

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 17 JUNE 2025, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

**PRESENT:**

- Councillor M A Hopkins (Chair)
- Councillor N Eardley
- Councillor J T Jones
- Councillor A Lawton
- Councillor D Proudlove
- Councillor J Redfern
- Councillor W Rogers
- Councillor C Smith (5.45pm)
- Councillor Yates

**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 Hopkins recited the disclaimer regarding the recording of the meeting.*

**1. APOLOGIES**

- Councillor J Garvey
- Councillor S Fletcher
- Councillor D Hawley
- Councillor N Lawton

**2. DECLARATIONS OF INTEREST**

- a)** Disclosable Pecuniary Interests and Dispensations

Nothing to declare.

- b)** Other Interests

Nothing to declare.

**3. MINUTES**

- a)** To **approve** the Minutes from the Planning Committee meeting held on 20 May 2025

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

- b) To **receive** the Notes from the Neighbourhood Plan Implementation Working Group meeting held on 14 May 2025

They were **received**.

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

There were no sites to consider.

#### **5. NEW PLANNING APPLICATIONS**

<b>APPLICATION NUMBER</b>	SMD/2025/0259
<b>LOCATION</b>	91 Mow Lane Gillow Heath
<b>PROPOSED DEVELOPMENT</b>	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.

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

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

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

#### **6. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED**

<b>APPLICATION NUMBER</b>	SMD/2025/0043
<b>LOCATION</b>	3 Highfield Place Biddulph
<b>PROPOSED DEVELOPMENT</b>	Single story side/rear extension.
<b>GRID REFERENCE</b>	388674.02 357643.25

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

*Councillor Smith entered the meeting at 5.45pm.*

## 7. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

The following decisions and notices were **received**:

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#">SMD/2025/0120</a>	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 - 15/5/2025	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.
<a href="#">SMD/2025/0129</a>	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. Proposed by Councillor Garvey; seconded by Councillor Yates. Approved.	Planning Permission approved. 16/5/2025	
<a href="#">SMD/2025/0063</a>	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	No Adverse Comments providing there are no valid neighbours planning concerns. Proposed by Councillor Garvey; seconded	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

Planning App Ref	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		pedigree sheep to administer vet meds and for handling/training the sheep prior too attending local and national shows	by Councillor Jones. Approved.		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, 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)

There were no appeals.

*The meeting ended at 5.50pm.*

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