

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 19 May 2026
TIME: 7pm
LOCATION: Biddulph Town Hall, Council Chamber

AGENDA

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

2. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

3. DECLARATIONS OF INTEREST

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

4. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on 21 April 2026
<https://biddulph.co.uk/wp-content/uploads/2026/05/Minutes-Planning-21-April-2026-DRAFT.pdf>

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

6. TO CONSIDER A NEW DEFINITIVE MAP MODIFICATION ORDER CONSULTATION (DOCUMENTS ATTACHED)



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7. PLANNING APPLICATIONS

APPLICATION NUMBER	SMD/2026/0178
LOCATION	75 Rudyard Road Biddulph Moor
PROPOSED DEVELOPMENT	Proposed first floor extension to bedroom with alterations to existing roof, proposed balcony and alterations to external wall finishes
APPLICATION NUMBER	SMD/2026/0193
LOCATION	38 Chamberlain Way Biddulph
PROPOSED DEVELOPMENT	Proposed front and rear single storey extensions inc. entrance canopy and internal alterations
APPLICATION NUMBER	SMD/2026/0209
LOCATION	14 Palmerston Way Biddulph
PROPOSED DEVELOPMENT	Proposed extension to garage to form utility and conversion of garage. Proposed wrap around pitched roof over existing garage and canopy
APPLICATION NUMBER	SMD/2026/0196
LOCATION	51A PARK LANE KNYPERSLEY
PROPOSED DEVELOPMENT	Application for the Variation of Conditions in relation to SMD/2023/0379 approved on appeal APP/B3438/W/24/3344763



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APPLICATION NUMBER SMD/2026/0213
LOCATION Former Car Park on Land at Mow Cop Congleton Road
Mow Cop Biddulph
PROPOSED DEVELOPMENT Permission in Principle (PIP) for erection of 2 dwellings
on site of former car park on land at Congleton Road,
Mow Cop

8. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

9. DECISIONS RECEIVED

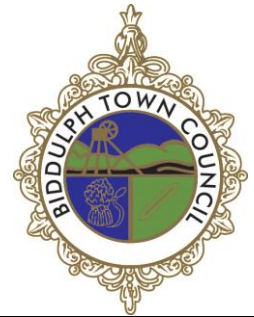
Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2026/0060	No	Wragg Hall Farm , Biddulph Park Road , Biddulph , Staffordshire , ST8 7SJ	Demolition of agricultural building and formation of a new vehicular access and driveway to serve the new dwelling permitted under application reference SMD/2023/0212	No adverse comments , with recommendations that ecological and wildlife surveys be implemented. Proposed by Councillor Garvey; seconded by	Planning Permission refused. 24/4/26	The development is considered inappropriate in the Green Belt as on evaluation none of the exceptions provided for at paragraphs 154 and 155 of the NPPF are met and there are no very special circumstances.

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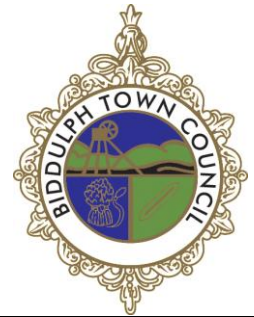


Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				Councillor Yates.		
SMD/2026/0029	No	The Old Engine House , Biddulph Road , Mow Cop , Staffordshire , ST7 3PU	Conversion of garage to living accommodation and change of use of stable building to incorporate garage within part of the building	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.	Planning Permission Approved. 23/4/26	



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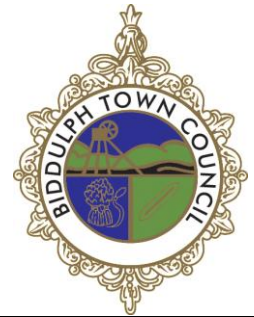


<p>SMD/20/26/0030</p>	<p>No</p>	<p>The Old Engine House , Biddulph Road , Mow Cop , Staffordshire , ST7 3PU</p>	<p>Listed building consent for the conversion of garage to living accommodation and change of use of stable building to incorporate garage within part of the building</p>	<p>No adverse comments , 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.</p>	<p>Listed Building Consent approved. 23/4/2026</p>	
<p>SMD/20/25/0537</p>	<p>Yes</p>	<p>LAND BETWEEN RUDYARD ROAD AND HOT LANE , Rudyard Road , Biddulph Moor , Staffordshire ,</p>	<p>Permission in Principle for the construction of up to 9 dwellings</p>	<p>The committee believed that the development could potentially contravene a number of Neighbour</p>	<p>Permission in Principle refused. 16/4/2026</p>	<p>The proposal is therefore contrary to Policies SS1, SS10, SD5, H1, DC3 and T1 of the Staffordshire Moorlands Local Plan, and the Biddulph Neighbourhood Plan, and the provisions of the</p>



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				<p>hood 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.</p> <p>Proposed by Councillor Jones to recommend refusal; seconded by Councillor Hawley.</p> <p>It was Agreed; 2 abstentions were received.</p>	<p>National Planning Policy Framework.</p>
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10. APPEAL(S):

Address of site to which the appeal relates: 16 Jubilee Close Biddulph ST8 6HQ.

Proposed development: Proposed two storey side extension

Appeal reference number: 6008947

Appeal starting date: 07/05/2026

Planning App Ref SMD/2026/0055

Inspectorate Ref 6008947

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



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