeal reference number: APP/B3438/D/25/3368542

Appeal starting date: 02/07/2025

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



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