

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 17 FEBRUARY 2026, 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 N Lawton
- Councillor J Redfern
- Councillor W Rogers
- Councillor N Eardley
- Councillor D Hawley
- 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
- Mrs. Angela Williams – Administration Officer

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

**61. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS**

- Councillor S Fletcher
- Councillor D Proudlove

**62. DECLARATIONS OF INTEREST**

**a) Disclosable Pecuniary Interests and Dispensations**

Councillor N Lawton declared an interest in item SMD/2026/0060.

Councillors Garvey and Smith declared an interest in item SMD/2025/0537.

**b) Other Interests**

Nothing to declare.

**63. MINUTES**

To **approve** the Minutes from the Planning Committee meeting held on 20 January 2026

<https://biddulph.co.uk/wp-content/uploads/2026/02/Minutes-Planning-20-January-2026-DRAFT.pdf>

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

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

Councillor Garvey updated members on the recent heritage meeting; he had been collecting old photos of the buildings on the corner of South View/ High Street.

**65. TO CONSIDER A RESPONSE TO THE LEEK NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION; CONSULTATION DOCUMENTS ARE HERE:**

<https://leektowncouncil.gov.uk/neighbourhood-plan/>

There are 12 questions to complete, one for each policy:

<https://forms.gle/tWTvbyEDAP5UbvJh6>

The Chief Officer noted that Biddulph Town Council is a consultee.

Councillor Hawley stated that as far as he can see there is nothing that impacts Biddulph, and wished Leek well with the Plan.

Councillor Jones proposed that the document was received; seconded by Councillor Hawley. All agreed.

**66. PLANNING APPLICATIONS**

<b>APPLICATION NUMBER</b>	SMD/2025/0537
<b>LOCATION</b>	LAND BETWEEN RUDYARD ROAD AND HOT LANE Rudyard Road Biddulph Moor
<b>PROPOSED DEVELOPMENT</b>	Permission in Principle for the construction of up to 9 dwellings

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The committee believed that the development could potentially contravene a number of Neighbourhood Plan policies, and had grave concerns about infringement of the green belt. There is currently no grey belt policy in Staffordshire Moorlands, so should be refused on these grounds.

Proposed by Councillor Jones to recommend refusal; seconded by Councillor Hawley.

It was Agreed; 2 abstentions were received.

<b>APPLICATION NUMBER</b>	SMD/2026/0030 & 0029
<b>LOCATION</b>	The Old Engine House Biddulph Road Mow Cop
<b>PROPOSED DEVELOPMENT</b>	Listed building consent for the conversion of garage to living accomodation and change of use of stable building to incorporate garage within part of the building

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No adverse comments, subject to additional clarification of the garage design and parking. The Heritage Officer should advise regarding the listed building consent.

Proposed by Councillor Garvey; seconded by Councillor Hawley. All agreed.

<b>APPLICATION NUMBER</b>	SMD/2026/0055
<b>LOCATION</b>	16 Jubilee Close Biddulph
<b>PROPOSED DEVELOPMENT</b>	Proposed two storey side extension

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Proposed by Councillor Garvey to recommend refusal as it does not comply with Neighbourhood plan policies INF 1, DES 1 or DES 2; seconded by Councillor Hawley. All **agreed.**

**APPLICATION NUMBER** SMD/2026/0060  
**LOCATION** Wragg Hall Farm Biddulph Park Road Biddulph  
**PROPOSED DEVELOPMENT** Demolition of agricultural building and formation of a new vehicular access and driveway to serve the new dwelling permitted under application reference SMD/2023/0212

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	Y	INF2: Sustainable Drainage	Y
NE2: Urban Edge	Y	DES1: Design <input type="checkbox"/>	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments, with recommendations that ecological and wildlife surveys be implemented.

Proposed by Councillor Garvey; seconded by Councillor Yates.

*Councillor N Lawton declared an interest in this application.*

**APPLICATION NUMBER** SMD/2026/0025  
**LOCATION** Hurstvale Cottage Grange Road Biddulph  
**PROPOSED DEVELOPMENT** Proposed one shepherds hut and existing outbuilding to be converted into shower unit and compostable toilet. Change of use required from agriculture.

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 <input type="checkbox"/>	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	N

Recommend approval with the conditions of proposed habitat enhancements and provision of details for visitor car parking, to comply with Neighbourhood Plan Policy DES2. This would bring much-needed tourism to the town.

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

## 67. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

None.

## 68. DECISIONS RECEIVED

Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#">SMD/2025/0238</a>	yes	22 , Mill Hayes Road , Knypersley , Staffordshire , ST8 7BU	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.	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.	Planning Permission approved - 14/1/2026	
<a href="#">SMD/2025/0447</a>	Yes	56 & 58 , High Street , Biddulph , Staffordshire , ST8 6AR	Change of use of first floor of premises to offices (Use Class E)	Councillor Yates proposed to recommend approval, he noted that town centre employment is a key element of Local and Neighbourhood Plans, as well as the District	Planning permission - Approved 12/12/2025	

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				<p>Council Growth Strategy; seconded by Councillor Jones. Agreed.</p> <p>Councillors Garvey, Proudlove and A. Lawton abstained from the vote.</p>		
<a href="#">SMD/2024/057</a> <u>0</u>	Yes	The Day Nursery , Craigside , Biddulph , Staffordshire , ST8 6BN	Single-storey extensions to form new staffroom & enlarged kitchen together with new classroom.	<p>It was agreed to refer to the planning officer highlighting BNG issues and the mining report. There were concerns regarding safety on the road, and a request for a highways report.</p> <p>This was proposed by Councillor Yates; seconded by Councillor Lawton. All agreed.</p> <p>Councillor Garvey did not vote.</p>	Planning permission approved - 16/12/2025	
<a href="#">SMD/2025/046</a> <u>2</u>	yes	Marshfield Gate Farm , Marshfield Lane , Biddulph ,	Installation of package treatment plan to serve dwellings	Councillor Jones queried where the outgoing wastewater went to.	Planning permission approved 29/12/2025	

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		Staffordshire , ST8 6RG	approved under application SMD/2024/0516	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.		
<a href="#">SMD/2025/0457</a>	Yes	100 , Congleton Road , Biddulph , Staffordshire , ST8 6EG	Proposed single storey side and rear extension with terrace over side extension	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,	Planning refused - 31/12/2025	The proposed roof terrace would provide unreasonable height vantage and opportunity to overlook the fronts of the dwellings that are at a lower level on the other side of the road. Overlooking and the perception, or feeling, of being overlooked would have an unacceptable impact on the neighbour's amenity and

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				<p>which would need further investigation. All agreed.</p>		<p>living conditions. The proposal is therefore considered contrary to policy DC1 of the SMDC Local Plan and the terms of the NPPF.</p>
<p><a href="#">SMD/2025/049</a> <u>8</u></p>		<p>Land Adjacent Woodland Cottage , Congleton Road , Biddulph , Staffordshire ,</p>	<p>Application for Permission in Principle - Single Detached House</p>	<p>Recommended Conditions: Flood risk mitigation may be required as a condition if approval granted, minimum requirement sustainable drainage to comply with INF2. Compliance with Green Belt development regulations and highlighted NP policies required if approved. Additional Comments: Site is in Green Belt, but existing derelict outbuildings may mitigate development. Site may be</p>	<p>Permission in principle refused . 2/1/26</p>	<p>The proposed development would not be inappropriate development in the Green Belt. and conflict with the aims and purposes of including land in the Green Belt. However, unacceptable impacts on highway safety and detriment to the character and appearance of the area are adverse impacts that would result from a planning permission being granted that</p>

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				<p>redesignated as "Grey belt" as between existing properties, all on current Green Belt land.  HOU2: infill site.  HOU1 &amp; DES1 may comply if self build, innovative or high efficiency design. DES2 compliance subject to submitted final plans.</p>		<p>would significantly and demonstrably outweigh the benefits that would be associated with the development.</p>
<a href="#">SMD/2025/0238</a>	Yes	<p>22 , Mill Hayes Road , Knypersley , Staffordshire , ST8 7BU</p>	<p>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 also be added to the front.</p>	<p>Recommended Conditions:  Refer planning officer to concerns regarding non-compliance with Biddulph NP policies DES1 &amp; DES2 and consideration of valid neighbours concerns regarding invasion of privacy.  Additional Comments:  DES1 – Revised design is now more in keeping with surrounding extended properties,</p>	<p>Planning permission Approved - 14/1/2026</p>	

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				<p>retaining the characteristic front room apex, however dominant rear elevation overlooks neighbouring properties.</p> <p>DES2 – still no details of parking spaces for increased property size required to comply with DES2, SMDC min 3 parking spaces defined in curtilage of 4 bedroom property, while only 3 rooms are designated as bedrooms, the upstairs study/store room may fulfil the same function.</p> <p>Since the original application was considered, 3 objections have been lodged by residents on Colwyn Drive, who back onto the property and would be overlooked by the proposed</p>		

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				rear dormer windows.		

SMD/2025/0238 would be submitted to the Neighbourhood Plan Implementation Working Group for their consideration.

**69. APPEAL(S):**

**Appeal by Mr Gibson  
Leonards Farm Hot Lane Biddulph Moor ST8 7HP.**

My Ref: SMD/2025/0374/A  
 Planning App Ref: SMD/2025/0374  
 Inspectorate Ref: 6004053

Original decision should stand as none of the issues identified had been addressed.

*The meeting ended at 6.30pm.*

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