

Planning Comments from Biddulph Town Council Planning Committee, meeting held
on

18 March 2025

APPLICATION NUMBER

SMD/2025/0066

LOCATION

Land Adjacent 310 New Street Biddulph Moor

PROPOSED DEVELOPMENT

Erection of 2no. detached dwellings and associated works

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Albion Mill Conversion	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Mills Triangle Policy Area	n/a	HOU1: Housing	N
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	n/a	INF2: Sustainable Drainage	Y
NE2: Urban Edge	Y	DES1: Design 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	N

It was agreed to recommend approval with conditions: there should be consideration of any greenbelt issues; and Highways conditions regarding turning/parking areas.

There is a kitchen window on the neighbouring property at 318, which may have an impact on the application in relation to the 45-degree rule.

The Town Council also identified that there did not appear to be significant consideration of environmental additions to the properties.

It was agreed to refer to Neighbourhood Plan Implementation Working Group.

It was agreed that Councillor Jones to call it in for consideration by the Planning Committee at Staffordshire Moorlands District Council.

Proposed by Councillor Garvey; seconded by Councillor Jones.

Councillor Proudlove abstained from the vote. Agreed.

