# MINUTES OF THE PLANNING COMMITTEE MEETING,
# BIDDULPH TOWN COUNCIL
# TUESDAY 15 SEPTEMBER 2026, 5.30PM
# HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.

**PRESENT:**

- Councillor J Garvey (Chair)
- Councillor A Lawton
- Councillor W Rogers
- Councillor J Redfern
- Councillor D Hawley
- Councillor N Lawton
- Councillor M A Hopkins
- Councillor S Fletcher
- Councillor N Eardley
- 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.*

## 27. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

- Councillor J T Jones
- Councillor D Proudlove
- Councillor C Smith

## 28. DECLARATIONS OF INTEREST

**a)** Disclosable Pecuniary Interests and Dispensations

Nothing to declare.

**b)** Other Interests

Councillor Redfern would not vote in relation to item 31 as one of the applications is near to his home.

## 29. MINUTES

To **approve** the Minutes from the Planning Committee meeting held on Tuesday 21 July 2026

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

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

The Chief Officer advised that she was unsure when the next Conservation Panel meeting would take place as she is not on the mailing list; Councillor Garvey would forward this information.

## 31. TO CONFIRM RECOMMENDATIONS SUBMITTED TO THE LOCAL PLANNING AUTHORITY DURING AUGUST 2026

| **Planning Application Number** | **SMD/2026/0365** |
|---|---|

| **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 |

| **Recommendation:** ~~Approve / Approve with Conditions~~ / **No Adverse Comments** / ~~Refuse~~ |
|---|
| **Recommended Conditions:**<br>Confirm compliance with Green Belt regulations, no adverse impact on neighbours' amenity (45° rule) and no neighbours' valid planning concerns. |
| **Additional Comments:**<br>**DES1** – materials match, design consistent with existing property, total extension area appears within limits.<br>While in the Green Belt, this is part of a long-standing residential development along Park Lane, so could rightly be considered as Grey Belt. |

**Planning Application Number** **SMD/2026/0334**

| 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 |

**Approve**

**Additional Comments:**
No NP policies impacted, but recommend approval as positive step to improve environmental efficiency of the school, helping meet BTC/SMDC climate change objectives.

| **Planning Application Number** | **SMD/2026/0344** |
|---|---|

| 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 |

| |
|---|
| **Recommendation:** ~~Approve / Approve with Conditions~~ / **No Adverse Comments** / ~~Refuse / Refer to PO~~ |
| **Recommended Conditions:** |
| **Additional Comments:**<br>**DES1** – all materials match, extension pitched roof. |

**Planning Application Number** **SMD/2026/0291**

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

**Recommendation:** ~~Approve / Approve with Conditions / No Adverse Comments~~ / **Refuse /**

**Recommended Conditions:**
If approved, required mining assessment condition and inclusion of indicative Solar PV.

**Additional Comments:**
**NE1 & 2** – retention of existing boundary hedging; **HOU1** – high environmental efficiency if indicative Solar PV & EV charging included and appropriate insulation standards required; INF2 – sustainable drainage included in application and plans; DES1 – design is striking but out of character with existing developments and would be highly visible in the landscape; DES2 – parking for 3 vehicles included in plans.
While on the edge of the Green Belt, development would be highly visible and the design out of character.

**APPEAL – Original application reviewed in May 2026, and refused by P.O. (Ben Hurst) on grounds:**
**Impact on Green Belt • Impact on Character and Appearance • Impact on Amenity of neighbours**
**This is consistent with our recommendation; I see no reason to change that.**

| **Planning Application Number** | **SMD/2026/0178** |
|---|---|

| **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 |

**Recommendation:** ~~Approve / Approve with Conditions~~ / **No Adverse Comments** / ~~Refuse~~ /

**Recommended Conditions:**
Subject to compliance with Green Belt regulations and is not “disproportionate” in size over original dwelling.

**Additional Comments:**
A previous application for a Lawful Development Certificate (SMD/2025/0495) to further extend the ground floor with a single-story extension to the rear of the property was approved as permitted development in Jan 2026 following two plan revisions. This has not been constructed and is offered as an alternative “fall back” development.
**DES1** – materials/finish to match, removal of flat roof & increased gable end pitch is a more coherent design.

**This is a second application for this site, previous one in process SMD/2026/0115, outside our ward boundary, in Rushton – see below**

| **Planning Application Number** **SMD/2026/0371** |
|---|

| **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 |

| **Recommendation:** Approve / Approve with Conditions / No Adverse Comments / Refuse / Refer to PO |
|---|
| **Recommended Conditions:** |
| **Additional Comments:** |
| **Refer to NP Working Group:** ~~YES~~ / **NO** |

| **Planning Application Number** **SMD/2026/0115** |
|---|

| 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 |

| **Recommendation:** ~~Approve / Approve with Conditions~~ / **No Adverse Comments** / ~~Refuse / Refer to P.O.~~ |
|---|
| **Recommended Conditions:** |
| **Additional Comments:**<br>Outside Biddulph NP boundary, adjacent Horton Ward, Rushton PC. |
| **Refer to NP Working Group:** ~~YES~~ / **NO** |

Proposed by Councillor Hawley; seconded by Councillor Yates. **Agreed.**

One abstention.

## 32. 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.

It was noted that this application had been previously discussed.

**APPLICATION NUMBER** SMD/2026/0364
**LOCATION** 4 Balval Oxhey Drive Biddulph
**PROPOSED DEVELOPMENT** Application for the Variation of Condition 2 in relation to SMD/2026/0118

| 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 |

Highlight concerns regarding neighbour's light amenity, referencing the 45° rule, and the need for sustainable drainage.

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

## 33. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

**APPLICATION NUMBER** SMD/2026/0411

**LOCATION** Old Bridge Farm Biddulph Park Road Biddulph

**PROPOSED DEVELOPMENT** Retrospective application for all-weather outdoor riding surface

| 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 | **Y** |
| NE2: Urban Edge | n/a | DES1: Design | n/a |
| NE3: Local Green Space | n/a | DES2: Public Realm, Car Parking and Movement | n/a |

Biodiversity Net Gain (BNG) should be implemented as condition of retrospective planning consent.

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

## 34. DECISIONS RECEIVED

| Planning App Ref | NP mentioned? | Address | Application being made | BTC Recommendation | SMDC Decision and Date | Reason for Refusal (if refused) |
|---|---|---|---|---|---|---|
| SMD/2026/0308 | yes | Rock End Stables , NEW STREET , BIDDULPH MOOR , STAFFORDSHIRE , | Demolition of existing stable block and construction of new self-build detached dwelling and ancillary part subterranean garage. | 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 polices NE2, INF2 & DES1.<br><br>It was proposed by Councillor Garvey to recommend refusal; seconded by Councillor Hawley. All agreed. | Planning permission refused - 24/8/26 | Impact on the Green Belt<br>Impact on Character and Appearance of the Area<br>Highway Safety |
| SMD/2025/0538 | | 2 , Overton Hall Barns , Overton Road , Congleton , Staffordshire , CW12 3QW | 10no Solar PV panels fitted to south facing roof | Proposed by Councillor Garvey, seconded by Councillor Jones to ensure that the Planning Officer had sought appropriate advice from the Conservation Officer. | Planning Permission Approved - 31/7/2026 | |
| SMD/2026/0193 | | 38 , Chamberlain Way , Biddulph , Staffordshire , ST8 7BB | Proposed front and rear single storey extensions inc. entrance canopy and internal alterations | 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 | Planning Permission Approved - 27/7/26 | |

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| | | | | overdevelopment. Seconded by Councillor Hawley; all agreed. | | |
| SMD/2026/0221 | | Hillcrest , CHURCH LANE , BIDDULPH MOOR , STAFFORDSHIRE , ST8 7HU | Proposed two storey rear extension and internal alterations to provide larger kitchen with additional bedroom above | | Planning permission Approved - 14/8/26 | |
| SMD/2026/0222 | | 25 ASQUITH CLOSE BIDDULPH | Proposed single storey side extension and alterations to create ground floor bedroom, accessible wet room and utility room | There appeared to be missing information on this application; this should therefore be referred to the Planning Officer. Proposed by Councillor Proudlove; seconded by Councillor Rogers. All agreed. | Planning Permission Approved - 31/7/2026 | |
| SMD/2026/0156 | | Sunny Bank Farm , PINES LANE , BIDDULPH PARK , BIDDULPH , STAFFORDSHIRE , ST8 7SP | Retrospective planning application for construction of agricultural building | No adverse comments, however, refer to the planning officer to ensure compliance with Green Belt regulations for the whole development, building, track and hard standing.<br><br>The Committee noted that they were frustrated with retrospective planning applications.<br><br>Proposed by Councillor Jones; seconded by | Planning Permission Approved - 14/8/2026 | |

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|---|---|---|---|---|---|---|
| | | | | Councillor Yates. All agreed. | | |
| SMD/2026/0270 | | Wayside , Congleton Road , Biddulph , Staffordshire , CW12 3NE | Internal alterations and front extension | No adverse comments. Proposed by Councillor Proudlove; seconded by Councillor Hopkins. All agreed. | Planning Permission Approved - 17/7/26 | |
| DET/2026/0015 | | STABLES CONVERSION , Top Road , Biddulph Moor , Staffordshire , | Application to determine if prior approval is required for a proposed Conversion of Existing Stables into Dwelling | No comments; this is the role of the Planning Officer.<br><br>Proposed by Councillor Garvey; seconded by Councillor Yates. Agreed. | Prior Approval Refused 29/7/26 | |
| SMD/2026/0278 | | 1 Overton Hall Barns , Overton Road , Congleton , Staffordshire , CW12 3QW | Replacement Sewage Treatment Plan | Councillor Rogers queried where the water was discharged to; Councillor Garvey noted that this appeared to be into the existing drainage system.<br>No adverse comments, however, it was noted that the Heritage Officer should be consulted.<br>Proposed by Councillor Jones; seconded by Councillor Yates. All agreed. | Planning Permission Approved 31/7/2026 | |
| 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 | No Adverse Comments<br>Recommended Conditions:<br>Subject to compliance with Green Belt regulations and is not "disproportionate" in size over original dwelling. | Planning Permission - Refused 3/7/2026 | Impact on Green Belt<br>Impact on Character and Appearance<br>Impact on Amenity of neighbours |

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|---|---|---|---|---|---|---|
| | | | to external wall finishes | Additional Comments:<br>A previous application for a Lawful Development Certificate (SMD/2025/0495) to further extend the ground floor with a single-story extension to the rear of the property was approved as permitted development in Jan 2026 following two plan revisions. This has not been constructed and is offered as an alternative “fall back” development.<br>DES1 – materials/finish to match, removal of flat roof & increased gable end pitch is a more coherent design. | | |

## 35. APPEAL(S):

**Appeal by Mr. Attenborough**
**BUTTERLANDS EQUESTRIAN CENTRE BUTTERLANDS FARM Top Road Biddulph Moor ST8 7LF.**
My Ref: SMD/2025/0358/A
Planning App Ref: SMD/2025/0358
Inspectorate Ref: 6013190

| NP Policies | Y/N | NP Policies | Y/N |
|---|---|---|---|
| HCT1: Enterprise and Tourism Development | n/a | NE4: Biddulph Valley Way | n/a |
| LE1: Albion Mill Conversion | n/a | NE5: Protection of Views of Local Importance | n/a |
| LE2: Mills Triangle Policy Area | 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 | **Y** |
| NE2: Urban Edge | n/a | DES1: Design | **?** |
| NE3: Local Green Space | n/a | DES2: Public Realm, Car Parking and Movement | **Y** |

*Refuse due to non-compliance with Green Belt regulations.*

Proposal Councillor Hawley; seconded by Councillor Fletcher. All agreed.

*The meeting ended at 17.53pm.*

Signed……Date……