

**Cheddleton Parish Council**

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN  
THE CRAFT CENTRE MEETING ROOM ON TUESDAY, 8<sup>th</sup>. JANUARY 2019.**

**ATTENDANCE** Chairman - Councillor H.R. Jennings.  
Councillor - M.T. Bowen, J. Carr, Mrs. D.A. Hartley, S. Scalise, H.J. Tunna.

**APOLOGIES** Apologies for absence were received from: -  
Councillor - M. Ahmad, J. Carr, Mrs. C.M. Meyrick, Mrs. A. Oakden, M.P. Worthington.

2548 **MINUTES** The minutes of the meeting of the 4<sup>th</sup>. December 2018, taken as read, were confirmed as a true and accurate record and signed by the Chairman.

2549 **MATTERS ARISING**

**Re. Min. 2527. Pudding Race** Councillor Bowen raised that the Church had been displaying a banner which there was no permission requested but that it had now been removed.

**Re. Min. 2535. Correspondence (b)** Councillor Bowen confirmed that he had completed the request for the Grit Bin by ACRA Association through the Councillor Initiative Fund.

**Re. Min. 2543. Myers Solicitors** Councillor Scalise asked what the bill is for them. The Clerk confirmed £508 plus V.A.T.

**Re. Min 2544. Quote for Gents/Ladies Toilets Flooring – Community Centre.** Councillor Scalise reported that he was obtaining a further quote to compare at the next meeting. The Clerk confirmed that she had also got another quote.

**Re. Min 2545. Planning Applications – 0700** Councillor Bowen reported that he had been trying to speak to the officer at SMDC dealing with this application but as yet had not managed to but will report back to the Committee.

2550 **PUBLIC QUESTION TIME**

There was a question raised about the item of correspondence on the agenda relating to the Caravan and Motorhome Club is this in relation to Planning Application at Longsdon. The Clerk confirmed that it was a response to the Parish Council's letter to them stating their objections should they receive an application to make this a caravan site.

2551 **MEMBERS' DECLARATIONS OF INTEREST** Councillor Scalise declared that he is a member of the District Council Planning Committee so would not take part in the discussions of planning applications.

2552 **CORRESPONDENCE**

a. The Caravan and Motorhome Club. Acknowledgement of enquiry. The Clerk reported that she had received a response from the Club stating that they would always contact the Local Authority if they have an application for a new site, as part of the application process. However, they did confirm that they had not received an application. This is the second club that the Parish contacted with regards to the planning application at Longsdon.

**2552 CORRESPONDENCE cont'd .....**

- b. North Staffordshire & Stoke-on-Trent CCG – the Future of the Local Health Service. The Clerk reported that this was confirming the start of the 14-week consultation period on the 10<sup>th</sup>. December 2018 about the future of the North Staffordshire Health Service. This ends 17<sup>th</sup>. March 2019. There are some public events being held in January & February 2019. Councillor Bowen has already updated the Council of the process and will continue to attend the meetings as part of the consultation process with particular interest to Leek Moorlands Hospitals future.
- c. NALC/SPCA future Membership needs. The Clerk reported that they are holding a drop-in session for Councils to attend should they be interested in joining, with a discounted trial membership offer. Councillor Bowen reported that the one time that advice was sought from the association they were told to consult with a solicitor. The Council continues to use S.L.C.C. as its membership is cheaper and advice readily available.
- d. SMDC – New Register of Electors 2018-2019. The Clerk reported that she had received a full copy of the register which commenced on the 1<sup>st</sup>. December 2018.
- e. Myers Solicitors. Letter sent to Mr. Laverick & Invoice. The Clerk showed members the letter that had been sent to Mr. Laverick which confirms the end date as 31<sup>st</sup>. January 2019. As yet he has not responded but a reminder has been sent.
- f. NatWest Bank – Charges for unarranged overdraft fees. Explains the bank charges but the Council is not overdrawn.
- g. Sgt Andrew Bland – Staffordshire Police. Confirmation of Playing Field Committee Meeting. In response to looking at having wardens.
- h. Dominic Ward – Rights of Way Officer Footpath 23. The Clerk reported that the start of Footpath 23 is from the wall of the field and doesn't extend to the road towards the gate. Therefore, because this road is gated and is not the official start of the footpath it is a local issue.
- i. Lengthsman Scheme – Jonathan Ash. The Clerk had confirmed previously that there is no funding although this gentleman's father continues to litter pick on a voluntary basis. It was agreed to thank him for his contribution to the village. Councillor Mrs. Hartley also raised that there was an organized litter pick on Sunday starting at the Community Centre at 12 Noon.
- j. Sunshine Gym – Parks & Open Spaces. Equipment Packages starting from £2776. The brochure will be kept on file.
- k. Scope – Textile Recycling. The Clerk had received an email about sighting some further textile recycling banks but after consideration it was felt there were enough available throughout the village.

2552 **CORRESPONDENCE cont'd .....**

- i. Staffordshire Business Support Update. The Clerk reported that she had received this via S.L.C.C Staffordshire Branch about local businesses funding services like the crossing patrols. Councillor Bowen reported that he was part of the consultation group trying to come up with ideas/proposals for funding the crossing patrols and the main issue is that the cost is £4,000 each and we currently have 3 and to ask local businesses to fund this when we continually ask the same ones for help is difficult. Suggestions were made about Tesco who own One Stop Shop and also Morrisons who now have a shop in Wetley Rocks. Councillor Bowen will continue to update members on the progress.
  
- m. Staffordshire County Council – Road Traffic Diversion. The Clerk reported that commencing 4<sup>th</sup>. February 2019 there will be a diversion of vehicular traffic on Hollow Lane and Ostlers Lane, Cheddleton. No access on Hollow Lane from its junction with Ostlers Lane to its junction with Park Lane and Ostlers Lane from its junction with Dalehouse Road to its junction with Hollow Lane. The works are anticipated to be completed by 22<sup>nd</sup> February 2019. This is to carry out water mains renewal works.
  
- n. Wall at back of the bus stop collapsed, Wetley Rocks.
  
- o. SLCC Membership Renewal confirmation commencing 1<sup>st</sup> January 2019.
  
- p. Rt. Hon Karen Bradley M.P. Section 106 Agreements. Response after concerns raised with Mr. Dai Lerner, Executive Director of planning at S.M.D.C. and his reply. Using the 2012 National Planning Policy Framework (NPPF) which states that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. The Framework allows developers to revisit previous agreements on viability grounds and states that local planning authorities should take into account of changes in market condition over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. As a result, S.M.D.C. has seen over the years applications from developers to vary Section 106 agreements to reduce contributions on the basis that the development is unviable. The Council then requires a Financial viability appraisal to be submitted to justify the position. This is then subject to independent scrutiny by consultants and in many cases, they have challenged its conclusions and secured a better Section 106 package. It is only recommended relieving a development of S106 contributions where a viability case has been satisfactorily demonstrated by developers to the satisfaction of our consultants. The matter of viability and reducing S106 obligations has always been a concern but, the Government has responded to this in the new NPPF which states: Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances include, where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information in infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale; or where a recession or similar significant economic changes have occurred since the plan was brought into force. This being the case there will be more rigorous viability tests for local plans in the future. However, at present S.M.D.C. is

operating under the 2014 Core Strategy and does not have an up-to-date plan. Furthermore, the emerging local plan has been prepared and examined under the old Framework and as a result it will be some time before this can be applied in the Moorlands. Nevertheless, any applications to vary Section 106 Agreements will continue to be subject to rigorous scrutiny by officers and appointed consultants. The Rt. Hon Karen Bradley M.P. hoped that the information was helpful and thanked the Council for bringing it to her attention.

- q. Amey Staffordshire Rep 4145162 Dropped Dangerous Manhole Cover A520, Cellarhead. The Clerk reported that this report was raised on 3<sup>rd</sup>. January as reported to her by both Councillor Jennings and Councillor Harvey. It was escalated by the Highways Team as dangerous because it had dropped by several inches. The report was closed on 7<sup>th</sup>. January as tarmac was laid as a temporary measure until Severn Trent make a permanent repair in its programmed works commencing to start 16<sup>th</sup>. January 2019.
- r. Highway Issue Inspection Ref 4138467 closed. Grit pile Bridgecliff Farm, Basford. The Clerk raised this request 9<sup>th</sup>. October 2018 as the farmer had spoken to Councillor Harvey but on the 20<sup>th</sup>. December has been closed with the response due to the amount of grit bin and grit piles requested every year, a grit bin or grit pile assessment will need to be completed to see if it qualifies. Due to our winter maintenance policy being under review no further assessments will be completed. The Clerk explained that she contacted highways who added her concerns to the case that the farmer needs this for the milk tanker to collect milk from his farm. Still awaiting an outcome.
- s. SMDC – Planning - Laura Barnes re SMD/2018/0539 – 401, Cheadle Road. The Clerk reported that after corresponding with S.M.D.C. about the application and also Councillor Jennings speaking to them he had received a response from them stating that they could look to put a condition on any grant of planning permission which would control the potential drainage issue. The General Permitted Development Order requires that either the hard surface created is made of porous material or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. Hopefully this would stop any issues.

**2553 S.L.C.C. – MANAGING COUNCIL ELECTIONS WEBINAR £60.00 + V.A.T.**

The Clerk reported that she had thought this would be useful to her for the up and coming election in May but that she now had received similar training course will be provided by S.M.D.C.

**2554 VILLAGE GATEWAYS/SIGNS**

The Clerk reported that she had received interest from F. Ball & Co., Batemans and Charles Taylor to sponsor something but suggested that maybe to arrange a meeting with some Councillors and all three companies to discuss options. Councillor Bowen felt this a good idea and volunteered to be involved along with Councillor Jennings. The Clerk would arrange a suitable time and place to meet.

**2555 TREE PRESERVATION ORDER SM. 313(2018) – 473, CHEADLE ROAD, CHEDDLETON**

The Clerk reported that she had received a Notice of application for a TPO for an individual tree of the species Sycamore at 473, Cheadle Road, Cheddleton. There was some discussion and Councillor Tunna proposed that the Council have no objection to the TPO and this was seconded by Councillor Bowen.

## 2556 PLANNING APPLICATIONS

**0734** 2, Rock End Drive, Cheddleton. Proposed two storey side extension with two single storey rear extensions and new mono pitched roof over the existing dining room extension and new kitchen extension and internal alterations.

**No Objection**

**0727** Country View, Black Bank Road, Cheddleton. Removal of condition 3 relating to SMD/1985/0456.

**OBJECT** – To remove the condition 3 that this be an agricultural workers dwelling as the original plan wouldn't have been granted without this condition.

**0043** Heath House Farm Cottage, Ostlers Lane, Cheddleton. Prior notification for proposed Change of use of an existing agricultural building into a single dwelling.

**OBJECT** – On the grounds of inappropriate development of greenbelt land. Should remain agricultural.

**0740** Round Meadows Farm Barn, Rownall Road, Wetley Rocks. Proposed change of use of part redundant agricultural building to children's soft play area (use class D2) and external works.

**OBJECT** – On the grounds of inappropriate development of greenbelt land.

**0769** Rownall Ridge, Rownall Road, Wetley Rocks. Erection of detached triple garage to rear of existing garden area.

**OBJECT** – Overbearing and obtrusive development. Will this be for domestic use and should it have conditions set to state this anyway?

**0552** 165, Cheadle Road, Cheddleton – Change of use from retail (A1) & residential use (C3) to a private day nursery (D1) with the erection of an Arley Pavillion.

**OBJECT** – Safety issues because of the type of business being young children and insufficient parking on an extremely busy road. Clients will use the shop car park next door which is already the case at weekends with the Oatcake Trailer. One Stop Shop has already expressed its concerns to the Parish Council.

Councillor Bowen will also check if the Oatcake Trailer requires a license to sell hot food with S.M.D.C.

**0681** Wetley Abbey Cottage, Abbey Road, Wetley Rocks – Retention of Stable Block and Hardstanding.

**No Objection** – Provided it has a specified condition of use being equestrian/ agricultural and no residential use.

**0783** 7, Kingsley View, Cheddleton – Placement of a Shepherd's Hut Style holiday cabin in the rear garden.

**OBJECT** – Overdevelopment of the site and completely inappropriate in a residential area. Should this also be a change of use to business not residential.

## 2557 FORWARD AGENDA ITEMS No items were raised.

Chairman  
5<sup>th</sup>. February 2019.