
From: Esther Gladstone
Sent: 22 September 2021 09:56
To: Planning Comments (SMDC)
Subject: Biddulph Planning Comments

Categories:

Dear team

Please see attached recommendations from the Biddulph Town Council Planning Committee meeting on 01 September 2021

Councillor Garvey read a summary provided by Councillor Hawley before each application was discussed.

DOC/2021/0074	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Application for approval of details reserved by condition 10 of SMD/2020/0301
DOC/2021/0082	Former, Meadows Special School Site, Tunstall Road, Knypersley, Staffordshire, ST8 7AB	Application for approval of details reserved by condition 10 of SMD/2020/0301
DOC/2021/0083	Land Off, Woodhouse Lane, Biddulph, Staffordshire,	Discharge of condition 5 relating to SMD/2017/0775
DOC/2021/0084	29, Grangefields, Biddulph, Staffordshire, ST8 7SA	Discharge of condition 3 relating to SMD/2021/0360
SMD/2021/0386	Lloydstsb Plc, King Street, Biddulph, Staffordshire, ST8 6AZ	New illuminated Fascia with TSB Logo x1 tsb.co.uk Vinyl messaging x1 TSB Projecting Sign x2 TSB ATM illuminated surround x1 New double sided A frame x1

being an obstacle to anyone with a visual impairment.

Councillors agreed to **recommend approval subject to an acceptable risk assessment for the additional A-frame.**

SMD/2021/0399	Park House Farm, Biddulph Common Road, Biddulph, Staffordshire, ST8 7SR	Application for use of land for stationing mobile home for holiday use
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It was felt that the development for green belt for tourism use was appropriate. Councillor Yates agreed, and felt that occupancy restrictions for limited periods of the year controlled inappropriate development.

Councillor Yates said he would like to see photos included with plans in order to make assessments of the suitability of plans. He said it had been beneficial that the ecological report had been extensive.

The Chief Officer said that the Town Council is in a better position to use the Neighbourhood Plan to make more effective representations including encouraging Tourism.

Councillors agreed to **recommend approval subject to compliance with the recommendations of the ecological report, the Town Council's aim to promote tourism as outlined in the Neighbourhood Plan and to add a covenant allowing temporary occupancy only.**

SMD/2021/0480	44, Grange Road, Biddulph, Staffordshire, ST8 7RY	Demolition of existing building and construction of new replacement building
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recommend approval subject to not contravening green belt, meeting the conditions outlined by United Utilities and any valid neighbour planning concerns.

SMD/2021/0485	40, Halls Road, Biddulph, Staffordshire, ST8 6BZ	Proposed attached single garage
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of the

recommended internal garage dimensions from Staffordshire Moorlands District Council.

Councillors agreed to **no adverse comments subject to valid neighbourhood planning concerns.**

SMD/2021/0486	49, Craigsides, Biddulph, Staffordshire, ST8 6BP	Extension to the side of the property to provide ground floor bedroom for a disabled person
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approval subject to valid neighbour planning concerns.

SMD/2021/0490	67, Conway Road, Knypersley, Staffordshire, ST8 7AW	Rear single storey extension to form Garden Room, expansion of existing Kitchen into existing Garage and single storey extension to side to form new Garage.
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Councillors agreed to **no adverse comments.**

SMD/2021/0497	50, Conway Road, Knypersley, Staffordshire, ST8 7AW	Demolition of existing conservatory and construction of new single storey rear extension, insertion of new side facing windows to existing bedroom
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Councillors agreed to **recommend approval subject to valid neighbour planning concerns.**

SMD/2021/0519	9, Beech Close, Biddulph Moor, Staffordshire, ST8 7NZ	Proposed single storey side extension to existing dwelling to increase existing room sizes. Extension to existing detached garage
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summary provided by Councillor Hawley, but made no comment due to a

declared interest.

Councillor Jones moved and Councillor Rushton seconded to **recommend approval subject to any valid neighbour planning concerns and consultation with Severn Trent.**

SMD/2021/0522	Provender Mill, Under The Hill, Biddulph Moor, Staffordshire, ST8 7RR	Erection of Garage
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recommend approval subject to no contravention of the green belt.

SMD/2021/0525	9, Menai Drive, Biddulph, Staffordshire, ST8 7BN	Proposed garden building, comprising of garden room, gym, bike and garden store
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Councillors agreed to **recommend approval subject to any valid neighbour planning concerns.**

SMD/2021/0526	93B, Park Lane, Knypersley, Staffordshire, ST8 7BG	Demolition of existing garage and construction of two storey side extension and single storey rear extension
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It was agreed to **raise concerns to the planning team regarding overdevelopment of this plot.**

SMD/2021/0541	3, Nursery Drive, Biddulph, Staffordshire, ST8 6RE	Rear and side single storey extension
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it was not immediately clear how this application

differs.

It was agreed to **recommend no adverse comments.**

SMD/2021/0552	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Erect solar panels on roof
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It was agreed to **recommend approval.**

SMD/2021/0562	32, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JN	Demolition of existing porch and erection of a two storey side extension. The erection of a single storey rear extension. Erection of a bay window to ground floor living (front)
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recommend approval subject to any valid neighbour planning concerns.

SMD/2021/0566	2, Dylan Road, Biddulph, Staffordshire, ST8 7XB	Proposed modifications to boundary wall and fence to provide increased privacy
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g site which may be the reason for the height requested.

Councillor Yates suggested that the **Planning Committee review in more detail to assess the suitability of the height requested.** All Councillors agreed.

Many thanks

Esther Gladstone

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Finance and Administration Officer

Biddulph Town Council

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www.biddulph.co.uk

'Garden Town of Staffordshire'

RHS Britain in Bloom, Gold and Large Town Category Winner 2019

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