

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE IN
CRAFT CENTRE MEETING ROOM, HOLLOW LANE, CHEDDLETON ON
TUESDAY, 24th. OCTOBER 2023.**

ATTENDANCE Chairman - Mrs. C.A. Lovatt

Councillors - M. Ahmad, D.S. Bagnall, Mrs. V.B. Cornes, M.F. Cunningham, K. Grocott, Mrs. L. Shaw, and M.P. Worthington.

Clerk - Ms. L.J. Eyre.

Councillor - M.J. Leeder & Miss. S. J. Rogers.

45. **APOLOGIES** - Apologies were received from Councillors O.C. Pointon, C. Ramos & Miss. V.L. Salt, and it was resolved to accept these.
46. **DECLARATIONS OF INTEREST** - Councillor Worthington had been approached by applicant SMD/2023/0477 so did not take part in the vote.
47. **PUBLIC QUESTION TIME** - There was no public in attendance.
48. **MINUTES OF THE MEETING OF 19th. SEPTEMBER 2023** - It was resolved to accept these as a true record and signed by the Chairman.
49. **MATTERS ARISING THEREFROM** - No items were raised.
50. **CORRESPONDENCE:** - All documents available for Members to read.
- a. HMRC Updates.
 - b. CPRE News.
 - c. Staffordshire County Council News.
 - d. Staffordshire Wildlife - Enews.
 - e. Support Staffordshire News.
 - f. Canal & River Trust Update.
 - g. SMDC Regeneration/ Funding/ Licenses.
 - h. SLCC Updates/ Events.
 - i. Fraud Updates.
 - j. CCLA Investment changes/ Fact Sheet.
 - k. Community Foundation Funding & Support.
 - l. Town & Country Planning Association Newsletter.
 - m. Fields in Trust News.
 - n. Moorlands Climate Action - News.
 - o. Slow Ways Walking National Network.
 - p. Stop Loan Sharks Week 24th. Oct-31st Oct.
 - q. SMD/2023/0328 - Lodge Farm, Basford Hall Road, Basford, Leek- Proposed conversion of existing agricultural barn into incidental accommodation including plunge hot tub - No Objection - Approved 28/9/23.
 - r. SMD/2023.0324 - 151, Ostlers Lane, Cheddleton - First Floor extension over existing ground floor outrigger to rear of property - No Objection - Approved 10/10/23.

51. **PLANNING APPLICATIONS:** -

- a. **SMD/2023/0413** - Leek Rugby Club, East Drive, Cheddleton - Flat roofed extension to upper ground floor to accommodate relocated toilets, new storeroom, enlarged kitchen, new entrance lobby and drinks store. Extension to lower ground floor to form new plant room and store.
Already approved by SMDC 20/10/23.
- b. **SMD/2023/0459** - 31, Heath Avenue, Cellarhead - Removal of existing conservatory, conversion of existing garage into bedroom/office and en-suite, side and rear extension and internal alterations. Change of flat roof on garage to new pitched roof.
No Objections.
- c. **SMD/2023/0477** - Land Off Basford View, Cheddleton - Outline application for a single dwelling.
Objection as within the greenbelt and previous application SMD/2023/0167 was refused S13.
- d. **SMD/2023/0483** - Land Adjacent Cellarhead Substation, Rownall Road, Cellarhead - Engineering Works to allow for the installation of a cable connection between Cellarhead Substation and the consented battery storage scheme (SMD/2022/0548).
No objection but noted comment by Ian Podmore that a more direct route would be shorter and not cross existing rights of way as many times if this were possible.
- e. **SMD/2023/0489** - Land to Rear of Rosedale, 403, Cheadle Road, Cheddleton - Demolition of existing garage, erection of 3 detached dwellings and replacement garage.
Objection as the previous application SMD/2021/0155 was refused and still feel the same objections apply for 3 dwellings. Access Road should have enough space for 2 vehicles to pass each other because it is accessed from an A road. Washed over by greenbelt and will intrude and is overdevelopment.
- f. **SMD/2023/0493** - 8, Southlowe Road, Cellarhead - First floor side extension.
No objection.
- g. **SMD/2023/0496** - The Old Bowling Green, Leek Road, Cellarhead - Construction of 9 extra care unitd (C2), communal lounge.office and associated works.
Objection as the previous application SMD/2023/0021 - No change to previous application falls within Greenbelt and no special circumstances, there are other sites which could meet the needs.
- h. **SMD/2023/0498** - Rownall Ridge, Rownall Road, Wetley Rocks - Elevation alterations to provide new Bi-fold doors to Kitchen and Balcony off First Floor Master Bedroom.
No objection if it has no loss of amenity on neighbouring dwellings.

52. PLANNING APPLICATIONS (Cont'd...): -

i. DET/2023/0032 - F Ball and Co Ltd, Station Road, Cheddleton - Application to determine if prior approval is required for a proposed:roof mounted 380.90kW solar PV system comprising of 929 x 410w Canadian Solar modules.

No objection.

j. SMD/2023/0505 - 104, Basford Bridge Lane, Cheddleton - Proposed rear extension with balcony.

No objection if it has no loss of amenity on neighbouring dwellings.

53. PUBLIC QUESTION TIME - There was no public in attendance.

54. FORWARD AGENDA ITEMS

Cheddleton Park Avenue land.

Chairman

28th. November 2023.