

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

PRESENT:

- | | |
|-------------------------------|--------------------------|
| • Councillor J Garvey (Chair) | • Councillor D Proudlove |
| • Councillor J T Jones | • Councillor D Hawley |
| • Councillor A Lawton | • Councillor N Lawton |
| • Councillor W Rogers | • Councillor C Smith |
| • Councillor J Redfern | • Councillor N Yates |

IN ATTENDANCE:

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

Councillor Garvey recited the disclaimer regarding the recording of the meeting.

19. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

- Councillor M A Hopkins
- Councillor S Fletcher
- Councillor N Eardley

There were no substitute members.

20. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations

Councillor N. Lawton declared an interest in relation to item SMD/2026/0222

Councillor Rogers declared an interest in application SMD/2026/0266.

b) Other Interests: None.

21. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 16 June 2026

<https://biddulph.co.uk/wp-content/uploads/2026/07/Minutes-Planning-16-June-2026-DRAFT.pdf>

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

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

There were no items to discuss.

23. PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2026/0308
LOCATION Rock End Stables NEW STREET BIDDULPH MOOR
PROPOSED DEVELOPMENT Demolition of existing stable block and construction of new self-build detached dwelling and ancillary part subterranean garage.

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	n/a	INF2: Sustainable Drainage	?
NE2: Urban Edge	?	DES1: Design	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

It was agreed that this is an inappropriate development in the Green Belt and a change of use from Equine to Residential. It was discussed to note concerns regarding compliance with the neighbourhood plan policies NE2, INF2 & DES1.

It was proposed by Councillor Garvey to recommend refusal; seconded by Councillor Hawley. All **agreed**.

APPLICATION NUMBER SMD/2026/0300

LOCATION 8 Kingsfield Road biddulph

PROPOSED DEVELOPMENT proposed single storey rear extension to link outbuilding to main house, extension and conversion of garage to utility and proposed pitched roof over

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 Proudlove; seconded by Councillor Jones.
All agreed.

Member of public left the meeting at 5.40pm.

24. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2026/0266

LOCATION Spring Bank Nursing Home Mill Hayes Road Knypersley

PROPOSED DEVELOPMENT Erection of 3no detached portable outbuildings for ancillary use to main nursing home

No adverse comments. Subject to compliance with Green Belt regulations. Proposed by Councillor Hawley; seconded by Councillor Jones. **Agreed.**

1 Abstention.

25. DECISIONS RECEIVED

Planning App Ref	NP mentioned?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2026/0178	yes	75 , Rudyard Road , Biddulph Moor , Staffordshire , ST8 7JW	Proposed first floor extension to bedroom with alterations to existing roof, proposed balcony and alterations to external wall finishes	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.	Planning Permission Refuse 3/7/26	Impact on Green Belt Impact on Character and Appearance Impact on Amenity of neighbours
SMD/2026/0199		Overton Hall , Overton Road , Congleton , Staffordshire , CW12 3QW	New installation of sewage treatment plant with associated drainage		Planning Permission Approved - 1/7/26	
SMD/2026/0222		25 , ASQUITH CLOSE , BIDDULPH , STAFFORDSHIRE , ST8 7LN	Proposed single storey side extension and alterations to create ground floor bedroom, accessible wet room and utility room		Planning Permission Approved - 1/7/26	
SMD/2026/0199		Overton Hall , Overton Road , Congleton ,	New installation of sewage treatment plant with	No adverse comments, however, refer to the planning officer to ensure heritage is considered.	Planning Permission Approved 1/7/26	

		Staffordshire, CW12 3QW	associated drainage	Proposed by Councillor Smith; seconded by Councillor Rogers. All agreed.		
SMD/2026/0213	Yes	Former Car Park on Land at Mow Cop, Congleton Road, Mow Cop, Biddulph, Staffordshire,	Permission in Principle (PIP) for erection of 2 dwellings on site of former car park on land at Congleton Road, Mow Cop	No adverse comments. Proposed by Councillor Hawley; seconded by Councillor Smith. All agreed.	Permission in principle refused 10/6/26	· Impact on Green Belt · Impact on Character and Appearance
SMD/2026/0209		14, Palmerston Way, Biddulph, Staffordshire, ST8 7SX	Proposed extension to garage to form utility and conversion of garage. Proposed wrap around pitched roof over existing garage and canopy	No adverse comments. Proposed by Councillor Jones; seconded by Councillor Redfern. All agreed.	Planning Permission Approved 22/6/26	
SMD/2026/0179		Heathersett, GUN BATTERY LANE, BIDDULPH MOOR, STAFFORDSHIRE, ST8 7NJ	Proposed alterations to garage building including re-roofing works and fenestration works	No adverse comments. Proposed by Councillor Jones; seconded by Councillor N. Lawton. Agreed. 1 abstention	Planning Permission Approved 18/6/26	
SMD/2025/0505		M F Tyler Transport Click N Drive Limited, Plots 12 To 15 Victoria Business Park, Prospect Way,	Two Temporary Portakabins - Office and Welfare Facilities	Recommended approval with enforcement of recommended nocturnal wildlife mitigations from Ecological report. Proposed by Councillor Garvey; seconded by	Planning Permission Approved 19/6/26	

		Knypersley, Staffordshire, ST8 7PP		Councillor Hawley. All agreed.		
SMD/2026/0118		4 Balval, Oxhey Drive, Biddulph, Staffordshire, ST8 7EX	Proposed single storey rear extension and alterations to create kitchen, dining and sitting room extension	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.	Planning Permission Approved 26/6/26	
SMD/2026/0089		LIONS PAW FARM, Sands Lane, Brown Edge, Staffordshire, ST6 8UF	Two Storey Rear Extension and Side Porch	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	Planning Permission approved 12/6/26	

				Councillor Jones; seconded by Councillor Hawley. All agreed.		
SMD/2026/0070		12 , ORME ROAD , BIDDULPH , STAFFORD SHIRE , ST8 7BT	Proposed single storey extension to side	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.	Planning Permission Approved. 10/6/26	

26. APPEAL(S):

Appeal by Mr And Webb

LAND BETWEEN RUDYARD ROAD AND HOT LANE Rudyard Road Biddulph Moor .

My Ref: SMD/2025/0537/A

Planning App Ref: SMD/2025/0537

Inspectorate Ref: 6011103

No additional statements.

The meeting ended at 18.05pm.

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