MINUTES OF THE PLANNING COMMITTEE MEETING, BIDDULPH TOWN COUNCIL TUESDAY 20 OCTOBER 2026, 5.30PM HELD AT BIDDULPH TOWN HALL, HIGH STREET, BIDDULPH ST8 6AR.

PRESENT:

- **Deputy Mayor**
  Councillor J T Jones
- Councillor J Garvey (Chair)
- Councillor S Fletcher
- Councillor D Hawley
- Councillor M A Hopkins
- Councillor A Lawton
- Councillor N Lawton
- Councillor D Proudlove
- Councillor W Rogers
- 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.

36. APOLOGIES AND APPROVAL OF ANY SUBSTITUTE MEMBERS

- Councillor C Smith
- Councillor N Eardley

37. DECLARATIONS OF INTEREST

a) Disclosable Pecuniary Interests and Dispensations: None

b) Other Interests: None.

38. MINUTES

a) To **approve** the Minutes from the Planning Committee meeting held on Tuesday 15 September 2026

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

b) To **receive** the Notes of the Neighbourhood Plan Implementation Working Group meeting held on Wednesday 16 September 2026

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

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

There was nothing to consider. Councillor Garvey will find out when the next conservation panel meeting is due to be held.

40. PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2026/0397

LOCATION 1 Parklands Biddulph Moor

PROPOSED DEVELOPMENT Lawful Development Certificate for Proposed Use: Use as a residential home for a maximum of one child, aged between 6 - 18 years of age, supported by two carers.

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

There was a discussion about changes from the previous application; the only one appeared to be the reduction in the number of children. It was felt that this is not a suitable location, and that the street could not accommodate the number of vehicles that might be present. Councillor Garvey felt that the principal function of the property would be as a business, a care home, subject to business rates, irrespective of the number of children resident at the property. Councillor Hawley proposed that there should be a change of use application; seconded by Councillor Jones and **agreed**. There were three abstentions.

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APPLICATION NUMBER SMD/2026/0400
LOCATION The Old School Canteen Shepherd Street Biddulph
PROPOSED DEVELOPMENT Remove the remains of the existing building and hard landscaping. Construction of five new urban town houses

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

Recommended refusal due to sustainable drainage, parking, increased height and restriction on future development of area behind site.

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

Councillor Harper entered the meeting 17.48

APPLICATION NUMBER SMD/2026/0425
LOCATION 310 NEW STREET BIDDULPH MOOR
PROPOSED DEVELOPMENT Single storey rear 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	n/a

No adverse comments subject to green belt regulations.

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

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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

It was recommended to approve subject to retention of all outstanding conditions.

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

APPLICATION NUMBER SMD/2026/0446

LOCATION Sunny Bank Farm PINES LANE BIDDULPH PARK BIDDULPH

PROPOSED DEVELOPMENT Certificate of Lawfulness for an existing construction of an incidental outbuilding

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

The Committee were concerned that this may constitute inappropriate development in the Green Belt. It was felt that this may have been refused had it come through as a planning application. Applicants should follow due process.

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

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APPLICATION NUMBER SMD/2026/0448
LOCATION 31 Oxhey Drive Biddulph
PROPOSED DEVELOPMENT Demolition of the existing single-storey rear extension and replacement with a single-storey rear 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	n/a

No adverse comments subject to no valid neighbours' concerns regarding light amenity (45° rule).

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

APPLICATION NUMBER SMD/2026/0454
LOCATION 87 89 High Street Biddulph
PROPOSED DEVELOPMENT Installation of replacement shop windows/doors at ground floor level

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	Y	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/a

No adverse comments, suggest matching colour to either first floor or adjacent property (#85).

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

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41. TO CONSIDER SUPPLEMENTARY APPLICATIONS RECEIVED SINCE AGENDA WAS CREATED

APPLICATION NUMBER SMD/2026/0459

LOCATION Knowle Style Farm The Hollands Biddulph Moor

PROPOSED DEVELOPMENT Conversion of existiing domestic outbuilding to ancillary living accommodation

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	Y	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 subject to query of change of use and ensure it complies with regulations regarding inappropriate development in the green belt.
Proposed by Councillor Hawley; seconded by Councillor Yates. All **agreed**.

It was agreed to raise a concern with the date the application received.

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42. DECISIONS RECEIVED

Planning App Ref	NP mentioned?	Address	Application being made	BTC Recommendation	SMDC Decision and Date	Reason for Refusal (if refused)
SMD/2026/0282	Yes	2 Overton Hall Barns , Overton Road , Congleton , Staffordshire , CW12 3QW	Replacement Sewage Treatment Plan & Listed building consent for 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 / Listed Building consent approved.	
SMD/2026/0300	Yes	8 , KINGSFIELD ROAD , BIDDULPH , STAFFORDSHIRE , ST8 6DN	PROPOSED SINGLE STOREY REAR EXTENSION TO LINK OUTBUILDING TO MAIN HOUSE, EXTENSION AND CONVERSION OF GARAGE TO UTILITY AND PROPOSED PITCHED ROOF OVER	No adverse comments. Proposed by Councillor Proudlove; seconded by Councillor Jones. All agreed.	Planning Permission Approved - 25/9/26	
SMD/2026/0344	Yes	13 , Dorset Drive , Biddulph , Staffordshire , ST8 6DG	PROPOSED TWO STOREY SIDE EXTENSION TO PROVIDE KITCHEN AND MASTER BEDROOM. ALTERATIONS AT FIRST FLOOR TO PROVIDE THREE DOUBLE BEDROOMs	No Adverse Comments	Planning Permission Approved - 30/9/26	

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43. APPEAL(S):

No appeals.

The meeting ended at 6.35pm.

Signed……Date……

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