

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 21 APRIL 2026, 5.30PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

PRESENT:

- Councillor J Garvey (Chair)
- Councillor S Fletcher
- Councillor D Hawley
- Councillor M A Hopkins
- Councillor J T Jones
- Councillor A Lawton
- Councillor N Lawton
- Councillor D Proudlove
- Councillor W Rogers
- Councillor C Smith (17.59)
- Councillor N Yates

IN ATTENDANCE:

- Mrs Sarah M Haydon – Chief Officer (Minute Taker)
- Mrs Margaret Warman - Compliance and Governance Officer
- Mrs Angela Williams – Administration Officer

The meeting wasn't recorded due to technical issues.

78. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

- Councillor N Eardley
- Councillor J Redfern (Absent)

79. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations
None.

b) Other Interests

Councillor Garvey declared an interest in SMD/2026/0078. Councillor Hawley noted that he had spoken in favour of this application in 2014. Councillor Rogers knew the applicants in SMD/2026/0179.

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>

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

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>

The Chief Officer gave a brief description of the buildings already considered and those previously discussed.

A discussion took place regarding the ownership of the railings on Station Road, it was agreed that they should be included in the local listing, along with two other applications.

The list provided by the Chief Officer was proposed by Councillor Lawton; seconded by Councillor Proudlove. All **agreed**.

82. PLANNING APPLICATIONS

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

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

Recommended **approval** subject to all the outstanding conditions being retained. Proposed by Councillor Hawley; seconded by Councillor Proudlove. All agreed.

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

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	?
CF1: New Community Facilities	n/a	HOU2: Infill Housing	N
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	Y	INF2: Sustainable Drainage	?
NE2: Urban Edge	N	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

The Committee felt this was inappropriate development in the green belt; they support the proposed refusal.

It was noted that there are a significant number of comments that oppose the application; a number of these objections contain relevant points.

The Committee agreed that this does not appear to meet policies within the Neighbourhood Plan, specifically HOU 2 (infill housing) and NE 2 (urban edge).

It was recommended for **refusal**.

Proposed by Councillor Garvey; seconded by Councillor Jones. Agreed. 1 abstention. This should be referred to the Neighbourhood Plan Implementation Working Group.

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

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

No adverse comments; there was some discussion about the 45° line of site and the need for sustainable drainage.

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

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

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

Recommended **approval** with enforcement of recommended nocturnal wildlife mitigations from Ecological report.

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

APPLICATION NUMBER SMD/2026/0075

LOCATION Glea Glow Cottage Troughstones Road Biddulph Common

PROPOSED DEVELOPMENT Proposed agricultural building with lean to dry store

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	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

Recommend **approval** with conditions to restrict usage to agricultural/forestry use only; subject to compliance with all Green Belt rules and regulations.

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

APPLICATION NUMBER SMD/2026/0136

LOCATION 43 Newpool Road Knypersley

PROPOSED DEVELOPMENT Proposed 2 storey 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	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	Y

No adverse comments, however, concern regarding potential over-development and neighbours valid planning concerns.

Proposed by Councillor Garvey; seconded by Councillor N. Lawton. All **agreed**.

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

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

No adverse comments.

Proposed by Councillor Garvey; seconded by Councillor Jones. **Agreed.** 1 abstention.

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

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

No adverse comments.

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

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

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	Y

No adverse comments.

Proposed by Councillor Hawley; seconded by Councillor Proudlove.
 It was Agreed. 1 Abstention.

83. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2026/0179

LOCATION Mr And Mrs J & P Copestake, Heathersett, GUN
BATTERY LANE, BIDDULPH MOOR

PROPOSED DEVELOPMENT Proposed alterations to garage building including re-roofing works and fenestration works

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

No adverse comments.

Proposed by Councillor Jones; seconded by Councillor N. Lawton. **Agreed.** 1 abstention

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 Neighbourhood plan policies INF 1, DES 1 or DES 2; seconded	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 proposed development would adversely affect the visual appearance of the host dwelling and wider street scene,

Planning App Ref	NP mentioned in Report ?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				by Councillor Hawley. All agreed .		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 about the suitability of the property. It was proposed by Councillor Garvey, seconded by Councillor Jones to	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 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.

Planning App Ref	NP mentioned in Report ?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				refer this to the Committee for a decision.		
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 purpose-built cattery unit. The purpose of the new unit would be for cat boarding to assist with our existing business	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.	Planning permission Approved - 19/1/2026	

Planning App Ref	NP mentioned in Report ?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
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 soft landscape works	No adverse comments There were some concerns about incremental over-development and the need to comply with highways recommendations.	Planning Permission refused	Whilst acceptable in principle in the Green Belt and on the majority of matters as considered in the above report, including highway safety, and amenity, fundamentally the proposal fails due to being unsustainably located in the rural countryside. There is also concern that the proposal does not comply with the Council's adopted design guide SPD with regard to the use of materials or the architectural style of the new dwelling.

85. APPEAL(S):

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

It was noted that there had been no Highways feedback at the time of the Town Council response. This had now been added, and had given a new perspective on the application. The Town Council should amend the original response to recommending **refusal**. Propose by Councillor Hawley; seconded by Councillors Jones and agreed.

The meeting ended at 6.50pm.

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