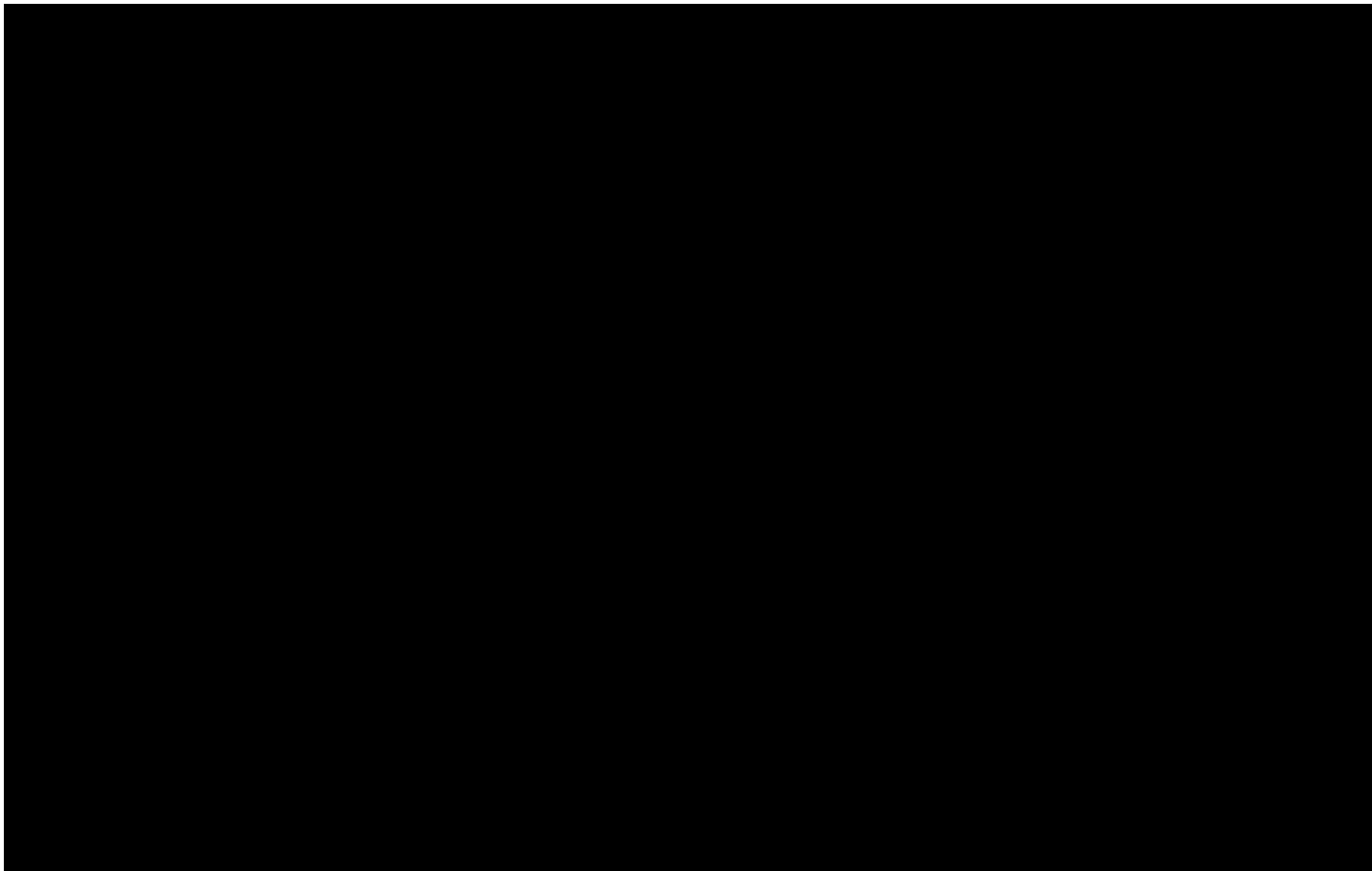




Planning Application Number **SMD/2026/0291**

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 	N
NE3: Local Green Space	n/a	DES2: Public Realm, Car Parking and Movement	Y

Recommendation: ~~Approve / Approve with Conditions / No Adverse Comments / Refuse /~~

Recommended Conditions:

If approved, required mining assessment condition and inclusion of indicative Solar PV.

Additional Comments:

NE1 & 2 – retention of existing boundary hedging; **HOU1** – high environmental efficiency if indicative Solar PV & EV charging included and appropriate insulation standards required; **INF2** – sustainable drainage included in application and plans; **DES1** – design is striking but out of character with existing developments and would be highly visible in the landscape; **DES2** – parking for 3 vehicles included in plans.

While on the edge of the Green Belt, development would be highly visible and the design out of character.

APPEAL – Original application reviewed in May 2026, and refused by P.O. (Ben Hurst) on grounds:
Impact on Green Belt • Impact on Character and Appearance • Impact on Amenity of neighbours
This is consistent with our recommendation, I see no reason to change that.

