

**Cheddleton Parish Council**

**MINUTES OF THE PARISH COUNCIL MEETING HELD VIA ZOOM ON  
TUESDAY, 18<sup>th</sup>. AUGUST 2020.**

**ATTENDANCE** Chairman - Councillor M.T. Bowen.  
Vice-Chairman - H.R. Jennings.

Councillor - I. Dakin, Mrs. D. A. Hartley, R. J. Hartley, G. W. Salt, Mrs. L. M. Salt, S. Scalise, H. J. Tunna, M. Ahmad, K. Harvey, Mrs. C. A. Lovatt and M.P. Worthington.

In Attendance: Mrs K St Leger, Interim Clerk, Ms L J Eyre, Clerk in attendance for items 4 - 7

**1 APOLOGIES**

Apologies for absence were received from Cllr N. Belson, it was resolved to accept these.

**2 DECLARATION OF INTEREST**

Cllrs K Harvey and Mrs C A Lovatt declared interest in Planning Application SMD/2020/0349 Land adjacent to Southlow Farm

**3 MEMBERS' SEC. 33 DISPENSATION REQUESTS**

There were no written requests for dispensation

**4 END OF YEAR ACCOUNTS *Statement of Assurance***

The Parish Council accepted the statement as a true and accurate record, this was signed accordingly.

**5 END OF YEAR ACCOUNTS *Annual Return***

the Parish Council accepted the return as a true and accurate record, this was signed accordingly.

**6 PUBLIC QUESTION TIME**

A number of public were in attendance, they requested permission to speak following the Planning Application submission. It was resolved to accept this request.

**7 KAREN ST LEGER *Interim position for 3 months***

Cllr Bowen explained the process behind the temporary appointment. Two Cllr's were not happy that this had been undertaken without full Council approval or an interview process being undertaken. Cllr Bowen explained the Clerk needed immediate assistance, and the process followed was in line with Standing Orders, additional legal approval was sought and granted from the Monitoring Officer at Staffordshire Moorlands District Council. Cllr Bowen provided the name of the Officer to enable one Cllr to check things were in order. The Council unanimously offered their full support to the Clerk.

It was resolved to hold a meeting on Tuesday 25<sup>th</sup> August to start clearing the backlog, the initial agenda items to be restricted to issues which had a financial impact, carried a Health and Safety or reputational risk to the Parish Council. Details to be sent directly to Mrs St Leger to enable the agenda to be formulated. Zoom meetings are to be held until physical meeting restrictions are lifted. It was noted the Clerk did not have the relevant equipment to host Zoom meetings, which needed to be addressed. Cllr Dakin agreed to check the latest Covid-19 guidelines with regards to the Village Hall and Community Centre.

To protect the Clerk, all correspondence to be directed to Mrs St Leger, she will forward her contact details to Cllrs.

## **8 PLANNING APPLICATIONS**

### **(a) SMD/2020/0365 land at Cheddleton Park Avenue**

It was noted that the Parish Council were opposed to this application from its conception, however Cllr Bowen had been in discussions with the Planning Department at SMDC, who raised the risk of rejecting the planning application, if the builder went to appeal there would be a good chance he would be successful and would result in a large scale development being approved. A discussion was undertaken to determine the best approach to this application. First thoughts were to approve planning permission for three houses which would form a cul-de-sac and stop further development on the site.

There is a field access which is on the deeds and will remain to allow farm vehicles access, although too narrow for a road (a standard road needs to be 7.5m), concerns were raised this could result in a back door for further development. A resident noted there were examples of this in Cheadle. Cllr Scalise agreed to investigate this further.

Residents were concerned that there are sewerage issues again in the area and a terrible smell. Blue light and farm vehicles were experiencing problems accessing the road, further development on this site would only exacerbate the situation.

Given the size of the plots, there was a risk of infill development between plots 2 and 3, which would increase the number of houses to 4.

One of the residents raised concerns with regards to the height and design of the proposed buildings, these would be 2m above their roof heights and the scale was not in keeping with the current houses. This would be a planning consideration which would be looked at.

It was therefore resolved to defer this item to the next Parish Council meeting to enable further investigative works to be undertaken. The Clerk would issue the details of the Zoom meeting to enable the residents to attend the next meeting.

### **(b) SMD/2020/0349 Land adjacent to Big Southlow Farm**

It was determined that this was an inappropriate development in the Green Belt; there were no exceptional circumstances submitted to change this. The housing needs assessment was outdated and the Local Plan has made provision for affordable houses without the need for this development.

An ecological study undertaken in 2015 recorded the biodiversity of this site, there would be a loss of wildlife and habitat if building was to be undertaken in this area.

Cllr Harvey noted bats are regularly seen in the area, it was recommended he record these and submit the details as this would be classed as materialistic consideration under Planning.

It was noted that there was a 30-day extension to the date submitted as letters to residents were not issued and notices not erected which failed to meet planning guidelines.