

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 21 April 2026
TIME: 5.30pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

78. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

79. DECLARATIONS OF INTEREST

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

80. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 17 March 2026
<https://biddulph.co.uk/wp-content/uploads/2026/04/Minutes-Planning-17-March-2026-DRAFT.pdf>

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

Please **note**, the list of those already considered by Staffordshire Moorlands District Council and those that had previously been discussed (but not submitted) are attached.
<https://biddulph.co.uk/wp-content/uploads/2026/04/Local-Heritage-Listing-Aug-2025.pdf>

82. PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2026/0078
LOCATION	Former Forge Works Congleton Road Biddulph



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PROPOSED DEVELOPMENT Application for the variation of condition 2 for the redevelopment of former dye works for residential purposes comprising the erection of 19no. dwellings (re-submission of planning app: 13/00500/FUL_MJ)

APPLICATION NUMBER SMD/2026/0099
LOCATION Land South Of Farmside Lane Biddulph Moor
PROPOSED DEVELOPMENT Permission in Principle Application for Seven New Dwellings at Land off Farmside Lane, Biddulph Moor

APPLICATION NUMBER SMD/2026/0118
LOCATION 4 Balval Oxhey Drive Biddulph
PROPOSED DEVELOPMENT Proposed single storey rear extension and alterations to create kitchen, dining and sitting room extension

APPLICATION NUMBER SMD/2025/0505
LOCATION M F Tyler Transport Click N Drive Limited Plots 12 To 15 Victoria Business Park Prospect Way Knypersley
PROPOSED DEVELOPMENT Two Temporary Portakabins - Office and Welfare Facilities

APPLICATION NUMBER SMD/2026/0075
LOCATION Glea Glow Cottage Troughstones Road Biddulph Common
PROPOSED DEVELOPMENT Proposed agricultural building with lean to dry store

APPLICATION NUMBER SMD/2026/0136
LOCATION 43 Newpool Road Knypersley
PROPOSED DEVELOPMENT Proposed 2 storey side extension



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APPLICATION NUMBER SMD/2026/0115
LOCATION Stanley Farm Bungalow Dial Lane Congleton
PROPOSED DEVELOPMENT Stable and associated works

APPLICATION NUMBER SMD/2026/0148
LOCATION Lane End Farm Congleton Road Mow Cop
PROPOSED DEVELOPMENT Contemporary Link to Extension to enlarge existing kitchen and link Main House to Annexe Building

APPLICATION NUMBER SMD/2026/0158
LOCATION 1 Carriage Drive Biddulph
PROPOSED DEVELOPMENT Proposed garage to side elevation

83. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

84. DECISIONS RECEIVED

Planning App Ref	NP mentioned in Report ?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2026/0055		16, Jubilee Close, Biddulph, Staffordshire, ST8 6HQ	Proposed two storey side extension	Proposed by Councillor Garvey to recommend refusal as it does not comply with Neighbour	Planning Permission refused - 2/4/26	The proposed use of black render to the external walls of the extension would fail to reflect the materials on the host dwelling and would have a dark, oppressive and domineering appearance. Accordingly, the



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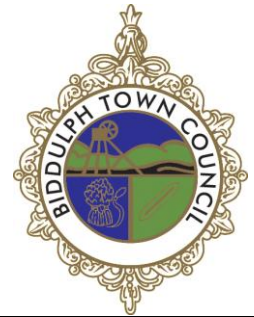


Planning App Ref	NP mentioned in Report ?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				hood plan policies INF 1, DES 1 or DES 2; seconded by Councillor Hawley. All agreed .		proposed development would adversely affect the visual appearance of the host dwelling and wider street scene, contrary to Policy DC1 of the Staffordshire Moorlands Local Plan 2020, the Staffordshire Moorlands Design Guide 2018 SPD and Section 12 of the National Planning Policy Framework.
SMD/2026/0009		12 , Moorland Heights , Biddulph , Staffordshire , ST8 6TN	Extension & alterations to existing garage to form home office and extension of existing dropped kerb	No adverse comments . All agreed .	Planning Permission Approved - 11/3/26	
SMD/2025/0523		1 , Parklands , Biddulph Moor , Staffordshire , ST8 7JL	Change of use from dwellinghouse (Use Class C3) to a care home for children (Use Class C2) and associated works	It was noted that Councillor Jones had already asked for this to be a Committee decision; he had concerns	Planning permission refused 27/2/26	The existing property is small, has an exposed and open plot with limited outdoor private amenity space, and has a positioning and arrangement that is close to neighbours on a tightly spaced, open plan development. The proposed material



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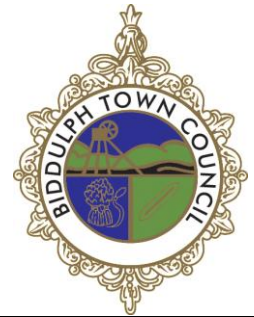


Planning App Ref	NP mentioned in Report ?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				about the suitability of the property. It was proposed by Councillor Garvey, seconded by Councillor Jones to refer this to the Committee for a decision.		change of use would harm and erode the character and appearance of the area by removing garden planting and replacing it with an increased area of parking hardstanding that would be consistently parked on in an exposed and prominent part of the plot.
SMD/2025/0500		23 , Halls Road , Biddulph , Staffordshire , ST8 6DD	Demolition of original single storey structure and construction of new single storey rear extension	No adverse comments - Refer to planning officer to determine if fully compliant with 45° rule	Planning Permission Approved - 9/2/26	
SMD/2025/0403		Acre Farm Cattery Crowborough Road Lask Edge	To replace existing redundant structure on property with a new	There was discussion about the importance of supporting	Planning permission Approved - 19/1/2026	



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			purpose built cattery unit. The purpose of the new unit would be for cat boarding to assist with our existing business	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.		
SMD/2025/0358		BUTTERLAND S EQUESTRIAN CENTRE , BUTTERLAND S FARM , Top Road , Biddulph Moor , Staffordshire , ST8 7LF	Demolition of existing stable block and redevelopment of site to provide a single self build dwelling with associated hard and	No adverse comments There were some concerns about incremental over-development and the need	Planning Permission refused	13C proposed floor plans and elevations 15 – location plan 16 – block plan 18 – proposal site plan



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			soft landscape works	to comply with highways recommendations.		

85. APPEAL(S):

My Ref: SMD/2025/0498/A
Planning App Ref SMD/2025/0498

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



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