

Cheddleton Parish Council

MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN CHEDDLETON COMMUNITY CENTRE ON TUESDAY 1st. JUNE 2021.

ATTENDANCE Councillors - M.T. Bowen, Mrs. D.A. Hartley, H.R. Jennings, Mrs. C.A. Lovatt, G.W. Salt, Mrs. L.M. Salt, H.J. Tunna and M.P. Worthington.

Clerk - Ms. L. J. Eyre & Councillor - S. Scalise.

1. **APOLOGIES** - No Apologies were received.
2. **ELECTION OF CHAIRMAN** - Councillor Mr. Salt proposed Councillor Bowen and this was seconded by Councillor Mrs. Hartley and was duly elected Chairman for the next two years.
3. **ELECTION OF VICE-CHAIRMAN** - Councillor Bowen proposed Councillor Tunna and was seconded by Councillor Mrs. Salt and was duly elected Vice-Chairman for the next two years.
4. **ANNOUNCEMENTS - REMINDER OF CONDUCT FOR FACE-TO-FACE MEETINGS** - The Chairman read out a prepared statement for rules of debate and Member Obligations to remind members how face-to-face meetings should be conducted.
5. **DECLARATIONS OF INTEREST** - Councillor Jennings planning application HNT/2021/0014 as it is next door to a relative and he lives on Wall Lane Terrace. Councillor Bowen is a member of Staffordshire Wildlife.
6. **PUBLIC QUESTION TIME** - no questions.
7. **MINUTES OF THE MEETING OF 30th. MARCH 2021** - It was resolved to accept these as a true record and signed by the Chairman.
8. **MATTERS ARISING THEREFROM** –
Re. Min. 103. Cheddleton Canal Boat Development - Councillor Bowen reported that he had taken this up with SMDC and buildings on the side opposite the tow path are the responsibility of the landowner and not Canal & River Trust, but he was told that they are not an issue. He has taken it up with enforcement but if we can find out who owns the land, we can take it up with them directly.
Re. Min. 94. Update Bridges Basford Bridge Lane, Cheddleton/CCTV - Councillor Bowen reported that we continue to report incidents, and no-one is doing anything about it. Maybe Twitter is a way of notifying people that the Police are not catching any offenders. If we continue to not get any action to contact the Police & Crime Commissioner and Chief Constable. We are passing on registration numbers and no action taken. Councillor Mrs. Salt commented that comments on social media that deliver drivers are allowed to break the restriction which is not the case as it is a weak structure. Councillor Bowen again stated that we are not being held responsible should it collapse, or anyone be caused to receive injury or worse still be killed due to the weakening of the structure as we are continuing to inform all relevant bodies.

Re. Min. 95. Update Bus Shelter Wetley Rocks - Councillor Jennings reported that the bus shelter on Ashcombe level on the right-hand side needs to be looked at. The Clerk confirmed it is the Parish Councils shelter so will report back.

Re. Min. 97. Update Amey Report 4217093 & 4233441 Pothole, Hollow/Shaffalong Lane, Cheddleton - Councillor Bowen reported that works have been completed on the bad pothole opposite to the Black Lion but that there are many more that have not been dealt with.

Re. Min. 100. Old Mortuary St. Edward's Park, Cheddleton - Councillor Worthington had forwarded the receivers details to the Clerk. For some reason, the receivers are not marketing the building for sale. The Clerk reported that SMDC have not responded. Councillor Worthington suggested that as a Council we contact the receivers to establish the situation.

9. CORRESPONDENCE: -

- a. Proludic Designer of play and sports areas brochure.
- b. Moorlands Climate Action Peat Free Campaign/Newsletter.
- c. Jeff Manning - Website Accessibility Compliance Auditor.
- d. Active Places Newsletters.
- e. Utility Aid - Energy Outlook.
- f. British Register of Accredited Memorial Masons (BRAMM) News Update.
- g. Ken Weir - Beech Avenue Parking issues response. The Clerk reported that she contacted the Police with the issues and replied to Mr. Weir that this had been done but that the Council has no powers to do anything other than inform the relevant authorities. He responded and thanked the Clerk for bringing it to the attention of the Council.
- h. HMRC information - various Covid-19 updates.
- i. Action Fraud Alerts - various updates.
- j. Plantscape - New Funding available opening up High Streets.
- k. Mark Knapper - Annual Pest Management Strategy.
- l. Everyone Health - Newsletter.
- m. Staffordshire Wildlife Newsletter.
- n. Disabled Facilities Grant - Funding for home adaptations. The Clerk had added posters to our Noticeboards promoting this.
- o. DougieMac Unites Adult and Children's Hospice Services. Request for monetary help as a future agenda item.
- p. Glasdon Focus on Local Councils Brochure.
- q. Artist Blacksmith looking to relocate. Letter read out by the Clerk looking to relocate to Cheddleton area.
- r. SLCC News Bulletin.
- s. Fields in Trust Newsletter.
- t. Cyber Crime Unit Top Tips.
- u. Support Staffordshire Newsletter. Councillor Mrs. Salt continues to attend many of the on-line courses.
- v. Learning & Development Free Course - Challenges facing the Public Sector 9/6/21. Councillors Mr. & Mrs. Salt have signed up to take part.
- w. Risk Assessment - Elections in Community Centre - Took place in May.
- x. Rural Network Services Network Funding.
- y. Rt. Hon. Karen Bradley M.P. - Virtual Senior Tea Dance - Took place in May but the Clerk placed on Noticeboards.
- z. CPRE Campaigns Update.
- aa. Alterations to Electoral Role.
- bb. Thank you from Census 2021.
- cc. Keep Britain Tidy - Great British Spring Clean - Councillor Dakin has organized a litter pick for Sunday, 6th. June 2021 meeting at Cheddleton Community Centre.

dd. SMD/2021/0141 - 18, Heath Avenue, Cellarhead - First Floor extension over garage - Full Planning Permission granted 30/4/2021.

9. **CORRESPONDENCE (Cont'd...): -**

ee. SMD/2021/0194 - 587, Rock Tenement Farm, Cheadle Road, Wetley Rocks - Proposed livestock building - Full Planning Permission granted 17/5/2021.

ff. SMD/2021/0215 - Pasture House, 20, Ox Pasture, Cheddleton - Single storey rear extension to create improved kitchen and family room and conversion of existing attached garage into home office - Full Planning Permission granted 21/5/2021.

10. **COUNCILLOR RESIGNATIONS - FOOTPATH & COUNTRYSIDE COMMITTEE -**

The Clerk reported on the resignations of Councillors - Ms. Ball, Harvey, Belson and letters were read out. There is now only one member on the Footpath & Countryside Committee so therefore it was agreed to postpone next weeks scheduled meeting until the 4 new members are co-opted. The Clerk reported that the notices have been displayed for almost 3 weeks but that she is waiting for confirmation from SMDC that no elections are necessary. The vacancies will then be advertised.

11. **FOOTPATH ROW APPLICATIONS LE617G & LG659G**

- The Clerk reported that LE617G is recommended for addition to the definitive map and a response is required by 4th June so the clerk will agree that this be put to the Panel as soon as possible. Then LG659G is being recommended to not be added to the definitive map and the Clerk explained that she had received advice from David Rice and gone back to the Officer with further information to be submitted. Network Rail have fenced off the railway line which gives precedence to use as a footpath. The Officer has agreed to postpone this going to ROW Panel until further evidence is submitted with a deadline of August. The Clerk has further evidence forms which she will get completed by users of the footpath.

12. **UPDATE AMEY REPORTS 4217161 & 4233372 - BRIDGE EYE, STATION ROAD, BLOCKED DRAINS - COMPLETED 17/5/21**

- The Clerk reported that these were sent to SCC Highways and have completed the road works but that the Well is still flooded. Councillor Mrs. Salt reported that it is silted up and the pipework is blocked which runs across the field towards the Churnet. Councillor Jennings stated that the pipe is too flat. The Clerk reported that the Handyman has suggested jetting the pipe. Councillor Mrs. Hartley stated that the renewal of the pipe bridge by STW mentioned about drainage of Bridge Eye so the Clerk will investigate this further. Councillor Worthington reported that we need to report it back to Lands Charity as owners as the pipe needs to be looked at as it will continue to happen. It was agreed that this was the best course of action.

13. **UPDATE RENTAL VALUATION FOR ROOMS IN THE COMMUNITY CENTRE/CRAFT CENTRE & OPENING OF COMMUNITY CENTRE**

- The Clerk reported that explanation of the rental figures provided by Richard is that the rents are referenced from similar lettings that have happened at arm's length. There is a range of different ways in which you could let the various rooms and the figures I have provided reflect conventional leases for say 3 years. This would be considered a market norm and gives security of income to the landlord. The figures are also net of service charge, insurance, and business rates, all of which any tenant would pay. They would also have responsibility for repair (or a proportional responsibility for repair if they took part of the space), cleaning and any decoration. Charging an inclusive rent on an hourly basis gives less security of income (more flexibility for the tenant) and the tenant would pay more for this flexibility. The hourly rate also assumes that you will do everything else and cover costs when it is not in use and

maintain, pay business rates, clean, and maintain etc. The difference in the rents for the differing areas relates to market demand for each area when leased on a conventional basis. It is a little subjective but is driven by our assessment of demand.

13. **UPDATE RENTAL VALUATION FOR ROOMS IN THE COMMUNITY CENTRE/CRAFT CENTRE 7 OPENING OF COMMUNITY CENTRE (Cont'd...)**
This will be discussed at the next CCMC Committee. The Clerk reported that figures of energy costs have been given to Councillor Dakin as he is looking at the carbon footprint of both properties and reported that the Craft Centre costs have remained almost the same as the previous financial year but that the Community Centre with being closed was almost half.
14. **DAMAGE TO MOBILE/USE OF MOBILE - COMMUNITY CENTRE, CHEDDLETON** - The Clerk reported that a vehicle has damaged the corner of the mobile by cracking the cladding so the Clerk will approach Walkers Windows for a cost to repair/patch it. The Clerk also reported that she had a request to hire the mobile on an exclusive basis for a club. She also mentioned that a survey needs to be carried as previously agreed to see if it is a stable structure and any works that may be required. The Clerk will approach Jonathan Cornes to price a survey on the mobile as a starting point and raise at the CCMC Committee.
15. **DISCRETIONARY RESTART GRANT AWARD - CHEDDLETON COMMUNITY CENTRE** - The Clerk reported that a grant of £8000 has been received from SMDC to fund the Community Centre. Councillor Bowen stated that the Finance team have worked extremely hard to distribute funds as quickly as possible.
16. **ISSUE WITH FLOOR IN TEAROOM - CRAFT CENTRE, CHEDDLETON** - The Clerk reported that Jane had told her about an issue with the flooring which had formed part of the works undertaken by Rentokil. The old portion of the floor which had not been replaced had lifted and the Clerk contacted Rentokil and they made a site visit. They looked and performed the repair free of charge although it was not the works they had completed. Jane is happy with this and is no longer a major trip hazard.
17. **UPDATE BRIDGES BASFORD BRIDGE LANE, CHEDDLETON/CCTV** - The Clerk reported Councillor Dakin had contacted AKW with regards to a vehicle with photos and registration number of an overweight vehicle from their fleet crossing the bridge. The Clerk read out the response and that the driver has been banned from driving for them. The Clerk went onto report that several reports have continued to be sent to all relevant people including details of registration numbers but no prosecutions. There has been another reported vehicle collision with the bridge via Cheddleton Chat Facebook page. Councillor Jennings reported that he rang the company as well as Travis Perkins and Markowitz telling them to not use overweight vehicles. Councillor Worthington stated that Councillor David Williams needs to be approached to sanction a restriction. Signs are still being ignored. The Clerk reported that the C&RT have continued to keep in touch and after incidents are checking the bridge regularly. As far as they are concerned until the signs have been illuminated, they will not be repairing the damage, and this will mean a further road closure to do this. This would be an ideal time to put in restrictions.
18. **UPDATE BUS SHELTER CHEDDLETON** - The Clerk reported that SCC have been approached and stated that this would not be an ideal location and they have no funding but could approach SMDC. Councillor Worthington reported that the owner of the property does not want a shelter in front of their property. The Clerk will write back to the resident with the details discussed.

19. **UPDATE OMBUDSMAN COMPLAINT 20009775** - The Clerk reported that she had responded appealing his decision, but his response was the same that they cannot uphold a complaint on behalf of the Parish Council.
20. **UPDATE ON DEFIBRILLATORS** - The Clerk reported that the new defibrillator outside the vets has been installed and needs to be promoted. Councillor Mrs. Salt has sent in a photograph to the Leek Post taken with one of the veterinary nurses. Next to raise funds for another one on St. Edward's Park.
21. **COLLAPSED BANK ON CALDON CANALSIDE, CHEDDLETON** - The Clerk reported this to Canal & River Trust as Councillor Jennings had made me aware of it. They responded the same day stating that this has been like this for a couple of years from when the river flooded the canal and engineers are aware of it.
22. **UPDATE ON USE OF MOTORBIKE ON WETLEY ROCKS PLAYING FIELD** - The Clerk reported that Ashley Goodwin - PCSO followed this up and spoke to the offender and that they assumed it was ok as there was no signage. Ashley put up signage to state that an incident of anti-social behavior had been reported and anyone caught using a car/motorcycle will lead to prosecution and seizure of it. It was agreed that signage needs to be put up on all play areas prohibiting use of bikes.
23. **VOLUNTEER LITTER PICKERS** - Councillor Jennings reported that he had spoken to a lady who regularly litter picks around Cheddleton Pauline Beff and passed on her details to the Clerk to get in touch to provide her with anything she needs such a hi-vis vest and picker. Along with another lady Linda Wheawal. The Clerk reported she has spoken to Pauline and will provide her with some bags and get Linda a kit via SMDC so that they can continue to do the good work. Councillor Tunna also reported a child and mother litter picking past his house. It was agreed to thank them on Cheddleton Chat and if anyone else requires kit to contact the Clerk.
24. **PARKING ISSUES GRANGE ROAD, CHEDDLETON** - The Clerk reported that a resident had approached Councillor Salt about parking on Grange Road where it joins the A520 on the left-hand side. Councillor Worthington stated it has been mentioned before about putting double yellow lines but then it pushes the problem further up the road in front of houses. Councillor Mr. Salt stated the main issue is vehicles turning into Grange Road. It was agreed to alert the PCSO's that it is becoming a problem.
25. **BASFORD GREEN, CHEDDLETON - ROAD/VERGE DAMAGE** - Councillor Bowen reported that a resident had contacted him about that a certain resident is causing issues on Basford Green who has been taking out the side of the road with a digger and removing stones put there to protect the verges. Running over the verges with large vehicles removing hedges, driving over flower beds, and putting down weed killer causing damage. This has been reported to the Police and a PCSO attended and was told to go away. An elderly resident has planted lots of things on his own property and this resident has been damaging them. The Parish Council needs to help stop this by reporting it to the relevant authorities (SCC & Police). The Clerk has photographs, log of incidents and CCTV and it is causing some of the older residents a lot of distress. Councillor Bowen reported that it has all been sent to the Police & SCC by the resident. It was agreed that the Clerk report it.

26. PLANNING APPLICATIONS -

- a. **HNT/2021/0014** - 7, Wall Lane Terrace, Cheddleton - Single storey rear extension extending 4.00m beyond rear wall of the original dwelling, maximum height 2.8m measured from the natural ground level and maximum height in eaves of 2.8m measured from the natural ground level.
No Objection with the proviso that all safety precautions are taken to safeguard the water supply of 8, Wall Lane Terrace.
- b. **SMD/2021/0294** - Garden Villa, East Drive, Cheddleton - Change of use from residential dwelling to children's day nursery and change of use from children's day nursery to residential dwelling.
No Objection.
- c. **SMD/2021/0316** - 79, Basford Bridge Lane, Cheddleton - Side/rear/front extensions. Single storey and two storey to form hall dayroom utility and WC on the ground floor additional bedrooms ensuite on first floor.
Although it is an exceptionally large extension it does fall within the remit of planning Regulations so no objection.
- d. **SMD/2021/0321** - The Dairy, Ringe Hay Farm, Basford Road, Basford, Leek - Proposed rear extension.
No Objection.
- e. **SMD/2021/0139** - Rownall View, Rownall Road, Wetley Rocks - Retrospective application for the erection of a timber frame, stable block containing 3 single stables, and a small equipment store (tack room), with hay and fodder store.
Object most strongly as it is a hard standing within the greenbelt and the Parish Council, decry the use of retrospective applications.

27. FORWARD AGENDA ITEMS

- 28. CONFIDENTIAL ITEM - UPDATE ON INTEREST IN LAND** - This was a confidential item discussed.

Chairman
6th. July 2021.