

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN
THE CRAFT CENTRE MEETING ROOM ON TUESDAY, 1st. MAY 2018**

ATTENDANCE Chairman – Councillor H.R. Jennings.

Councillor – Ms. C.Y. Ball, M.T. Bowen, Mrs. D.A. Hartley, Mrs. B. Hine, S. Scalise,
H.J. Tunna, M.P. Worthington.

APOLOGIES Apologies for absence were received from:-

Councillor – M. Ahmad, J. Carr, Mrs. C.M. Meyrick, Mrs. A. Oakden.

2424 **MINUTES** The minutes of the meeting of the 10th. April 2018, taken as read, were confirmed as a true and accurate record and signed by the Chairman.

2425 **MATTERS ARISING**

Re. Min. 2413. Reinstatement of Land – Station Road Councillor Bowen reported that the D.C. did not feel it reasonable to dig up the hardstanding to have it put back in two months' time. At the appropriate time however Mr.B Hurst would be getting in touch with the landowner to advise him that a Planning Application would need to be submitted.

Re. Min. 2416. Broken tree branch – Hollow Lane It was reported that Councillor Furnival had removed the tree branch. Thanks were extended.

Re. Min. 2418. Condition of the trees in the Oval, Cellarhead It was reported that the Council's contractor would be cutting back the offending branches as soon as the blossom falls.

2426 **PUBLIC QUESTION TIME**

A number of residents were in attendance to express their concern about the outline application for a development of up to 8 dwellings at the end of Cheddleton Park Avenue and, asked for advice. Councillor Bowen referred to the developments on the site – this was a cul-de-sac development and the numbers had been reached and without an emergency access any additional housing would not be possible. Residents questioned why a developer would submit an application on land that is not suitable. Councillor Bowen advised that legally developers can submit applications on anyone's land, many speculators will try until the new Local Plan is in place. In June the Local Plan will be submitted to the Inspector and in the Spring of next year it will hopefully be accepted. With regard to this application he was prepared to speak at the committee meeting if required. One resident advised that she would lose the light and would not be able to maintain her property if this development goes ahead. It was put that the land was very unstable and the massive lorries that would need to use the access off Basford Bridge Lane to access the site would be a major problem especially with the number of cars that are parked along Cheddleton Park Avenue. Residents were asked to make a concerted effort to oppose the application. The P.C. who are not the planning authority would do everything in their power to try and stop this development from going ahead. Proposed by Councillor Bowen and seconded by Councillor Worthington it was agreed to Object on the same grounds as before – Visual Open Space, Cul-de-Sac development etc. Following this the residents left the meeting.

2427 MEMBERS' DECLARATIONS OF INTEREST

Planning Application 0174 Land at Cheddleton Park Avenue. Councillor Scalise, as a member of the D.C. Planning Committee, declared an interest and took no part in the discussions or the voting.

2428 CORRESPONDENCE

- a. S.C.C. - The emails in response to the concerns expressed about the pot holes and issues raised regarding Deep Haye etc. were read. Bernadette had logged the complaint as Ref. No. 4120986. However, Highways had responded requesting more information regarding the location, depth of the pot holes, size etc. The Clerk advised that she had emailed Bernadette to inform her of the condition of the lane and why the pot holes could not be measured etc. and expressing the need for an Inspector to inspect the lane.
- b. Wetley Moor Joint Committee – Agenda for the meeting on Thursday, 26th. April 2018 + Minutes of the meeting – Issued to Councillor Mrs. Meyrick. Councillor Bowen reported that he had been in attendance – the S.M.D.C. had currently engaged the services of a Grazier and they were now trying to persuade S-O-T Council to relinquish their involvement so that the D.C. could then appoint Staffordshire Wildlife to tend the Moor and return it to Heathland. S-O-T won't move but representatives from the Council were in attendance and advised that this would need to be taken up with someone further up. The D.C. were working on it.
- c. Ironman, Staffordshire – Road closure information for the event on the 10th. June 2018.
- d. The App Office – GDPR & Transparency compliant web solutions.
- e. ECStaffs – Health and Wellbeing Survey. Anyone wishing to fill it in – please advise the Clerk and she will ask Anthony Small to forward the link to their email address.
- f. Amey – Ref. 4119607, Leek Road, Wetley Rocks – Priority works order raised.
- g. Staffordshire Police, Hannah Bladen – Letter and poster from the Deputy Police and Crime Commissioner re. the 2018 National Rural Crime Network Survey. These would be displayed.
- h. Resident from Wetley Rocks – Condition of notice board, Plough Bank. Expressing concern about the condition of the notice board which is in a terrible state of disrepair and needs replacing.
- i. Resident from Wetley Rocks – Reporting that the door on the notice board in Plough Bank is on the floor. Councillor Tunna had picked this up.
- j. E.ON – Renewal Summary and quote to renew the gas contract for the C.C. and Craft Centre. The Clerk reported that she had received a better quote from EDF and had signed up for a 3 year fixed price contract.

k. Amey, Staffordshire – Re. Fault Report 4119607 Leek Road, Wetley Rocks confirming that the works have been undertaken and are now complete.

2429 ASYLUM B.G. – QUOTE TO POWDER COAT THE GATES AT THE ENTRANCE TO THE CEMETERY

Quote still awaited.

2430 GRASS VERGES/LAY-BY – HEATH HOUSE CORNER

Councillor Worthington reported that he had noted a number of ruts in the grass verges in Woodlands Avenue which he would deal with at the same time as the proposed preventative measures on the grass verges at Heath House Corner. It was agreed to leave this in the hands of Councillor Worthington.

2431 CONDITION OF THE NOTICE BOARD – PLOUGH BANK

Councillor Tunna had produced the door that had fallen off the notice board. Councillor Scalise reported that he had inspected the notice board on Footpath 38 and it was unsuitable and would prove difficult to remove and relocate. The Clerk produced a number of leaflets of the different styles of notice board. Members considered the quote received for a traditional, dual door, aluminium notice board at a cost of £584 + carriage £35 + V.A.T. Councillor Worthington offered to fund the purchase from his Local Community Fund. Following discussions proposed by Councillor Bowen and seconded by Councillor Scalise it was agreed unanimously to apply for the grant and to place the order for a colour coated brown Notice Board from Earth Anchors, as per the quote. Councillor Worthington was duly thanked and he issued an application form – to be filled in.

2432 MOLES – CHEDDLETON LAWN CEMETERY

Councillor Bowen reported that the problem had been resolved for the present.

2433 BUILDING MATERIALS – CRICKETS FARM

Nothing to report.

2434 NEIGHBOURHOOD PLAN OPTION – HOUSING IN WETLEY ROCKS

The email from the resident in Wetley Rocks was read: advising of the concerns expressed by residents about the recent planning application in Wetley Rocks and suggesting that a Neighbourhood Plan might be an option to stop the landscape from being swallowed up by housing. Members generally agreed that a Neighbourhood Plan was based more on where residents would prefer housing and not to prevent housing. It was therefore agreed to take no further action. The Clerk to inform the resident accordingly.

2435 LIGHTING FIRES – CHEDDLETON PLAYING

The Clerk advised that on Sunday, 22nd. April 2018 she had received a call from a resident reporting that during the week the youngsters had been lighting fires in the little copse but they had now lit a fire which could easily set the trees on fire. The Clerk had rang the Police and the Fire Service had attended to put out the fire. PSCO Steve Sherratt had investigated but the fire was out before he arrived. He went back later and caught a number of boys lighting the fire again. He had now had been to see all the boys and explained what could have happened –

he advised that there shouldn't be any further problems and he would be happy to attend a Council meeting should the Council wish him to.

2436 SPECIES, SIZE AND SITING OF A MEMORIAL TREE – ST. EDWARD'S LAWN CEMETERY

The email from the resident was read: advising that she is very interested in going ahead with the tree planting and, will walk to the lawn cemetery and discuss it with her family. Asking if the Council could give her some idea of the height requirement and the type of tree to be planted etc. Following discussions on siting etc. Councillor Bowen agreed to inspect and report back with the siting, species and the height requirement.

2437 BOUNDARY MARKING – OPEN SPACE, GRANGE BANKS

Following the site meeting on Sunday, 29th. April 2018 members had put together a plan to mark the boundary of the Open Space Land but also to put in a number of additional posts to try and prevent fly tipping which it seemed was a major problem at the present time. Councillor Harvey had the three volunteers who were happy to carry out the work namely:- Mr. M. Shufflebotham, Mr. M. Baker and Mr. I.R. March who would be covered under the Council's policy. The three volunteers were able to start the work on Wednesday, 9th. May 2018 but, the committee needed to agree the purchase of a number of posts and agree the works as an emergency item. Following discussions proposed by Councillor Worthington and seconded by Councillor Bowen it was agreed unanimously to fund and purchase the required number of posts; to mark the boundary of the Open Space and to put in additional posts to try and prevent fly tipping on the adjacent land.

2438 PLANNING APPLICATIONS

0128 Heath House Farm Cottage, Ostlers Lane, Cheddleton. Change of use of a single dwelling into two self-contained dwellings. **No Objections**

0174 Land at Cheddleton Park Avenue, Cheddleton. Outline application with means of Access for residential development of up to 8 dwellings. **OBJECT MOST STRONGLY** Overdevelopment of the site; as this is a cul-de-sac development and any further development of the site would require an emergency access. The only access onto the site is from Basford Bridge Lane and the Council oppose any further development that would add to the traffic both emerging and egressing from this very bad junction. This is a further attempt to increase the density and traffic using Cheddleton Park Avenue and would endanger the safety of the residents and prospective purchaser. The Council would also like to raise their concerns about the sewerage and the undulating nature of the land and it's instability for any type of development. Following the previous development in Cheddleton Park Avenue this site was designated as Visual Open Space due to the fact that this is a cul-de-sac development and no emergency access could be provided. It now seems that the designation has been removed and the Council must question the reason why?

0199 47 Moorside Road, Werrington. Proposed two storey side and rear extension **No Objections**

0205 Bigwood Farm, Brookhouse Lane, Cheddleton. Proposed extension and alterations to Farmhouse. **No Objections**

0214 Hollybrook House, Cheadle Road, Wetley Rocks. Rear single storey extension to replace balcony at first floor on rear garden elevation. **No Objections**

0230 71 Saul House, Folly Lane, Cheddleton. Proposed single storey side and rear extension with demolition of existing garage. **No Objections**

0235 42 Heath Avenue, Cellarhead. Proposed first floor extension over existing garage. **No Objections**

2439 FORWARD AGENDA ITEMS

Chairman
5th. June 2018.