

**MINUTES OF THE PLANNING COMMITTEE MEETING,
BIDDULPH TOWN COUNCIL
TUESDAY 19 MAY 2026, 7PM
HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.**

PRESENT:

- Councillor J Garvey (Chair)
- Councillor D Hawley
- Councillor J T Jones
- Councillor A Lawton
- Councillor W Rogers
- Councillor C Smith
- Councillor N Eardley
- Councillor J Redfern
- 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
- Ms Jodie Hancock – Events Partnership
- Councillor J Salt

The Mayor, Councillor Smith, recited the disclaimer regarding the recording of the meeting.

1. ELECTION OF A CHAIR AND DEPUTY CHAIR

The Mayor requested nominations for the role of Chair. Councillor Rogers nominated Councillor Garvey; seconded by Councillor Redfern. There were no other nominations. **All agreed.**

Councillor Garvey called for nominations for the role of Deputy Chair. Councillor Yates nominated Councillor Hopkins; seconded by Councillor Jones. There were no other nominations. **All agreed.**

2. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

- Councillor S Fletcher
- Councillor M A Hopkins
- Councillor N Lawton
- Councillor D Proudlove (Absent)

3. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations

Nothing to declare.

b) Other Interests

Councillor Salt declared an interest in item 10; she is not a member of this committee, but would appreciate the opportunity to speak.

Councillor Smith declared an interest in application SMD/2026/0196

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>

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

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

The Chief Officer advised that Staffordshire Moorlands District Council has revised the form; therefore, the additional nominations identified at the previous meeting will be submitted using the updated version.

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

After much discussion it was proposed that whilst the committee welcomes the opportunity to divert equestrian traffic away from residential roads, it has reservations regarding the suitability of the proposed route and therefore requests a site visit by the County Council to ensure the route is fit for purpose.

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

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

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. Subject to compliance with Green Belt regulations and compliance with size requirements.

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

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

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

It was proposed by Councillor Garvey to recommend **refusal** due to concerns regarding compliance with **DES1** and **DES2**, it was noted that a loss of garage reduces parking to two spaces; this is potential overdevelopment. Seconded by Councillor Hawley; all **agreed**.

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

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 Redfern. All agreed.

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

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

Proposed by Councillor Hawley to refer to the planning officer with no additional comments; seconded by Councillor Jones. It was **agreed**.

Councillor Smith declared an interest in this application and did not vote.

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

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	Y
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 Hawley; seconded by Councillor Smith. All **agreed**.

8. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2026/0199
LOCATION Overton Hall Overton Road Congleton

PROPOSED DEVELOPMENT New installation of sewage treatment plant with associated drainage

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, however, refer to the planning officer to ensure heritage is considered. Proposed by Councillor Smith; seconded by Councillor Rogers. **All agreed.**

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 Councillor Yates.	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.

Planning App Ref	NP mentioned in Report?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/20/26/0029	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	

SMD/20 26/0030	No	The Old Engine House , Biddulph Road , Mow Cop , Staffordshire , ST7 3PU	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	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.	Listed Building Consent approved. 23/4/2026	
SMD/20 25/0537	Yes	LAND BETWEEN RUDYARD ROAD AND HOT LANE , Rudyard Road , Biddulph Moor , Staffordshire ,	Permission in Principle for the construction of up to 9 dwellings	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.	Permission in Principle refused. 16/4/2026	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 National Planning Policy Framework.

				<p>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>	
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The decisions were **received**.

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

Councillor Salt raised issues on behalf of the resident. There were no additional comments.

The meeting ended at 8.26pm.

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