

Cheddleton Parish Council



Email: clerk@cheddleton-pc.gov.uk

10th December 2025

Dear Councillors,

The next meeting of the Planning and Amenities Committee will be held at Wetley Rocks Village Hall, Mill Lane, Wetley Rocks **on Tuesday, 16th December 2025, at 6.45pm** prior to the Full Council Meeting.

Yours sincerely,

Mrs. L. J. Green,

Parish Clerk.

AGENDA

1. Apologies
2. Members Declaration of Interest
3. Public Question Time
4. Minutes of the Meeting 25th November 2025
5. Matters arising therefrom
 - a. SMD/2025/0440. Rownall Developers Ltd, Land adjacent to Wayfield House, Rownall Road, Werrington, ST9 0JB. Outline planning application for up to 9 self-build plots. Statutory consultation period. 20/11/25 – Holding objection. **Consultation end 13/12/25. Awaits.**
 - b. SMD/2025/0451. Round Meadows Farm, Rownall Road, Wetley Rocks, Staffordshire, ST9 0BP. Proposed change of use from Equestrian Training facility to Sports and Leisure facility (Padel). Statutory consultation period. Ends 2/12/25. **Comment made, delegated decision, under assessment by case officer.**
 - c. SMD/2025/0455. Abbey Grove Farm, Randles Lane, Wetley Rocks, Staffordshire, ST9 0AT. Certificate of lawfulness for a proposed single storey side extension to existing dwelling. Under assessment by case officer. Delegated decision. **Comments made. Awaits.**
 - d. SMD/2025/0465 The Morgue, Villa Road, Cheddleton, Staffordshire. Change of use of former morgue building to single holiday let unit. Statutory consultation period. Ends 17/12/25. **Comments made. Awaits.**
 - e. SMD/2025/0466 The Morgue, Villa Road, Cheddleton, Staffordshire. Listed building consent for the change of use of former morgue building to single holiday let unit. Statutory consultation period. Ends 17/12/25. **Comments made. Awaits.**
 - f. DOC/2025/0091 Discharge of Conditions 15,19 and 22 of SMD/2022/0548. Public consultation ends 11/12/25. Land adjacent to Cellarhead substation Rownall Road, Wetley Rocks. The location is where the pylons are lowered. Concerns about noise, dust, access, vehicles. The improved access

is from the National Grid private road however there is a secondary access on a dangerous bend which is being heavily used. **Objections to be raised as above. Completed.**

6. Correspondence New Applications for Comments, full details are on the SMDC Planning Portal, a PowerPoint will be 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
 - b. DOC/2025/0099 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 **17/12/2025**. Delegated decision.
 - 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.**
 - 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.**

7. Public Question Time

8. Any other business

9. Forward Agenda Items

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