

Cheddleton Parish Council

MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN WETLEY ROCKS VILLAGE HALL, MILL LANE, WETLEY ROCKS ON TUESDAY, 27th. FEBRUARY 2024.

ATTENDANCE Chairman - Mrs. C.A. Lovatt.
Vice-Chairman - O.C. Pointon

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.

Multiple members of the public.

83. **APOLOGIES** - Apologies were received from Councillors C. Ramos & Miss. V.L. Salt and it was resolved to accept these.

84. **DECLARATIONS OF INTEREST** - Councillor O.C. Podmore SMD/2024/0019 & SMD/2023/0523 will not be present for the discussions or voting.

85. **PUBLIC QUESTION TIME** - Question raised asking why the Parish Council has strongly objected to previous solar farms & battery storage applications in recent years, but they have changed in recent applications. Councillor Pointon responded that all applications are not related and are treated individually. Councillor Ahmad responded that we objected based on greenbelt and then because of the complexity of the applications we required more information and SMDC made the decisions. The Clerk added that there has been a substantial change in the members of the Council. A further question to Councillor Pointon as to are all these applications unrelated then in his opinion. Councillor Pointon stated that all the applications are being submitted because of the location of the Sub-Station and that feeds a large area and is easier to feed back to the national grid. A further question that if all the applications are from different agents and applicants. Councillor Worthington responded that many farms in the Staffordshire Moorlands have been approached to use land. Councillor Mrs. Lovatt explained that each application is discussed and voted on. The last application we decided to leave the decision to Officers at SMDC and noted that it is in the greenbelt and the cumulative effect of all the separate applications. The Parish Council is a statutory consultee and do not make the decision on planning applications. A resident stated that he is concerned about the battery storage being dangerous and the solar panels not being very efficient. Another question raised was that MP's do not support these types of applications in the greenbelt and that there are other more appropriate sites that can be used for solar and that we do need green energy. Councillor Mrs. Lovatt stated that the application on today's agenda was discussed in December but has been revised. Within the area which is greenbelt there are not many brownfield sites for these projects. Councillor Ahmad stated they are going to screen the area and the grade of the land has been mentioned. Councillor Mrs. Lovatt suggested that the order of the agenda be changed to discuss the planning applications SMD/2024/0019 then SMD/2023/0523.

89. **PLANNING APPLICATIONS:** - Councillor Pointon left the room.

c. **SMD/2024/0019** - Land at Newfields Farm, Rownall Road, Wetley Rocks - Development of a Battery Energy Storage System (BESS) with ancillary infrastructure, security fence, access, landscaping and biodiversity enhancements, to provide balancing services to the

local electricity grid.

Strong Objection as in the greenbelt and there is only one site access which the Fire Services have identified as a safety issue especially that it is a long track to the site.

- g. SMD/2023/0523** - Land at Rownall Farm, Rownall Road, Wetley Rocks - Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99MW including mounting system, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 40 years - Revised Application letter 29/1/24.

Objection after revisions and additional information as the site is in the greenbelt and the cumulative effect of all the applications granted as previously noted. The visibility of the site will be exceedingly difficult to screen due to the comments of the arboriculture officer and CPRE because of the landscape and the size of the site. Also, Highways due to large delivery vehicles accessing the site via narrow lanes.

Councillor Pointon re-joined the meeting and the members of the public left the meeting.

- 86. MINUTES OF THE MEETING OF 23rd. JANUARY 2024** - It was resolved to accept these as a true record and signed by the Chairman.

- 87. MATTERS ARISING THEREFROM** - No matters arising.

- 88. 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. Community Foundation Funding & Support.
- k. Information Commissioner's Office Newsletter.
- l. Moorlands Climate Action.
- m. Register of Electors Update.
- n. Town & Country Planning Association Newsletter.
- o. Active Places Update.
- p. Staffordshire Fire - Be Warm, Be Safe campaign.
- q. Scribe Financial Management System.
- r. Get Free Local NHS Health Check.
- s. Biddulph Neighbourhood Development Plan.
- t. Playgrounds Installations UK Ltd.
- u. Proludic Outdoor Play Equipment Catalogue 2024.
- v. Amey Report 4358910 - Main Road, Wetley Rocks - Pothole - Completed 31/1/24.
- w. Amey Report 4361839 - Hollow Lane, Cheddleton - Damaged Grid - Assessed 29/1/24 non-urgent works.
- x. Amey Report 4362803 - Cheadle Road, Cheddleton - Damaged Bollard - Assessed 29/1/24 non-urgent works.

- y. Amey Report 4366919 - Hazlehurst Drive, Cheddleton - Road Damage - Reported 5/2/24 - Not identify any defects posing a safety risk that require remedial works.
- z. Amey Report 4367197 - Park Lane, Cheddleton - Pothole - Reported 6/2/24.
- aa. Amey Report 4359569 - Hollow Lane, Cheddleton - Pothole - Completed 16/2/24.
- bb. SMD/2023/0505 - 104, Basford Bridge Lane, Cheddleton - Proposed rear extension with balcony - No Objection - Refused 15/1/24.
- cc. SMD/2023/0525 - 91, Willow Drive, Cheddleton - Application for Listed Building Consent for installation of a new hot water system - Objection - Approved 25/1/24.
- dd. SMD/2022/0568 - Land Adjacent to the Orchard, Ostlers Lane, Cheddleton - Outline Planning Permission with some matters reserved, appearance, landscaping, layout & scale - Objection - Approved 25/1/24.
- ee. SMD/20123/0550 - 83, Lilac Grove Farm, Folly Lane, Cheddleton - Redevelopment of the site to provide 7 dwellings in the form of a detached two storey dwelling, 4 detached chalet bungalows and 2 single storey detached bungalows - No Objection - Approved 29/1/24.
- ff. SMD/2023/0634 - 11, Wetley Avenue, Cellarhead - Proposed Garage - No Objection - Approved 6/2/24.
- gg. SMD/2023/0582 - 61, Ostlers Lane, Cheddleton - Single storey rear extension and alterations - No Objection - Refused 7/2/24.
- hh. SMD/2023/0266 - Shepherd's Lodge, Kingsley Road, Cellarhead - Side Extension - No Objection - Refused 13/2/24.

89. PLANNING APPLICATIONS: -

- a. **SMD/2023/0646** - 15 Villa Road, Cheddleton - Oak framed double, open garage with tack room to end.
No Objection.
- b. **SMD/2024/0001** - 13, Southlowe Road, Cellarhead – Attached single storey garage.
No Objection.
- d. **SMD/2024/0053** - 24 Meadow Avenue, Wetley Rocks - Proposed Rear Extension.
No Objection provided neighbour amenity is maintained.
- e. **SMD/2023/0650** - 433, Cheadle Road, Cheddleton - Change of Use from C3(a) to C3(b) including modest entrance alterations and external changes.
Comment more information required and clarification on the comment from Mr. & Mrs. Daniels.
- f. **SMD/2024/0044** - LAND OFF Cheddleton Park Avenue, Cheddleton - Erection of detached dormer bungalow.
Objection as the previous application reduced to 3 to make a cul-de-sac complete SMD/2020/0365 was approved by the Parish Council to eliminate any further development. This application is an attempt to overdevelop what is a huge, completed estate. The landscaping from the previous application has not been done.

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

91. FORWARD AGENDA ITEMS - No items were raised.

Chairman
26th. March 2024.