

Planning recommendations from Biddulph Town Council Planning Meeting
held on 21 April at Biddulph Town Hall

APPLICATION NUMBER SMD/2026/0078

LOCATION Former Forge Works Congleton Road Biddulph

PROPOSED DEVELOPMENT Application for the variation of condition 2 for the redevelopment of former dye works for residential purposes comprising the erection of 19no. dwellings (re-submission of planning app: 13/00500/FUL_MJ)

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	Y	INF2: Sustainable Drainage	Y
NE2: Urban Edge	Y	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

Recommended **approval** subject to all the outstanding conditions being retained. Proposed by Councillor Hawley; seconded by Councillor Proudlove.
All agreed.

APPLICATION NUMBER SMD/2026/0099

LOCATION Land South Of Farmside Lane Biddulph Moor

PROPOSED DEVELOPMENT Permission in Principle Application for Seven New Dwellings at Land off Farmside Lane, Biddulph Moor

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	?
CF1: New Community Facilities	n/a	HOU2: Infill Housing	N
CF2: Existing Community Facilities	n/a	INF1: Critical Road Junctions	n/a
NE1: Natural Environment Features	Y	INF2: Sustainable Drainage	?
NE2: Urban Edge	N	DES1: Design	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

The Committee felt this was inappropriate development in the green belt; they support the proposed refusal.

It was noted that there are a significant number of comments that oppose the application; a number of these objections contain relevant points.

The Committee agreed that this does not appear to meet policies within the Neighbourhood Plan, specifically HOU 2 (infill housing) and NE 2 (urban edge).

It was recommended for **refusal**.

Proposed by Councillor Garvey; seconded by Councillor Jones. Agreed. 1 abstention.

This should be referred to the Neighbourhood Plan Implementation Working Group.

APPLICATION NUMBER SMD/2026/0118

LOCATION 4 Balval Oxhey Drive Biddulph

PROPOSED DEVELOPMENT Proposed single storey rear extension and alterations to create kitchen, dining and sitting room extension

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	n/a
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	n/a	DES1: Design	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments; there was some discussion about the 45° line of site and the need for sustainable drainage.

Proposed by Councillor Garvey; seconded by Councillor Hawley. All **agreed**.

APPLICATION NUMBER SMD/2025/0505
LOCATION M F Tyler Transport Click N Drive Limited Plots 12
To 15 Victoria Business Park Prospect Way
Knypersley
PROPOSED DEVELOPMENT Two Temporary Portakabins - Office and Welfare
Facilities

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	n/a
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	n/a
NE2: Urban Edge	n/a	DES1: Design	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Recommended **approval** with enforcement of recommended nocturnal wildlife mitigations from Ecological report.

Proposed by Councillor Garvey; seconded by Councillor Hawley. All **agreed**.

APPLICATION NUMBER SMD/2026/0075
LOCATION Glea Glow Cottage Troughstones Road Biddulph
Common

**PROPOSED
DEVELOPMENT**

Proposed agricultural building with lean to dry
store

NP Policies	Y/N	NP Policies	Y/N
HCT1: Enterprise and Tourism Development	Y	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	n/a
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	n/a
NE2: Urban Edge	n/a	DES1: Design ?	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

Recommend **approval** with conditions to restrict usage to agricultural/forestry use only; subject to compliance with all Green Belt rules and regulations.

Proposed by Councillor Garvey; seconded by Councillor Hawley. All **agreed**.

APPLICATION NUMBER

SMD/2026/0136

LOCATION

43 Newpool Road Knypersley

PROPOSED DEVELOPMENT

Proposed 2 storey side extension

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	n/a
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	n/a
NE2: Urban Edge	n/a	DES1: Design ?	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

No adverse comments, however, concern regarding potential over-development and neighbours valid planning concerns.

Proposed by Councillor Garvey; seconded by Councillor N. Lawton. All **agreed**.

APPLICATION NUMBER SMD/2026/0115

LOCATION Stanley Farm Bungalow Dial Lane Congleton

PROPOSED DEVELOPMENT Stable 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: Biddulph Town Centre	n/a	NE5: Protection of Views of Local Importance	n/a
LE2: Albion Mill Conversion	n/a	HOU1: Housing	n/a
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	n/a
NE2: Urban Edge	n/a	DES1: Design	n/a
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments.

Proposed by Councillor Garvey; seconded by Councillor Jones. **Agreed.** 1 abstention.

APPLICATION NUMBER SMD/2026/0148

LOCATION Lane End Farm Congleton Road Mow Cop

PROPOSED DEVELOPMENT Contemporary Link to Extension to enlarge existing kitchen and link Main House to Annexe Building

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	n/a
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	n/a	DES1: Design	?
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments.

Proposed by Councillor Smith; seconded by Councillor Yates. All agreed.

APPLICATION NUMBER SMD/2026/0158
LOCATION 1 Carriage Drive Biddulph
PROPOSED DEVELOPMENT Proposed garage to side elevation

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	n/a
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	n/a
NE2: Urban Edge	n/a	DES1: Design 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

No adverse comments.

Proposed by Councillor Hawley; seconded by Councillor Proudlove.
It was Agreed. 1 Abstention.

APPLICATION NUMBER SMD/2026/0179
LOCATION Mr And Mrs J & P Copestake, Heathersett, GUN BATTERY LANE, BIDDULPH MOOR
PROPOSED DEVELOPMENT Proposed alterations to garage building including re-roofing works and fenestration works

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	n/a
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	n/a
NE2: Urban Edge	n/a	DES1: Design 	Y
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	n/a

No adverse comments.

Proposed by Councillor Jones; seconded by Councillor N. Lawton. **Agreed.** 1 abstention

Appeal

My Ref SMD/2025/0498/A
Planning App Ref SMD/2025/0498

It was noted that there had been no Highways feedback at the time of the Town Council response. This had now been added, and had given a new perspective on the application. The Town Council should amend the original response to recommending **refusal**. Propose by Councillor Hawley; seconded by Councillors Jones and agreed.