

From: [Esther Gladstone](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Biddulph Town Council Planning Comments
Date: 07 February 2022 15:07:47

Dear Team

Please see below attached draft planning Comments subject to approval

Councillor Hawley gave a summary of each application prior to further discussion.

SMD/2021/0788	3A, King Street, Biddulph, Staffordshire, ST8 6AZ	Reconstruction of existing shopfront by inserting new steel beams to support the load above. Also the replace, repair and repoint any existing damaged brickwork.
---------------	--	---

Councillor Hawley noted it would bring the shop back in to use. Councillor Jones queried what kind of shop the premises would become.

Councillor Garvey noted that the frontage is due to undergo significant changes.

Councillors agreed there were **no adverse comments and recommend approval**.

SMD/2021/0820	205, Congleton Road, Biddulph, Staffordshire, ST8 6QW	Lawful development certificate for a proposed single storey rear extension and single storey side extension
---------------	---	---

Councillors agreed to **recommend approval subject to any valid neighbour planning concerns, particularly with regard to the 45 degree rule and materials matching existing**.

SMD/2021/0823	Lower Overton Farm, Overton Road, Congleton, Staffordshire, CW12 3QW	Removal of Condition 23 to SMD/2017/0628
---------------	--	---

Councillor Hawley and Councillor Garvey noted that the condition was put in for a valid reason.

Councillors agreed that the condition should not be removed unless there has been any significant NPPF rule change to warrant the request.

SMD/2021/0827	Biddulph Grange National Trust, Grange Road, Biddulph, Staffordshire, ST8 7SD	Listed building consent for the proposed installation of wrought iron balustrade around the internal perimeter of the existing Bandstand to prevent falling.
---------------	---	--

Councillor Hawley and Councillor Rogers said they personally had no objections, though concerns had been raised. Councillor Garvey said that he understood there were concerns that the style of the railings is quite modern and so not in keeping with the Garden. Councillor Davies also had concerns about the style and felt that the particular location was not best suited to railings.

Councillor Harper and Councillor Jones said that they felt that the replacement railings should be of a style fitting with the character of the Garden.

Councillors agreed to **recommend refusal on the basis that the design is out in keeping with the character of the Garden and refer to the comments made by the Garden Trust**.

--	--	--

SMD/2021/0837	2, Cornfield Road, Biddulph, Staffordshire, ST8 6TX	Construction of single storey rear extension to replace existing single storey conservatory
---------------	--	---

Councillor Hawley expressed concerns that the issue regarding light, which led to a previous refusal of planning permission at this site had not been sufficiently addressed.

Councillor Yates said that the dimensions appeared well in excess of permitted development rights.

Councillors agreed to **raise no objections subject to compliance with the 45 degree rule and any neighbour valid concerns.**

SMD/2022/0001	38, Colwyn Drive, Knypersley, Staffordshire, ST8 7BL	Proposed Side Extension and rendering works
---------------	---	--

Documents remain inaccessible so the Town Council was unable to consider this application.

SMD/2022/0012	34, Mossfield Drive, Biddulph, Staffordshire, ST8 6UL	Single Storey rear extension and enlargement of existing raised patio area.
---------------	--	---

Councillors agreed to **recommend approval.**

Many thanks

Esther

Esther Gladstone
Finance and Administration Officer

Biddulph Town Council
Biddulph Town Hall, High Street, Biddulph, Staffordshire Moorlands, ST8 6AR

- 01782 498480
- office@biddulph-tc.gov.uk
- www.biddulph.co.uk

‘Garden Town of Staffordshire’

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

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more,

visit our website.