

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
WETLEY ROCKS VILLAGE HALL, MILL LANE, WETLEY ROCKS
ON TUESDAY 22nd. APRIL 2025.**

ATTENDANCE

Chairman - Mrs. C.A. Lovatt.

Vice-Chairman - O.C. Pointon.

Councillors - M. Ahmad, D.S. Bagnall, Mrs. V.B. Cornes, M.F. Cunningham,

Miss. S.J. Rogers, Mrs. L. Shaw, and M.P. Worthington.

Clerk - Mrs. L.J. Green. Councillor - K. Harvey (not member).

Multiple members of the public.

113. **APOLOGIES** - Apologies were received from Councillor K. Grocott, Miss. V.L. Salt, and it was resolved to accept these.
114. **DECLARATIONS OF INTEREST** - There were no declarations of interest.
115. **PUBLIC QUESTION TIME** - No members of the public were present at this point.
116. **MINUTES OF THE MEETING OF 25th. MARCH 2025** - It was resolved to accept these as a true record and signed by the Chairman.
117. **MATTERS ARISING THEREFROM:** -
Re. Min. 110. Planning Applications (c) SMD2025/0096 - The Clerk reported that the applicant had contacted her with regards to our submission on the application about the boundary dispute which he has stated there is no dispute, and it will be sited within the boundary. It was agreed to change the submission to concerns from neighbour with regards to their neighbour amenity but remain as objection. All members agreed to amend the submission.
118. **CORRESPONDENCE:** - All documents available for Members to read.
- a. HMRC Updates.
 - b. Support Staffordshire News.
 - c. SLCC Updates/ Events.
 - d. Fraud Updates.
 - e. Information Commissioner's Office Newsletter.
 - f. Town & Country Planning Association Newsletter.
 - g. CCLA Investment changes/ Fact Sheet.
 - h. CPRE Newsletter.
 - i. Register of Electors Update.
 - j. Staffordshire Wildlife Trust.
 - k. Rialtas Software Support.
 - l. Centre for Sustainable Energy.
 - m. SMDC Regeneration.
 - n. BRAMM News.
 - o. Staffordshire Fire/Police - Safety Campaign.
 - p. Utility Aid Update.
 - q. Loan Shark Newsletter.
 - r. Amey Report 4425102 - Cheadle Road, Cheddleton - Verge Damage - Completed 24/3/25.

- s. Amey Report 4428207 - Huntley Road, Catswall - Road Damage - Completed 18/3/25.
- t. Appeal 3354428 - SMD/2023/0528 - Land Off Mill Lane, Wetley Rocks - Full Planning Application for the erection of 5 dwellings with associated means of access and hard and soft landscaping works - Objected - Refused SMDC 28/6/24 - Appeal Granted 25/3/25.
- u. SMD/2024/0427 - Bath House, Basford Hall Road, Basford, Leek - Proposed swimming pool and associated landscaping; with alterations to existing drive and landscaping - No Objection - Approved 26/3/25.
- v. SMD/2025/0054 - Highfield House, 25, Hollow Lane, Cheddleton - Retrospective application for replacement of 5 windows - No Objection - Refused 26/3/25.
- w. SMD/2025/0055 - Highfield House, 25, Hollow Lane, Cheddleton - Listed Building consent - Retrospective application for replacement of 5 windows - No Objection - Refused 26/3/25.
- x. NMA/2024/0027 - Land Adjacent Cellarhead Substation - Non-Material Amendment SMD/2022/0444 - Approved 2/4/25.
- y. SMD/2024/0398 - The Farmhouse at Farmstead Cumberledge Farm, Huntley Road, Denford - Listed building consent for alterations to the farmhouse, outbuilding and garden at Cumberledge Farm - Comment - Approved 11/4/25.

119. RE PROJECTIONS DEVELOPMENT - COMMUNITY BENEFIT FUND PROPOSAL

- The Clerk had circulated details from them with further answers to questions raised at the last meeting with regard to the planning application SMD/2024/0056 - Land at Newfields Farm, Rownall. Also, information about the Community Benefit Fund for £15,000 annually from the date that the Energy Plant is connected to the Grid. Councillor Mrs. Lovatt stated it should not be discussed whilst there is an active planning application but just to acknowledge receipt of their proposal. Members agreed.

120. UPDATE RURAL AFFORDABLE HOUSING IN STAFFORDSHIRE - HOUSING SURVEY - QUESTIONS

- The Clerk reported that there is continued funding for the next financial year and that Support Staffordshire, and that Paul will be in touch with details of the survey at the end of April/ beginning of May. The Clerk reported that she had found a housing needs survey completed by SMDC in 2015 which she will circulate and send to Support Staffordshire.

121. UPDATE SOLAR PANELS/ BATTERY STORAGE APPLICATIONS - Councillor Mrs. Lovatt updated that there is an Appeal on the agenda for discussion so there is nothing else to update.

122. NEIGHBOURHOOD PLAN COLLABORATION - Councillor Mrs. Lovatt reported that Werrington Parish Council have started a neighbourhood plan with Hannah the planner and have asked if we would like to collaborate in producing one as we border Werrington, and they have acquired funding to produce it. Councillor Worthington reported that Leek have been trying to write theirs for the last 3 years and has taken a lot of discussion and work to produce as members had different views so it would be better to stick to our plan of doing the housing needs survey initially. Councillor Mrs. Lovatt said she would go along to the meetings to see how they move forward with it anyway. SMDC are assisting Werrington and seem to be informing all Parishes about the housing figures required for the supply and that there will be a grey belt review by them for future planning and the Local Plan review.

123. PLANNING APPLICATIONS/APPEAL: -

- a. **SMD/2025/0074** - 1, Basford Hurst Lodge, Cheddleton Lane, Cheddleton - Timber framed carport sited on the side elevation of Basford Hurst Lodge.
No Objection.

- b. **SMD/2025/0133** - 26, Little Timbers, Meadow Avenue, Wetley Rocks - Proposed Rear Extension.
No Objection.
- c. **SMD/2025/0115** - 34, Chestnut Walk, Cheddleton - Proposed external window serving a new multi-use space within garage.
No Objection.
- d. **Appeal 3362270 - SMD/2024/0209** - 8, Southlowe Road, Cellarhead - First floor side extension - Neither - Refused 20/12/24.
Maintain our Comment from the original application.
- e. **SMD/2025/0145** - Land Adjacent to Coppice Barn, Hollow Lane, Cheddleton - Proposed self build dwelling with associated means of access and hard and soft landscaping works.
Neither as Conservation Officer to use his expertise.
- f. **SMD/2025/0162** - LAND OFF Basford View, Cheddleton - Outline planning permission with details of access (all other matters reserved) for a single self build dwelling.
Objection as previous application SMD/2023/0167 was refused.
- g. **Appeal 3362821 - 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 - Objection - Refused 27/9/24.
Resubmission of the original Strong Objection as it is in the greenbelt and there is only one site access and identified as a safety issue.
- h. **SMD/2025/0171** - HIGGINS HILL BUNGALOW, Basford View, Cheddleton - Single-storey detached residential annexe in garden.
No Objection as an ancillary dwelling.
- i. **SMD/2023/0646** - 15 Villa Road, Cheddleton - Oak framed double, open garage with tack room to end - No Objection - Additional Plans.
No Objection as previous.
- j. **SMD/2024/515** - 35, Hillside Road, Cheddleton - Single Storey rear extension to dwelling and garage, raising garage roof, replacement of existing material with render and rear landscaping works - Comment - Additional Plans.
Comment as previously submitted. There is already Planning Permission granted.

124. PUBLIC QUESTION TIME - No Further questions were raised.

125. FORWARD AGENDA ITEMS -

Chairman
27th. May 2025.