

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 18 NOVEMBER 2025, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

PRESENT:

- Councillor S Fletcher
- Councillor J Garvey (Chair)
- Councillor M A Hopkins
- Councillor J T Jones
- Councillor A Lawton
- Councillor N Lawton
- Councillor J Redfern
- Councillor W Rogers
- Councillor C Smith
- Councillor N 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

Councillor Garvey recited the disclaimer regarding the recording of the meeting.

45. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

- Councillor N Eardley
- Councillor D Hawley
- Councillor D Proudlove (Absent)

No nominated substitute members.

46. DECLARATIONS OF INTEREST

- a) Disclosable Pecuniary Interests and Dispensations. None.
- b) Other Interests. None.

47. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on 21 October 2025

<https://biddulph.co.uk/wp-content/uploads/2025/12/Minutes-Planning-21-October-2025-DRAFT.pdf>


Proposed by Councillor Rogers; seconded by Councillor Yates. All **agreed**.

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

None.

49. NEW PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2025/0462
LOCATION	Marshfield Gate Farm, Marshfield Lane, Biddulph
PROPOSED DEVELOPMENT	Installation of package treatment plan to serve dwellings approved under application SMD/2024/0516


NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Biddulph Town Centre	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Albion Mill Conversion	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

Councillor Jones queried where the outgoing wastewater went to.

It was proposed by Councillor Garvey; seconded by Councillor Rogers, to **recommend referral to the planning officer to ensure compliance with green belt requirements and wastewater regulations.**

All agreed.

APPLICATION NUMBER SMD/2025/0457
LOCATION 100 Congleton Road, Biddulph
PROPOSED DEVELOPMENT Proposed single storey side and rear extension with terrace over side extension

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Biddulph Town Centre	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Albion Mill Conversion	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	Y
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	?
NE2: Urban Edge	n/a	DES1: Design 	N
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

The Town Council is a neighbour to this property, being the manager of the allotment site to the rear.


There was a discussion about potential over-development.

It was proposed by Councillor Smith; seconded by Councillor N. Lawton, **No adverse comments. It was noted that there was a lack of information about sustainable drainage and landscaping, which would need further investigation.**

All agreed.

50. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2025/0403
LOCATION Acre Farm Cattery Crowborough Road Lask Edge
PROPOSED DEVELOPMENT To replace existing redundant structure on property with a new purpose built cattery unit. The purpose of the new unit would be for cat boarding to assist with our existing business

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	Y	NE4: Biddulph Valley Way	n/a
LE1: Biddulph Town Centre	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Albion Mill Conversion	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	Y
NE2: Urban Edge	n/a	DES1: Design 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

There was discussion about the importance of supporting the expansion of a local business.

It was proposed by Councillor Garvey; seconded by Councillor Redfern to recommend approval subject to compliance with green belt regulations.

All agreed.

51. NEW DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2025/0316		19 , Sawyer Drive , Biddulph , Staffordshire , ST8 6SU	Proposed single storey side extension and alterations. Demolition of existing garage and construction of new detached garage	It was agreed to refer to the planning officers; Councillors required information from Highways, and felt there may be building regulations implications. All agreed.	Application Withdrawn	
SMD/2025/0407	Yes	15 , New Street , Biddulph Moor , Staffordshire , ST8 7NW	Two storey rear extension	It was proposed by Councillor Garvey; seconded by Councillor Proudlove, to recommend no adverse comments but to ensure that it is compliant with the Green Belt restrictions. Agreed. Councillor Jones declared an interest in this item and did not vote.	Planning Application Approved - 5/11/2025	
SMD/2025/0374	Yes	Leonards Farm , Hot Lane , Biddulph Moor ,	Demolition of a steel-framed building and derelict farmhouse,	It was proposed by Councillor Garvey; seconded by Councillor Yates, to	Planning Permission refused 5/11/2025	See below

Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		Staffordshire , ST8 7HP	and construction of a four-bedroom replacement farmhouse	<p>recommend refusal:</p> <ul style="list-style-type: none"> • Ecology surveys were needed • The development should be compliant with all Green Belt regulations • Additional information should be provided on boundary treatment, sustainable drainage, bin storage and additional car parking <p>This is not currently compliant with the Biddulph Neighbourhood Development Plan.</p> <p>All agreed.</p>		
SMD/2025/0417	yes	9 , Grangefields , Biddulph ,	Extension to existing front elevation	Councillor Garvey proposed no adverse comments; seconded by	Planning Permission Approved - 11/11/2025	

Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
		Staffordshire , ST8 7SA	dormer window	Councillor Jones. All agreed.		

Above refusal reason(SMD/2025/0374) :

The proposed replacement dwelling would result in inappropriate development and harm to the Green Belt. It would be in the same use as the building it would replace but would be materially larger. The development would not therefore, be provided for by any of the exceptions that appear at Chapter 13 of the NPPF.

The proposed development would also, introduce design elements that would be at odds with vernacular architecture and the rural character of the area.

The development would be harmful to the character and appearance of the area and result in a prominent intrusion in the landscape.

There would be conflict with the policies of the SMDC Local Plan and the Biddulph Neighbourhood Plan that are listed above, and the Council's design SPD and SPG. There are no other considerations that amount to 'very special circumstances' that would clearly outweigh the harm to the Green Belt and the other harms that would result from the proposal.

52. APPEAL(S)

Appeal received from Mr And Mrs Ben And Amy Daniels
Site HILL VIEW FARM Tower Hill Road Mow Cop - SMD/2025/0107

Town Council initial response was:

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. All agreed.

Refusal was previously recommended on the grounds of lack of information; there are no additional documents received to address Town Council concerns. All agreed to with original recommendation.

The meeting ended at 6.07pm.

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