

Biddulph Town Council



MEETING: Planning Committee
DATE: Tuesday 16 June 2026
TIME: 5.30pm
LOCATION: Council Chamber, Biddulph Town Hall

AGENDA

11. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

12. DECLARATIONS OF INTEREST

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

13. MINUTES

- a) To **approve** the Minutes from the Planning Committee meeting held on Tuesday 19 May 2026

<https://biddulph.co.uk/wp-content/uploads/2026/06/Minutes-Planning-19-May-2026-DRAFT.pdf>

- b) To **receive** the Notes from the Neighbourhood Plan Implementation Working Group meeting on Wednesday 14 January 2026

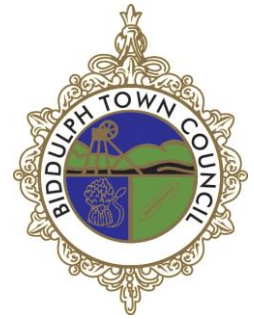
<https://biddulph.co.uk/wp-content/uploads/2026/06/Notes-NP-Implementation-WG-14-January-2026-DRAFT.pdf>

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



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15. PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2026/0221
LOCATION Hillcrest CHURCH LANE BIDDULPH MOOR
PROPOSED DEVELOPMENT Proposed two storey rear extension and internal alterations to provide larger kitchen with additional bedroom above

APPLICATION NUMBER SMD/2026/0222
LOCATION 25 ASQUITH CLOSE BIDDULPH
PROPOSED DEVELOPMENT Proposed single storey side extension and alterations to create ground floor bedroom, accessible wet room and utility room

APPLICATION NUMBER SMD/2026/0199
LOCATION Overton Hall Overton Road
Congleton
PROPOSED DEVELOPMENT New installation of sewage treatment plant with associated drainage

APPLICATION NUMBER SMD/2026/0156
LOCATION Sunny Bank Farm PINES LANE BIDDULPH PARK
BIDDULPH
PROPOSED DEVELOPMENT Retrospective planning application for construction of agricultural building

APPLICATION NUMBER SMD/2026/0270
LOCATION Wayside Congleton Road
Biddulph
PROPOSED DEVELOPMENT Internal alterations and front extension



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APPLICATION NUMBER DET/2026/0015
LOCATION Butterlands Farm Top Road Biddulph Moor
PROPOSED DEVELOPMENT Application to determine if prior approval is required for a proposed Conversion of Existing Stables into Dwelling

APPLICATION NUMBER SMD/2026/0278
LOCATION 1 Overton Hall Barns Overton Road Congleton
PROPOSED DEVELOPMENT Replacement Sewage Treatment Plan

APPLICATION NUMBER SMD/2026/0282
LOCATION 2 Overton Hall Barns Overton Road Congleton
PROPOSED DEVELOPMENT Replacement Sewage Treatment Plan

16. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

17. DECISIONS RECEIVED

Planning App Ref	NP mentioned?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2026/0158	Yes	1, Carriage Drive, Biddulph, Staffordshire, ST8 7DX	Proposed garage to side elevation	No adverse comments	Planning permission approved 5/6/26	
SMD/2026/0148	Yes	Lane End Farm, Congleton Road, Mow Cop, Staffordshire, ST7 3PP	Contemporary Link to Extension to enlarge existing kitchen and link Main	No adverse comments.	Planning Permission refused 28/5/26	Impact on Green Belt Impact on Character and Appearance



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Planning App Ref	NP mentioned?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
			House to Annexe Building			
SMD/2026/0136	Yes	43 , Newpool Road , Knypersley , Staffordshire , ST8 6NT	Proposed 2 storey side extension	No adverse comments, however, concern regarding potential over-development and neighbours valid planning concerns. All agreed.	Planning Permission Approved 2/6/26	Impact on character and appearance Impact on residential amenity of neighbours
SMD/2026/0075	Yes	Glea Glow Cottage , Troughstones Road , Biddulph Common , Staffordshire , ST8 7SL	Proposed agricultural building with lean to dry store	Recommend approval with conditions to restrict usage to agricultural/forestry use only; subject to compliance with all Green Belt rules and regulations. All agreed.	Planning Permission refused 15/5/26	Main issues: Impact on Green Belt Impact on the character and appearance of the area Impact on ecology and biodiversity
SMD/2026/0099	Yes	Land South Of , Farmside Lane , Biddulph Moor , Staffordshire ,	Permission in Principle Application for Seven New Dwellings at Land off Farmside Lane, Biddulph Moor	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	Permission in principle refused 3/6/26	the proposed development would have a detrimental adverse impact on the visual character and appearance of the distinctly rural area and the setting of the settlement. This visual harm would be an adverse impact of granting a 'permission in principle' that would significantly and demonstrably outweigh the benefits that would be associated with the application



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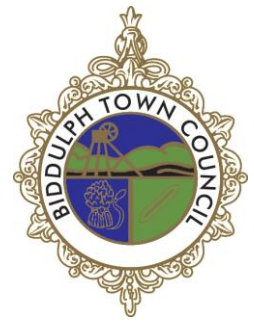


Planning App Ref	NP mentioned?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
				agreed that this does not appear to meet policies within the Neighbourhood Plan, specifically HOU 2 (infill housing) and NE 2 (urban edge). It was recommended for refusal.		proposal. There would be conflict with Local Plan policies SS10, H1 and DC1, Biddulph Neighbourhood policies NE2, HOU 1, DES1 and DES2, and the terms of the National Planning Policy Framework.
SMD/2026/0084	Yes	7, Fairfields Road, Biddulph Moor, Staffordshire, ST8 7PE	Conversion of existing roof space to habitable accommodation, increase in ridge height and roof extension to rear to provide dormer	The Committee had no adverse comments, subject to neighbour's valid planning concerns. Councillors queried the roof height of the dormer.	Planning Permission - Approved 8/5/26	
SMD/2025/0481	Yes	The Old School Canteen, Shepherd Street, Biddulph, Staffordshire, ST8 6HZ	REMOVE THE REMAINS OF THE EXISTING BUILDING AND HARD LANDSCAPING CONSTRUCTION OF FIVE NEW URBAN TOWN HOUSES	There were concerns about over-development of the site- three stories is too high. It was felt that heat pumps should be included in all properties. It was noted that parking is already an issue in this area. There were concerns that this would restrict potential development of the area behind this site. All agreed.	Planning Permission - Refused 22/5/26	<ul style="list-style-type: none"> · The principle of development · The impact on the character and appearance of the area. · The impact on residential amenity. · The impact on highway safety



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18. APPEAL(S):

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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