

Biddulph Town Council
Planning Committee recommendations
21 October 2025

28. NEW PLANNING APPLICATIONS

APPLICATION NUMBER SMD/2025/0374
LOCATION Leonards Farm Hot Lane Biddulph Moor
PROPOSED DEVELOPMENT Demolition of a steel-framed building and derelict farmhouse, and construction of a four-bedroom replacement farmhouse

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	n/a	NE4: Biddulph Valley Way	n/a
LE1: Biddulph Town Centre	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Albion Mill Conversion	n/a	HOU1: Housing	Y
CF1: New Community Facilities	n/a	HOU2: Infill Housing	n/a
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	n/a	INF2: Sustainable Drainage	?
NE2: Urban Edge	?	DES1: Design	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	N

It was proposed by Councillor Garvey; seconded by Councillor Yates, to recommend refusal:

- Ecology surveys were needed
- The development should be compliant with all Green Belt regulations
- Additional information should be provided on boundary treatment, sustainable drainage, bin storage and additional car parking

This is not currently compliant with the Biddulph Neighbourhood Development Plan.

All agreed.

Councillor Jones declared an interest in this item and did not vote.



