

**MINUTES OF THE PLANNING COMMITTEE MEETING,  
BIDDULPH TOWN COUNCIL  
TUESDAY 17 MARCH 2026, 5.30PM  
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

**PRESENT:**

- Councillor J Garvey (Chair)
- Councillor N Eardley
- Councillor S Fletcher
- Councillor D Hawley
- Councillor M A Hopkins
- Councillor J T Jones
- Councillor A Lawton
- Councillor N Lawton
- Councillor D Proudlove (5.39pm)
- Councillor J Redfern
- Councillor W Rogers
- Councillor C Smith
- Councillor N Yates

*Councillors Garvey and Hawley attended the meeting, but did not sign the attendance sheet.*

**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 A Parkes (5.47pm)

*The meeting wasn't recorded due to technical issues.*

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

None .

**71. DECLARATIONS OF INTEREST**

- a) Disclosable Pecuniary Interests and Dispensations

None.

- b) Other Interests.

Councillor Smith in item SMD/2026/0084.

## 72. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 17 February 2026

<https://biddulph.co.uk/wp-content/uploads/2026/03/Minutes-Planning-17-February-2026-DRAFT.pdf>

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


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

There were no new listings to report. The Chief Officer suggested that the council undertake a walk around to identify any areas that are not listed.

Councillor N Lawton asked whether there was a list that the council have put forward before. The Chief Officer confirmed that she would circulate an up-to-date list, along with some possible dates for the walk around.

## 74. PLANNING APPLICATIONS

<b>APPLICATION NUMBER</b>	SMD/2026/0070
<b>LOCATION</b>	12 ORME ROAD, BIDDULPH
<b>PROPOSED DEVELOPMENT</b>	Proposed single storey extension to side


<b>NP Policies</b>	<b>Y/N</b>	<b>NP Policies</b>	<b>Y/N</b>
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	?
NE2: Urban Edge	n/a	DES1: Design 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	?

The Committee agreed no adverse comments; and that the application should be referred to the Planning Officer. There was concern that there was insufficient information to ensure compliance with INF2 (no details of drainage for an additional roof area).

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

**APPLICATION NUMBER** SMD/2026/0091  
**LOCATION** 33 THE UPLANDS, BIDDULPH  
**PROPOSED DEVELOPMENT** Single storey rear extension

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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	?
NE2: Urban Edge	n/a	DES1: Design 	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

The Committee was concerned about the size of the extension and the loss of amenity, and therefore compliance with INF2. This appears to dominate the view of the neighbours.

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

**APPLICATION NUMBER** SMD/2026/0089  
**LOCATION** LIONS PAW FARM, SANDS LANE, BROWN EDGE  
**PROPOSED DEVELOPMENT** Two storey rear extension and side porch

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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 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

The Committee recommended approval subject to compliance with green belt regulations. PROW BT138 (runs through the site) should remain open and unaffected during any construction work and following development, if approved. Councillor Jones raised concerns about mis-matched windows. Councillor Yates raised concerns about the proximity of trees in the area. It was suggested the Planning Officer should note both of these concerns.

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

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

<b>APPLICATION NUMBER</b>	SMD/2026/0084
<b>LOCATION</b>	7 FAIRFIELD ROADS, BIDDULPH MOOR
<b>PROPOSED DEVELOPMENT</b>	Conversion of existing roof space to habitable accommodation, increase in ridge height and roof extension to rear to provide dormer

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 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

The Committee had no adverse comments, subject to neighbour's valid planning concerns. Councillors queried the roof height of the dormer.

Proposed by Councillor Hawley; seconded by Councillor Jones. Agreed.  
Councillor Smith abstained.

## 76.DECISIONS RECEIVED

Planning App Ref	NP mention ed in Report?	Address	Application being made	BTC Recommenda tion	SMDC Decision and Date	Reason for Refusal (if refused)
<a href="#"><u>SMD/2025/0137</u></a>	No	Salters Ford Farm , Newtown Road , Newtown , Biddulph , Staffordshire , ST8 7SW	Construction of agricultural shed for storage of hay, agricultural machinery & associated agricultural storage	Approve with conditions: Subject to compliance with Green Belt regulations and that renewable energy should be incorporated within the site. Proposed by Councillor Garvey, seconded by Councillor Yates. Approved.	Planning Permission - Approved	
<a href="#"><u>SMD/2025/0523</u></a>	Yes- DES1, DES2	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 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.	Planning Permission - Refused	1. 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

Planning App Ref	NP mention ed in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				All agreed.		development.2. The proposed material change of use would harm and erode the character and appearance of the area
<u>DOC/2025/0089</u>		Cloud Park Farm , Dial Lane , Congleton, Staffordshire , CW12 3QJ	Discharge of Condition 18 in relation to application SMD/2024/0361	None- not received.	Discharge of Conditions - Approved	
<u>SMD/2025/0402</u>	No	6 , Halls Road, Biddulph , Staffordshire , ST8 6DB	New roof and rooms within the roof space, new bay windows, conversion of integral garage/workshop to living accommodation for family member and detached out building	None- not received.	Planning Permission - Approved	
<u>SMD/2025/0500</u>	No	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	

**77.APPEAL(S):**

None.

*The meeting ended at 6.07pm.*

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