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**From:** Office  
**Sent:** 04 April 2022 15:21  
**To:** Planning Comments (SMDC)  
**Subject:** Biddulph Town Council recommendations

**Categories:**

Good afternoon,

Please see below the recommendations from the recent Planning Committee meeting:

|               |                                                                     |                                     |
|---------------|---------------------------------------------------------------------|-------------------------------------|
| DET/2022/0017 | The Oaklands, Dam Lane,<br>Biddulph Moor, Staffordshire,<br>ST8 7LB | Steel framed agricultural building. |
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There was consideration of whether this was agricultural land; Councillor Jones felt this looked like a small holding.  
It was agreed to **recommend approval**.

|               |                                                         |                                                                                                                                               |
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| HNT/2022/0008 | 40, Cornfield Road, Biddulph,<br>Staffordshire, ST8 6TX | Proposed rear orangery measuring<br>4.5m beyond the rear wall of the<br>existing dwelling, 3.2m maximum<br>height and 2.6m to height of eaves |
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It was agreed to **recommend approval**.

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| SMD/2022/0043 | 39, Severn Close, Biddulph,<br>Staffordshire, ST8 7PG | Lawful Development Certificate for an<br>existing porch extension and tarmac and<br>block paving drive |
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It was agreed to **recommend approval**.

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| SMD/2022/0053 | 10, Derwent Drive, Biddulph,<br>Staffordshire, ST8 7DL | Two Storey extension to rear of property. The<br>extension will retain the same ridge height and<br>width as the original dwelling and will build<br>above existing single storey extension and<br>replacing current conservatory. |
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Councillor Hawley noted there was no 45-degree line on the plans.

Councillor Garvey queried whether there was a 'land grab' situation here; there appeared to be some extension of the boundary line.

It was noted that part of this site was part of a Staffordshire Moorlands District Council (SMDC) local green space site.

It was agreed to **recommend approval and to raise concerns about the boundary**.

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| SMD/2022/0079 | 11, Oakfield Grove, Biddulph,<br>Staffordshire, ST8 6UH | Single storey side extension and single storey<br>rear extension and garage door to window<br>conversion. |
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It was agreed to **recommend approval subject to clarification about the 45-degree rule**.

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| SMD/2022/0081 | 52, Knowle Road, Biddulph,<br>Staffordshire, ST8 6LH | Two storey rear extension, dormer at the rear |
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Councillor Hawley had concerns about the 45-degree rule and wondered if this development was out of character.  
Councillor Garvey agreed; this was a 62-percent increase in the floor plan. The application should be refused on the grounds of overdevelopment.

Councillor Yates wondered how many cars would be at the premises, and felt there would be an impact on the estate.

Councillor Jones felt this would tower over the next door property.

It was agreed to **recommend refusal on the grounds of this development being out of character with the area, overdevelopment, concerns over the 45-degree rule and parking concerns.**

|               |                                                             |                                                                                    |
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| SMD/2022/0091 | 205, Congleton Road,<br>Biddulph, Staffordshire, ST8<br>6QW | Proposed single storey rear extension and<br>proposed single storey side extension |
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It was agreed to **recommend approval subject to neighbours valid planning concerns, consideration of the 45-degree rule, and that the materials should match the existing.**

|               |                                                       |                            |
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| SMD/2022/0122 | 5, Merthyr Grove, Biddulph,<br>Staffordshire, ST8 7XF | Two storey side extension. |
|---------------|-------------------------------------------------------|----------------------------|

It was agreed to **recommend approval subject to neighbours valid planning concerns.**

Any queries, please let me know.

Very best wishes,

Sarah Haydon

Chief Officer

Biddulph Town Council

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[www.biddulph.co.uk](http://www.biddulph.co.uk)

'Garden Town of Staffordshire'

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

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