

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
CHEDDLETON COMMUNITY CENTRE, HOLLOW LANE, CHEDDLETON
ON TUESDAY 27th. MAY 2025.**

ATTENDANCE Chairman - Mrs. C.A. Lovatt.

Councillors - M. Ahmad, D.S. Bagnall, Mrs. V.B. Cornes, M.F. Cunningham,
Miss. S.J. Rogers, Miss. V.L. Salt, and M.P. Worthington.
Clerk - Mrs. L.J. Green. Councillor - K. Harvey (not member).
Multiple members of the public.

126. **APOLOGIES** - Apologies were received from Councillor K. Grocott, O.C. Pointon & Mrs. L. Shaw, and it was resolved to accept these.
127. **DECLARATIONS OF INTEREST** - There were no declarations of interest.
128. **PUBLIC QUESTION TIME** - Standing Orders were suspended to receive a question with regards to SMD/2025/0145 - Hollow Lane, Cheddleton there was a question asked as to why only submitted a neither to be left to the conservation officer why this was not objected to because it is in the Conservation area and a previous application in this area was objected to and why a different approach and could it be reviewed. It was agreed to re-visit under delegated powers by Councillor Mrs. Lovatt to speak with the planning officer as it was raised that three mature trees under TPO are being removed and the conservation area.
129. **MINUTES OF THE MEETING OF 22nd. APRIL 2025** - It was resolved to accept these as a true record and signed by the Chairman.
130. **MATTERS ARISING THEREFROM:** - No matters arising.
131. **CORRESPONDENCE:** - All documents available for Members to read.
- a. HMRC Updates.
 - b. Support Staffordshire News.
 - c. SLCC Updates/ Events.
 - d. Fraud Updates.
 - e. Information Commissioner's Office Newsletter.
 - f. Town & Country Planning Association Newsletter.
 - g. CCLA Investment changes/ Fact Sheet.
 - h. CPRE Newsletter.
 - i. Register of Electors Update.
 - j. Staffordshire Wildlife Trust.
 - k. Rialtas Software Support.
 - l. Centre for Sustainable Energy.
 - m. SMDC Regeneration.
 - n. BRAMM News.
 - o. Utility Aid Update.
 - p. Loan Shark Newsletter.
 - q. Staffordshire County Council News.
 - r. Community Foundation.
 - s. Clerks & Councils Direct.
 - t. Moorlands Climate Action.

- u. AEDdonate Newsletter.
- v. GovNews Community.
- w. Amey Report 4438013 - Cheadle Road, Cheddleton - Sign - Completed 10/5/25.
- x. Amey Report 4387498/4387500 - Grange Road, Cheddleton - Road Damage Grid - Unable to co-ordinate resources 6/5/25.
- y. Amey Report 4351509 - Park Lane, Catswall - Pothole - Unable to co-ordinate resources 6/5/25.
- z. SMD/2024/515 - 35, Hillside Road, Cheddleton - Single Storey rear extension to dwelling and garage, raising garage roof, replacement of existing material with render and rear landscaping works - Comment - Approved 15/4/25.
- aa. SMD/2025/0050 - 12, Sneyd Close, Cheddleton - Single storey front extension - No Objection - Approved 15/4/25.
- bb. Update Appeal 3357832 - SMD/2024/0341 - LAND OFF Cheddleton Park Avenue, Cheddleton - Erection of detached dwelling - Objection - Refused 18/10/24 - Dismissed 17/4/25. The Clerk will speak to enforcement at SMDC as work has already taken place.
- cc. SMD/2025/0070 - 18 Beech Avenue, Cheddleton - Single storey side extension - No Objection - Approved 23/4/25.
- dd. SMD/2025/0074 - 1 Basford Hurst Lodge, Cheddleton Lane, Cheddleton - Timber framed carport sited on the side elevation of Basford Hurst Lodge - No Objection - Approved 28/4/25.
- ee. SMD/2025/0096 - 37, Heath Avenue, Cellarhead - Modifications to existing garage and porch along with new rear side extension - Objection - Approved 29/4/25.
- ff. SMD/2025/0068 - LAND NORTHEAST OF Brund Lane Cheddleton - Conversion, alteration and extension of agricultural building to form dwellinghouse, and associated works - No Objection - Refused 2/5/25.
- gg. SMD/2025/0133 - 26 Little Timbers, Meadow Avenue, Wetley Rocks - Proposed Rear Extension - No Objection - Approved 16/5/25.
- hh. DET/2025/0008 - Ladygreen Farm, Ladygreen Farm Lane, Cheddleton - Application to determine if prior approval is required for a proposed change of use and conversion of two existing steel framed agricultural buildings to form 2 no. Dwellinghouses (Use Class C3) at Ladygreen Farm, Denford - Neither - Prior Approval Required & Refused 30/4/25.
- ii. SMD/2024/0537 - 1, Woodlands Avenue, Cheddleton - Change of Use from dwellinghouse (Use Class C3) to care home for children (Use Class C2) - No Objection - SMDC Planning Committee 22/5/25 was approved.
- jj. SMD/2025/0041 - 7, Boucher Road, Cheddleton – Retrospective Planning for the replacement of Leylandii Hedge at the front of the application site with a concrete post and panel fence - No Objection - SMDC Planning Committee 22/5/25 was approved.

132. UPDATE RURAL AFFORDABLE HOUSING IN STAFFORDSHIRE - HOUSING SURVEY - QUESTIONS - The Clerk reported that Support Staffordshire will be in touch at the end of May, beginning of June. The Clerk reported that she has contacted SMDC about the previous housing needs survey completed by SMDC in 2015 to see if they could provide details of the questions asked.

133. UPDATE SOLAR PANEL/BATTERY STORGE APPLICATIONS - STOWE BY CHARTLEY PARISH COUNCIL MEETING - The Clerk reported that it was interesting, and details of websites discussed have been shared with members giving more information. Councillor Mrs. Lovatt went to the National Grid meeting and asked the question about who would obtain connections, and they stated it is on a waiting list basis so just because they have planning permission it does not guarantee a connection to the grid. The applicants are just focused on getting planning permission and done by agents who will not necessarily pursue the application and connection. The Clerk also reported that there are already more

applications by 4 times than meets demand for a connection to the grid to supply power. The emphasis was made that a neighbourhood plan is needed by Councils as well as an up-to-date Local Plan.

134. PLANNING APPLICATIONS/APPEAL: -

- a. **SMD/2025/0177** - Lady Green Farm, Huntley Road, Denford, Leek - Change Of Use Of Agricultural Building To Form 1 Self-Build Dwelling With Annexe.
No Objection.
- b. **Appeal 3364059 - DET/2024/0048** - Big Shaffalong Farm, Shaffalong Lane, Cheddleton - SMDC Refused 3/1/25.
Leave as previously commented and to planning inspectorate.
- c. **SMD/2025/0199** - Oast House, Cheddleton Heath Road, Leek - Proposed two storey extension on footprint of existing garage, proposed single storey rear extension and proposed elevational alterations.
No Objection.
- d. **SMD/2025/0208** - Basford Hall Farm, Basford Green Road, Cheddleton - Listed building consent for internal alterations including removal of existing partitions, installation of new timber stud partition, removal of 'modern' C20 internal finishes, rationalising of external pipework, overhauling of internal doors, and installation of new wall and floor finishes; and repair/replacement windows (to Coachman's Cottage only).
No Objection.
- e. **SMD/2025/0216** - 18 Withystakes Road, Werrington - Proposed kitchen, utility and shower room extension at rear together with replacement roof over garage.
No Objection.
- f. **SMD/2025/0236** - 147 Ostlers Lane Cheddleton - Proposed replacement garage and storage building.
No Objection.

135. PUBLIC QUESTION TIME - No Further questions were raised.

136. FORWARD AGENDA ITEMS - IT equipment to view plans as they are discussed.

Chairman
22nd. July 2025.