

Minutes of Planning and Amenities Committee held at Wetley Rocks Village Hall, Mill Lane, Wetley Rocks on Tuesday 16th December 2025 at 6.45pm.

ATTENDANCE

Present Councillors: S. Rogers (Chair), M. Cunningham, M. Worthington, S. Beardmore, T. Williamson, M. Ahmad, V Cornes

Absent Councillors: G. Grocott, V. Salt, L. Shaw, K. Grocott, S. Bagnall.

Clerk: Ms Melanie Mathews

Members of the public: 18

MINUTES

1. Apologies

Cllrs L. Shaw, K. Grocott and S. Bagnall.

Noted

2. Members Declaration of Interest

Cllr Rogers re item 6f

Agreed to allow Cllr Rogers to stay to chair meeting but not take part in discussion.

3. Public Question Time

A member of the public addressed the Council and raised concerns regarding an abandoned HGV trailer and a large number of hay bales located on adjacent agricultural land opposite his property. He stated that the trailer had been present for approximately four months and the hay bales for around sixteen months.

The member of the public explained that the condition of the trailer had deteriorated, with damaged curtain sides causing persistent noise during windy conditions. He reported that loose material and metal fittings were striking the trailer, resulting in continuous disturbance, particularly during periods of high winds. He advised that the impact had been such that he had been forced to relocate sleeping accommodation within his home.

He expressed dissatisfaction that the matter had been treated as a civil issue by Police and stated that he believed the situation amounted to intimidation and harassment.

The member of the public linked the matter to his lawful opposition to proposed and ongoing large-scale battery storage developments within the local Green Belt, stating that these had proceeded without adequate community consultation or assessment of environmental and human impacts. He requested that Councillors act in support of residents and assist in resolving the matter.

Further members of the public present reiterated their support.

A member of the public advised that they had been informed by a Councillor that responsibility for the matter rested with the farm tenant rather than the landowner.

Agreed that Cllr Ahmed would provide an update on the matter at next meeting.

4. Minutes of the Meeting 25th November 2025

Agreed acceptance of the minutes of 25th November.

5. Matters arising therefrom

- a. SMD/2025/0451. It has been reported that miscommunication has been given, to confirm this does not involve separate entity of Play Barns and no grants have been received.

6. Correspondence New Applications for Comments, full details are on the SMDC Planning Portal, a PowerPoint was presented at this meeting detailing the applications listed below.

- a. DOC/2025/0103 Land adjacent to Cellarhead Substation, Rownall Road, Wetley Rocks. Discharge of condition 20 in relation to SMD/2022/0548. Statutory consultation period. End of consultation period 29/12/2025. Delegated decision. This application relates to Drainage Design Note Drawing No.'s SRE1165/02/01 - SRE1165/02/06 Soakaway Testing Report Drainage Design Calculations Drainage Maintenance Plan.

Agreed an objection to be raised requesting an in-depth report about where the excess water will go, the substructure of the ground, nature of the soil and bedrock beneath the surface.

- b. DOC/2025/0099 Land adjacent to Cellarhead Substation, Rownall Road, Wetley Rocks. Discharge of condition 21 in relation to SMD/2022/0548. Statutory consultation period. End of consultation period **17/12/2025**. Delegated decision.
Agreed to place a holding objection until receipt of the report by Staffordshire Wildlife Trust as the area has many ancient trees and hedgerows affording habitats for many animals and birds.
- c. DOC/2025/0104 The Oast House, Cheddleton Heath Road, ST13 7DX Discharge of condition 3 in relation to SMD/2025/0199. Delegated decision, under assessment by the case officer. **No objection raised to original planning application.**
Agreed no objection to be made
- d. DOC/2025/0102 Churnetside Business Park, Unit 1 Harrison Way Cheddleton, ST13 7EF. Discharge of condition 15b in relation to SMD/2023/0443. Delegated decision, under assessment by the case officer. End of public consultation period **26.12.25**. **No objection raised to original planning application.**
Agreed to seek confirmation that 15a has been complied with.
- e. NMA/2025/0034 Land Adjacent Cellarhead Substation, Rownall Road , Wetley Rocks, Staffordshire, Non Material Amendment in relation to SMD/2022/0548 for amended wording of conditions 15 and 20 to allow commencement of access track construction works. Under assessment by case officer. CPC are the only consultees. End of consultation period 5.1.26.
Agreed this would appear to be a material amendment and should be called into the Planning Committee.
- f. SMD/2025/0452 Flint Mill, Cheadle Road, Cheddleton, Staffordshire, ST13 7HL. Listed Building Consent for proposed building of three stone buttresses to stabilise and strengthen East side wall which is now bulging and in danger of collapse. Statutory consultation period. Delegated decision. End of consultation period 14/1/26.
Agreed support this application.

7. Public Question Time

A member of the public returned to item 6f, the speaker stated that the original application which has been approved where the applicant made considerable emphasis that the singular access road would be via the National Grid road and it wouldn't get confused with the original BESS further site along the road. The road between Mill Lane and Rownall Hall Farm is a single-track carriageway. The additional access comes out on a blind bend and a gateway has already been hit by National Grid vehicles. It was felt that it would be suicidal to allow constructors traffic out of this access.

8. Any other business

Receipt of the paperwork relating to an application for asset of community value – Bridge Ey playing field was acknowledged.

Reference was made to two diagrams relating to the new telegraph poles on the Southlowe Estate. No comment has been brought to the attention of this Planning Committee

9. Forward Agenda Items

None

Date of next meeting 27th January 2026 Cheddleton Community Centre, Hollow Lane, Cheddleton.