

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
WETLEY ROCKS VILLAGE HALL, MILL LANE, WETLEY ROCKS
ON TUESDAY 25th. JUNE 2024.**

ATTENDANCE Chairman - Mrs. C.A. Lovatt.
 Vice-Chairman - O.C. Pointon

Councillors - M. Ahmad, D.S. Bagnall, Mrs. V.B. Cornes, M.F. Cunningham, Mrs. L. Shaw,
and M.P. Worthington

Clerk - Mrs. L.J. Green.

Multiple members of the public.

1. **APOLOGIES** - Apologies were received from K. Grocott, & Miss. V.L. Salt and it was resolved to accept these.
2. **DECLARATIONS OF INTEREST** - Councillor Pointon Agenda item 7, he will leave the room as he has a pecuniary interest in planning application for this.
3. **PUBLIC QUESTION TIME** - A resident raised that SMDC are looking to introduce Pay and Display Car Park at Hetty's Tearoom. Councillor Worthington reported that he disagreed with this as well as the one at Consall owned by RSPB.
Another concern is that there are two pockets of land been purchased for the specific interest in leasing to the development operations for solar/battery.
There is also a pre-application that has been submitted to SMDC for 13 affordable homes in the middle of the sites under application for solar/battery sites and is a concern that new houses could be approved in isolation to the other applications. Councillor Ahmad stated that if they are eco/affordable houses they can be approved to be built on greenbelt. Councillor Mrs. Lovatt stated we will discuss it when an application is submitted.
4. **MINUTES OF THE MEETING OF 28th. APRIL 2024** - It was resolved to accept these as a true record and signed by the Chairman.
5. **MATTERS ARISING THEREFROM** - No matters arising.
6. **CORRESPONDENCE:** - All documents available for Members to read.
 - a. HMRC Updates.
 - b. CPRE News.
 - c. Staffordshire County Council News.
 - d. Staffordshire Wildlife - Enews.
 - e. Support Staffordshire News.
 - f. Canal & River Trust Update.
 - g. SMDC Regeneration/ Funding/ Licenses.
 - h. SLCC Updates/ Events.
 - i. Fraud Updates.
 - j. Information Commissioner's Office Newsletter.
 - k. Town & Country Planning Association Newsletter.
 - l. Community Foundation Funding & Support.
 - m. CCLA Investment changes/ Fact Sheet.

6. **CORRESPONDENCE (Cont'd...):** - All documents available for Members to read.
- n. BRAMM News.
 - o. Register of Electors Update.
 - p. Woodland Trust.
 - q. Adoption of Checkley Neighbourhood Plan.
 - r. SMD/2022/0568 - Land Adjacent to the Orchard Ostlers Lane, Cheddleton - Outline Planning Permission with some matters reserved, appearance, landscaping, layout & scale - Objection - Granted 31/5/24.

Councillor Pointon left the room.

7. **UPDATE SMDC/GREENBELT PUBLIC MEETING RE. SOLAR PANELS/BATTERY STORAGE APPLICATIONS** - Councillor Mrs. Lovatt attended the meeting on 6th June 2024 and that since there has been a further battery storage application submitted to SMDC which falls within Bagnall Parish. It was well attended by the public and Bagnall Parish Council and Rt. Hon. Dame Karen Bradley MP. Information gained was that it has been noted in parliament that the cumulative effect of these applications and testing of the grade of soil and consideration of impact on residents and community. A further explosion has occurred in another battery storage facility, and these cannot be controlled with water when they are on fire. Some approved have no fire risk assessment. Which is interesting that one of the applications currently submitted is for two water 76,000 litres, storage units as part of the application. It is having an impact on residents' mental health as concerns on the impact on them and the devaluation of the properties that they own. It is the battery storage that is the most concerning. Safeguarding is paramount. All neighbours should receive notification of applications. The Clerk reported that Urban Vision have submitted a quote to help with submissions and we need to join together with all the Parishes affected. This can be put forward at the Staffs Moorlands Parish Assembly Meeting this week.

Councillor Pointon re-joined the meeting.

8. **SMDC PLANNING ENFORCEMENT REPORT - STATION ROAD & WALL LANE TERRACE, CHEDDLETON** - The Clerk reported that Enforcement have reported back for further information about the business on Station Road has been passed onto enforcement and they are now following this up as Planning Permission is required. Also, an enforcement issue on Wall Lane Terrace where a business is being run from a garage is being followed up which was reported by the previous chair of our planning committee.

9. **PLANNING APPLICATIONS/APPEALS:** -
- a. **Appeal 3341134 - SMD/2023/0266** - Shepherd's Lodge, Kingsley Road, Cellarhead - Side Extension - Refused 13/2/24.
Note and follow the appeal process.
 - b. **SMD/2024/0264** - 38, Heath Avenue, Cellarhead - Proposed two storey side extension to form garage and bedroom above.
No Objection.
 - c. **SMD/2024/0217** - Churnet Hall Cottage, Cheadle Road, Cheddleton - Internal and external repairs and alterations to include demolition of existing bathroom and construction of new bathroom, and demolition of existing porch.
Conservation will be best placed to decide as it is Listed.

- d. **SMD/2024/0218** - Churnet Hall Cottage, Cheadle Road, Cheddleton - Listed Building Consent for Internal and external repairs and alterations to include demolition of existing bathroom and construction of new bathroom, and demolition of existing porch.
Conservation will be best placed to decide as it is Listed.
- e. **SMD/2024/0209** - 8, Southlowe Road, Cellarhead - First Floor side extension.
Application SMD/2023/0493 was refused and no considerable change to this new application.
- f. **SMD/2024/0231** - 579, Cheadle Road, Wetley Rocks - Two storey extension.
Concerns that this is overdevelopment of the property.

10. **PUBLIC QUESTION TIME** - No questions were raised.

11. **FORWARD AGENDA ITEMS** -

Chairman
23rd. July 2024.