

**Cheddleton Parish Council**

**MINUTES OF THE PARISH COUNCIL PLANNING & AMENITIES COMMITTEE  
MEETING HELD VIA ZOOM ON TUESDAY 13<sup>th</sup> OCTOBER 2020**

**ATTENDANCE** Chairman - Councillor - H.R. Jennings  
Vice-Chairman – Councillor - H.J. Tunna

Councillors - Ms. C.Y. Ball, M.T. Bowen, Mrs. D.A. Hartley, Miss. O. Lucas, G.W. Salt, Mrs. L.M. Salt and S Scalise.

Clerk - Ms. L. J. Eyre.

- 7 **APOLOGIES** - Apologies for absence were received from: - Councillors - M. Ahmad, M.P. Worthington it was resolved to accept these.
- 8 **DECLARATIONS OF INTEREST** - There were no declarations of interest.
- 9 **PUBLIC QUESTION TIME** - No members of the public were present.
- 10 **MINUTES OF THE MEETING OF 3<sup>rd</sup> MARCH 2020** - It was resolved to accept these as a true record.
- 11 **MATTERS ARISING THEREFROM**  
**Re. Min. 2733. Correspondence (v)** - Amey Report 4190819 Mill Lane, Wetley Rocks - Blocked Drain. Councillor Mrs. Hartley reported that this was fixed yesterday.
- 12 **MINUTES OF THE MEETING OF 16<sup>th</sup>. SEPTEMBER 2020** - It was resolved to accept these as a true record.
- 13 **MATTERS ARISING THEREFROM** - No matters were raised.
- 14 **COMMUNITY ORCHARDS AROUND THE PARISH**  
Councillor Bowen updated that Endon Parish Council are starting to plant trees along the canal towards Cheddleton. He also, updated that discussions with St. Edward's CE Academy School about them planting at the school. Maybe the Community Centre would be a good place too as there is green space to plant maybe fruit trees, but Councillor Porter from Endon is trying to negotiate to purchase trees in bulk. Councillor Bowen will update going forward.
- 15 **PARISH OWNED PROPERTY AND HOW TO PROTECT IT**  
Councillor Jennings introduced that as devolution is a possibility it is important to protect our assets. Councillor Bowen confirmed that if Parish Councils were dissolved its assets would be taken up by the controlling Authority. Councillor Bowen will investigate how as a Council it could protect its assets and report back to update members.

**16 PLANNING APPLICATIONS (SUBMITTED DURING LOCKDOWN & LAST PC MEETING 17<sup>th</sup>. MARCH 2020**

**SMD/2020/0101** - Southfields Farm, Leek Road, Wetley Rocks - Demolition of existing commercial buildings and stables and erection of new vehicle repair and storage building and creation of new vehicular access into Leek Road.

**Objection** - to the new vehicular access onto Leek Road as it is on the brow of a hill and therefore dangerous. The original access seems to be in a safer place - Approved 30/9/2020.

**SMD/2020/0127** - 16, Sneyd Close, Cheddleton - Rear Garden Room Extension.

**No Objection** - Approved 30/4/2020.

**HNT/2020/0003** - 2, Cauldon Avenue, Cheddleton - Proposed single storey rear extension of Replacement Conservatory, proposed extension will extend 3.24m beyond the original dwelling, max height of eaves 3m and height will be 3m from eaves of extension.

**No Objection** - No prior Approval Required 30/4/2020.

**SMD/2020/0144** - 10, Cellarhead Road, Cellarhead - Re-roofing the property with a pitched roof with interlocking lightweight slate roof finish. The overall extension to the rear of the existing building limited to the originally sized proposal of 8m deep.

**No Objection** - Approved 21/7/2020.

**SMD/2020/0166** - 208, Armshead Road, Werrington - Proposed extensions and alterations to existing dormer bungalow.

**No Objection.**

**SMD/2020/0178** - Sneyd Arms Farm, Basford Green Road, Cheddleton - Proposed erection of a new 60' x 30' (with 5' overhang) agricultural shed.

**No Objection** - Approved 23/6/2020.

**SMD/2020/0084** - 2, Boucher Road, Cheddleton - Demolish existing garage, replace with larger garage with storeroom above and works to driveway.

**No Objection** - Approved 26/6/2020.

**SMD/2020/0246** - Land Adj Jenny's Way, Cheddleton (Revised) - Erection of a bungalow.

**Objection** - Overdevelopment and an insufficient area for a bungalow. Existing properties have a right of access along with access to playing fields which will be inappropriate by narrowing the access for emergency vehicles and not safe for pedestrians to walk through to the playing fields - Approved 28/8/2020.

**SMD/2020/0254 & 0255** - Heath House Farm, Ostlers Lane, Cheddleton - 0254 Proposed erection of a single storey side extension to annex - 0255 Listed building consent for a proposed erection of single storey side extension to annex.

**No Objection** - In keeping, modest and largely hidden but meeting Listing and Greenbelt legislation - Approved 3/9/2020.

**DET/2020/0025** - Heath House Farm Cottage, Ostlers Lane, Cheddleton - Prior approval for a proposed change of use of agricultural building to one dwelling house (Class C3).

**Objection** - Inappropriate development of greenbelt. Refused 28/7/2020 appeal ongoing.

**16** **PLANNING APPLICATIONS (SUBMITTED DURING LOCKDOWN & LAST PC MEETING 17<sup>th</sup>. MARCH 2020 (cont'd...))**

**SMD/2020/0299** - Sub 4 Health, Leek Road, Cellarhead - Proposed erection of single storey commercial building (B1 light industrial) for the production of nutraceuticals products.

**Objection** - Greenbelt which classes it as inappropriate development but feel if there are special circumstances such as creation of jobs that maybe this outweighs it by adding benefits but ask that officers need to prove this is the case.

**SMD/2020/0323** - 73, Folly Lane, Cheddleton - Proposed side and rear extension to the existing dwelling.

**No Objection.**

**SMD/2020/0272** - 57, Basford Bridge Lane, Cheddleton - Proposal is for the construction of timber hobby/Room/Garden Tool Shed.

**No Objection** - Stipulate not for residential holiday let use.

**SMD/2020/0343** - 2, St. Hilda's Avenue, Cheddleton - Proposed demolition of extension to rear and replacement single storey extension. Alterations to existing roof.

**No Objection.**

**SMD/2020/0360** - 110, Heath Avenue, Cellarhead - Proposed single storey side extension to front/side.

**No Objection** - Approved 1/9/2020.

**SMD/2020/0355** - 90, Heath Avenue, Cellarhead - Proposed two storey extension and single storey rear extension.

**No Objection** - Approved 6/10/2020.

**SMD/2020/0364** - 9, Heath Avenue, Cellarhead - First floor front extension.

**No Objection** - Approved 18/9/2020.

**SMD/2020/0369** - Bridge 37, Leek Old Road, Longsdon - Bridge 37 was severely destabilized, and the removal of unstable elements was required urgently due to danger of collapse.

**No Objection.**

**SMD/2020/0447** - Land at Basford View, Cheddleton - Proposed affordable dwelling and replacement of garage with car port.

**Objection** - Inappropriate development in the greenbelt, there were no special circumstances.

**17** **PLANNING APPLICATIONS**

**SMD/2020/0455** - 1, Basford Hurst Lodge, Cheddleton Lane, Cheddleton - Replace existing conservatory/garaging with new single storey extension.

**No Objection.**

**HNT/2020/0017** - 28, The Avenue, Cheddleton - Proposed Kitchen/ Living Area Extension.

**No Objection.**

**SMD/2020/0530** - 26a, Folly Lane, Cheddleton - Proposed demolition of existing conservatory and erection of summer house extension. **No Objection.**

**17 PLANNING APPLICATIONS (cont'd...)**

**SMD/2020/0545** - 27, Basford Bridge Lane, Cheddleton - Proposed 2 storey side extension with central front porch.

**Objection** - All applications should be decided on its own merits so not to be compared to previous applications. Not in keeping with the street vernacular. Overdevelopment with no access to the rear of the property also, imposing and overbearing.

**SMD/2020/0551** - 16, Wilton Avenue, Cellarhead - Demolition of existing garage, front porch, and side link. New two storey side extension, new front porch and rear single storey extension.

**No Objection.**

**SMD/2020/0550** - 1 The Oaks, 397, Cheadle Road, Cheddleton - Proposed detached garage.

**No Objection.**

**SMD/2020/0557** - 3 Meadow View, Cheddleton Park Avenue, Cheddleton, Rear Single storey extension.

**No Objection.**

**SMD/2020/0522** - 107, Heath Avenue, Cellarhead - Proposed erection of a single storey extension from line of existing single storey rear extension across to point of existing building line.

**No Objection.**

**18 FORWARD AGENDA ITEMS**

CCTV on Basford Bridge Lane - Boat Inn.

SCC Highways Liaison Officer invitation to attend our Council Meeting.

White Paper - Planning Regulations.