

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN
THE CRAFT CENTRE MEETING ROOM ON TUESDAY, 6th. FEBRUARY 2018.**

ATTENDANCE Chairman – Councillor H.R. Jennings.
Vice-Chairman – Councillor Mrs. C.M. Meyrick.
Councillor – M.T. Bowen, J. Carr, Mrs. D.A. Hartley, S. Scalise, M.P. Worthington.

APOLOGIES Apologies for absence were received from:-
Councillor – M. Ahmad, Ms. C.Y. Ball, Mrs. B. Hine, Mrs. A. Oakden, H.J. Tunna.

2382 **MINUTES** The minutes of the meeting of the 9th. January 2018, taken as read were confirmed as a true and accurate record and signed by the Chairman.

2383 **MATTERS ARISING**

Re. Min. 2371. Min. 2356 and Min. 2347. Reinstatement of Land in Station Road

Councillor Bowen reported that he had spoken to Ben Hurst and he had now looked at the parking lot.

Re. Min. 2378. Filling of Grit Bins Councillor Mrs. Meyrick thanked Councillor Worthington for the grit bin signs, she had attached one to the grit bin at the junction of Withystakes Road and the remaining signs she would issue to the Clerk to distribute as and when one is required.

2384 **MEMBERS' DECLARATIONS OF INTEREST**

Councillor Scalise as a member of the D.C. Planning Committee declared an interest in P/ App. 0004 Land between Folly Lane and Cheadle Road and he left the meeting prior to the start of the discussions. Councillor Carr declared a personal interest in P/App. 0026 at Heath House Farm, and he left the meeting prior to the start of the discussions.

2385 **PUBLIC QUESTION TIME**

There were approx. 30 residents in attendance to raise their concerns about P/Application 2018/0004 an Outline application for mixed residential development on land between Folly Lane and Cheadle Road. The Chairman explained the procedure and asked the members of the Public to please bear in mind that the Parish Council were not the Planning Authority they were only consultees and could only make observations/representations on the planning application that had been received. Councillor Bowen advised that the Local Plan had been a slow process however next Tuesday they would need to take it forward as a sound plan. All three District Councillors and the Parish Council had fought hard to remove this site from the Site Allocations and Development boundaries and eventually all sites were removed. This was an opportunist attempt to get the application through before the D.Cs. plan has been adopted. He advised that once the D.C. has approved the plan there would be a further consultation over a six weeks period and once all the procedure has been followed the D.C. will put the plan forward in June. There was complete opposition for this planning application as it contravenes 2 major policies – the Green Belt policy and the coalescence of two villages + Urban Sprawl. Residents raised their concerns and put forward a number of questions in relation to; the Green Belt Policy, how they could effectively oppose this

2385 PUBLIC QUESTION TIME continued.....

application and on what grounds? They were concerned about the lack of infrastructure and amenities, the sewerage which was not adequate, the schools which were both full to capacity, the narrow footways and road which made walking a danger and hazardous. Road safety; when using Rock End Drive and Folly Lane as the only means of access, how would all the cars access and egress the site using Millstone Edge and Folly Lane? One resident advised that only 32 residents had been issued with a notice about the development but, there were already 45 responses on the D.Cs. website, this showed that there was a lot of opposition but, what more could they do? Question was raised as to whether residents could speak against the application if it was to be determined by the S.M. Planning Committee. Councillor Worthington advised that the Officers were undoubtedly aware of the Green Belt Policy and the joining of the two villages and in his view it would be better if it was decided by the Officer under delegated powers. Councillor Bowen advised residents to put their responses in by letter or, email. This needed to be in their own words as this would give strength to their opposition and each representation would be logged/registered. Question was raised as to whether it could go to appeal if refused by the D.C. and the answer was yes; it would then be up to the Government Inspector to decide. Question was raised about informing local residents. One resident advised that they had leafleted but they had not done Cheadle Road – residents would take action on this. The members agreed to keep the residents updated, email addresses were issued to the Clerk. Following this lengthy discussion the members of the public were thanked for their attendance and they left the meeting.

2386 CORRESPONDENCE

- a. Amey – Update on Ref. 4097188, Cheadle Road, white lining – advising that the work has been carried out. However, since only Mill Lane had been white lined the Clerk reported that she had emailed again to report the matter.
- b. S.C.C. – Weight of Wagons and Tractors, Basford Bridge Lane. After reviewing the concerns, a Traffic Management Officer will need to investigate further. The email has been forwarded to the area Traffic Management Officer who will aim to review the enquiry and provide a response within the next 14 days. Councillor Scalise reported that the No.16 bus was also using Basford Bridge Lane and going over the Bridges.
- c. S.C.C. – Staffordshire in the Great War Conference – Bookings are now open for the conference to be held on the 10th. March 2018 in the County Buildings, Stafford.
- d. SLCC – Data Protection Support – offering a certain amount of advice with regard to appointing the Clerk as the DPO.
- e. Mr. M. Wheel – P/Application 004 Land between Folly Lane and Cheadle Rd. Hoping that he can safely assume that the P.C. will be objecting to the planning application submitted.
- f. Mr. T. Mellor – Matters taken up with the Community Liaison Officer – advising that David Rushton will now be covering the area from the Leek Office.
- g. N.S. & S-O-T Alliance – Partners in the Alliance – Issued to members for their perusal.
- h. Zurich – Giving notice of their Local Community Advisory Service Seminars 2018.
- i. Banijay UK – Big Things – Public Art Projects – the posters had been displayed.
- j. Canal & River Trust – Copy of their publication “What your local waterway can do for your community” – Issued to members for their perusal.

2386 CORRESPONDENCE continued.....

- k. Cheddleton Friendship Club – Extending sincere thanks for the donation from the Chairman’s Christmas Card Collection and giving account of their groups activities.
- l. Amey – Enquiry 4098680 overgrowth Armshead Road – the officer has again assessed the site and arranged for works to be carried out – it is not considered to be a high risk.
- m. S.C.C., Mr. D. Rushton – Re. the matters raised in relation to the Rownall Road signage – this has been passed to the traffic management officer to look into, the Wall by the bus shelter – he has spoken to their reactive inspector who assures him that this is on the works system for the County to rebuild and he will chase this up, and with regard to the drain in Station Road he has looked at the drain issue and put a works instruction on their system for this to be emptied and the outlet to be jetted to clear the blockage within the next week, unless they have break down issues with the truck.
- n. Mrs. D. Tildesley – Website – expressing her concern about the minutes which are again in arrears on the website. Understanding that the webmaster has had sight problems and questioning whether another member of the PC could be appointed to carry out this important task. Councillor Mrs. Hartley also raised the matter and suggested that the site really needed updating and if someone knew how to do this the Council would welcome the input Councillor Bowen would raise the matter at the District Council.
- o. B. Hargreaves – Advising that she is now the News Editor for Moorlands Radio and is keen to inform listeners about news from across the entire Staffordshire Moorlands. She is therefore emailing to see if the Council would kindly add her to the mailing list. The Clerk advised that she would forward a copy of the Council Agendas for her perusal.
- p. Mr. M. Carter, Sports and Play Consulting – Introducing himself.
- q. Zurich – Blurred Lines; who owns the risk? – Shared Services and giving advice on partnership working and who would be responsible.
- r. Local Council Public Advisory Service – Getting ready for the new Data Protection Regulations – Course to be held in Bury St. Edmunds.
- s. N.S. Combined Healthcare – Seeking Patient Volunteers to Assess Trust’s Inpatient Environments. - Issued to members for their perusal.
- t. Zurich – Insurance for not-for-profit organisations and community groups – Advising that they have created Zurich’s Community Insurance Helpline.

2387 PLANNING APPLICATION 2018/004 – LAND BETWEEN FOLLY LAND AND CHEADLE ROAD

Following discussions it was resolved:- to Object Most Strongly on the grounds that it would represent a coalescence of two villages and that it is in conflict with the Green Belt Policy. Over the years this land has been the subject of two planning applications both were refused by the S.M.D.C. and consequently; when it went to Appeal the decision was upheld by the Government Inspector on the grounds that it would effectively join two villages. The Council also object on the grounds of:- Urban Sprawl, the lack of infrastructure and amenities and the sewerage problem which also needs to be borne in mind. The dangerous access from Rock End Drive onto the A520 Cheadle Road which is a very busy road with a 50mph speed limit – a stretch of road that has a history of accidents. The narrow footways and roads in Wetley Rocks make it very dangerous for the motorist, the pedestrian and the parents whose children attend the primary school. The local primary schools are at capacity and the journey to the Wetley Rocks primary school is both hazardous and a danger Both Hollow Lane, Cheddleton and Mill Lane, Wetley Rocks, where the schools are located, are congested due to the lack of

parking provision. The local area cannot support further housing and the Council must ask for their comments to be borne in mind and be taken into account during the deliberations.

2388 REINSTATEMENT OF LAND IN STATION ROAD

Photographs showing the area of land and the hardstanding, where the vehicles are now parked, were issued. Councillor Jennings raised the matter of the reinstatement and the lack of action by the Officer which meant that the area was now getting more established. Councillor Bowen, as reported previously, advised that the Officer was aware and now understood the urgency.

2389 TARMACING – ST. EDWARD’S LAWN CEMETERY

Photographs showing the excellent job that had been carried out were issued for members consideration. It was suggested that the Council may wish to consider a plaque in memory of Mr. Sutton’s late father as a gesture to show the Council’s gratitude for the work undertaken. Following discussions proposed by Councillor Jennings and sec. by Councillor Mrs. Hartley it was agreed unanimously: to write to Mr. Sutton expressing the Council’s sincere thanks and to ask his permission to site a suitably worded plaque at the entrance in memory of his father.

2390 CONSTRUCTION WORKS – CHEDDLETON PARK AVENUE

The email from a resident in Cheddleton Park Avenue was read:- raising concerns about the Harris fencing and the construction signage that has been erected at the end of Cheddleton Park Avenue. Given the works that have taken place it seems that someone is fairly sure of works taking place. Questioning whether the Council is aware of these works and if so do they know what they are? The Clerk advised that she had emailed the resident to advise him that; to the Council’s knowledge, no planning application has been submitted. Councillor Scalise reported that he had investigated the Harris fencing and the signage but there was no clue as to what was going on. He together with residents would monitor and keep an eye on the area.

2391 LOOSE DOGS – DOGS ON LEADS – INCIDENT, CHEDDLETON PLAYING FIELD

Councillor Jennings advised that on Facebook a resident had reported a loose Staffordshire Bull Terrier attacking another dog that was on a lead, whilst the owner of the Staffy Bull looked on. A resident had also reported glass on the field. In his view the playing field took a lot to run especially when the Council had to replace equipment that had been vandalised. He questioned whether it was now time to get rid of it and hand it back to Fields in Trust. Following discussions Councillor Bowen agreed to speak to the Officer at the District Council about the PSPO. It was also agreed to invite PCSO Ashley Goodwin to a meeting to discuss the situation.

2392 PLANNING APPLICATIONS

0849 Millhouse Farm, Station Road, Cheddleton. Application for a Lawful Development Certificate for existing use: Use Classes (C3 – dwellinghouse) use of property as a domestic dwelling. **No Objections**

0004 Land Between Folly Lane and Cheadle Road. Outline application for mixed residential development.

OBJECT MOST STRONGLY As per. Min. 2387 above.

0026 Heath House Farm, Ostlers Lane, Cheddleton. Replacement of Agricultural Building.
No Objections

0057 The John Pointon Sport and Recreational Facility Felthouse Lane, Cheddleton.
Proposed extension to community facility. (Re-submission of 2017/0054)
No Objections

2393 FORWARD AGENDA ITEMS

Councillor Bowen gave an update on the conference and the matters that had been raised with Marcus Warnes about the Hospital Services. Finally the Leek Moorlands Hospital will be kept open and they were asking for peoples thoughts on the services.

Website.

Overgrown Hedge – Station Road. The Clerk was asked to take the matter up with the landowner.

Chairman
6th. March 2018.