
From: Office
Sent: 08 December 2022 10:19
To: Planning Comments (SMDC)
Subject: Biddulph Town Council recommendations

Categories:

Good morning,
Please see below recommendations from Biddulph Town Council.
Many thanks,
Sarah.

APPLICATION NUMBER	DET/2022/0040
LOCATION	Wragg Hall Farm Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Change of use of an existing agricultural building into a single dwelling with associated building operations.

The Town Council request that a full planning application is completed.

APPLICATION NUMBER	SMD/2022/0575
LOCATION	38 Long Valley Road Biddulph
PROPOSED DEVELOPMENT	Lawful Development Certificate for a Proposed single storey rear extension

Approval was recommended, subject to no valid neighbour concerns, consideration of greenbelt restrictions and materials to match existing.

APPLICATION NUMBER	SMD/2022/0558
LOCATION	27-29 Congleton Road Biddulph
PROPOSED DEVELOPMENT	Application for Removal or Variation of a Condition 3 following Grant of 05/00339/FUL

Recommended refusal.

The need for this type of accommodation is still very relevant for the residents of Biddulph. Anecdotally, the current owner of the property has served eviction notices on long-standing tenants and did not experience issues in letting these units, meaning there continues to be demand.

Relevant quotes from the Housing Needs Assessment (prepared in support of the Neighbourhood Plan) are:

- *Owner occupation has been the dominant trend in tenure; however, this tenure is beyond the means of the many newly formed households in the NA; planners should therefore encourage other forms of tenure to come forward, such as shared ownership, starter homes and the private rented sector.*
- *In terms of size of dwellings, the trends identified point towards providing a mix of smaller dwellings and family sized homes, of 2-5 habitable rooms.*
- *Policy should address the needs of concealed households through the provision of smaller, affordable market dwellings as well as AH so as to encourage household formation, and help stem the decline of the local working age population living in the area.*
- *As regards access to the private rental market, 43% of all households are unable to access entry-level type dwellings for rent. Given this is the most affordable open market tenure, we can conclude that 43% of households are unable to access housing suited to their needs, given their household composition, without subsidy.*

APPLICATION NUMBER	SMD/2022/0559
LOCATION	Biddulph Park Methodist Church Biddulph Park Road Biddulph
PROPOSED DEVELOPMENT	Change of use from F1 (Church) to C3 (Dwelling) for personal occupation with proposed internal alterations

Approval was recommended, subject to Highways approval.

APPLICATION NUMBER	DET/2022/0042
LOCATION	Higher Whitmore Farm Congleton Road Biddulph

PROPOSED DEVELOPMENT

Application to determine if prior approval is required for a
proposed: Change of Use of Agricultural
Buildings to Dwellinghouses

The Town Council request that a full planning application is completed.

Sarah Haydon

Chief Officer

Biddulph Town Council

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'Garden Town of Staffordshire'

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



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