

**Cheddleton Parish Council**

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN  
WETLEY ROCKS VILLAGE HALL, MILL LANE, WETLEY ROCKS  
ON TUESDAY 17<sup>th</sup>. SEPTEMBER 2024.**

**ATTENDANCE**

Chairman - Mrs. C.A. Lovatt.

Councillors - M. Ahmad, D.S. Bagnall, M.F. Cunningham, Miss. S.J. Rogers, and  
Mrs. L. Shaw.

Clerk - Mrs. L.J. Green.

Multiple members of the public.

24. **APOLOGIES** - Apologies were received from Mrs. V.B. Cornes, O.C. Pointon K. Grocott, Miss. V.L. Salt, & M.P. Worthington and it was resolved to accept these.
25. **DECLARATIONS OF INTEREST** - All members of the Council for Planning application SMD/2023/0544 as it has been submitted by Councillor Ahmad.
26. **PUBLIC QUESTION TIME** - This week there is one of the 5 pending Battery Storage applications being recommended for approval so what do the members feel. Councillor Mrs. Lovatt stated that we will be discussing this item. Councillor Ahmad mentioned a question at the Parish Assembly with regards to the planning procedures. And the processes were explained but not the timescales.
27. **MINUTES OF THE MEETING OF 23<sup>rd</sup>. JULY 2024** - It was resolved to accept these as a true record and signed by the Chairman.
28. **MATTERS ARISING THEREFROM** - No matters arising.
29. **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. CCLA Investment changes/ Fact Sheet.
  - m. Register of Electors Update.
  - n. Fields in Trust Newsletter.
  - o. Clerks & Councils Direct.
  - p. Moorlands Climate Action Update.
  - q. BRAMM News.
  - r. Rialtas Software.
  - s. Centre for sustainable Energy.
  - t. Nomow artificial grass.
  - u. Scribe Software – A Zoom meeting 26/9/24 for everyone which is free, and the Clerk will attend.
  - v. Safety Bill Lithium Batteries.

- 29. CORRESPONDENCE (Cont'd...):** - All documents available for Members to read.
- w. Amey Report 4361839 - Hollow Lane, Cheddleton - Grid - Update 10/7/24 No resources.
  - x. Amey Report 4361845 - Main Road, Wetley Rocks - Pothole - Update 10/7/24 No resources 24/6/24.
  - y. SMD/2024/0264 - 38 Heath Avenue, Cellarhead - Proposed two storey side extension to form garage and bedroom above - No Objection - Approved 30/7/24.
  - z. Appeal 3338540 for SMD/2021/0155 Land Rear of Rosedale, 403, Cheadle Road, Cheddleton - Cheddleton - Demolition of existing attached garage and erection of 4 detached dwellings - Dismissed 8/8/24.
  - aa. SMD/2023/0496 - THE OLD BOWLING GREEN Leek Road, Cellarhead - Construction of 9 extra care units (C2), communal lounge/office and associated works - Objection - Approved 9/8/24.
  - bb. SMD/2024/0301 - 133, Cheadle Road, Cheddleton - Proposed Double and Single Storey Extension to Rear - No Objection - Approved 21/8/24.
  - cc. 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 - Neither - Approved 30/8/24.
  - dd. 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 - Neither - Approved 30/8/24.
  - ee. SMD/2024/0094 - Sylvester Farm, Land Off Rownall Road, Wetley Rocks - Certificate of Lawfulness for existing use of building - Neither - Approved 9/9/24. (Any future use agficultural.)
- 30. UPDATE SMDC/GREENBELT PUBLIC MEETING RE. SOLAR PANELS/BATTERY STORAGE APPLICATIONS** - The Clerk reported that we have received details from Enso Energy with regards to another future application for Battery Energy Storage System and substation with associated infrastructure which details have been forwarded onto members. Councillor Mrs. Lovatt mentioned that these applications are not being considered as a whole and Staffordshire Moorlands are having to deal with each application instead of proactively choosing areas to host the battery and storage and solar farms. Councillor Miss. Rogers stated that after the Planning presentation at the Parish Assembly by SMDC that the officers have no alternative but to recommend approval of the applications, but this does not make it right. Members have been given the opportunity to read the presentation. Councillor Mrs. Lovatt stated that the future draft changes to the NPPF if these are brought in will give them less reason to refuse them but as, yet they have not been changed so not yet policy. Councillor Ahmad stated that if residents feel so strongly the only thing to do is to continue to object and Cheddleton Parish Council is very sympathetic to residents' view, Councillor Mrs. Lovatt offered to go as representation at Thursday's meeting for the latest application. Members agreed.
- 31. PLANNING APPLICATIONS:** -
- a. **SMD/2024/0303** - Land at Basford View, Cheddleton - Application to vary or remove conditions 2,3 and 9 in relation to SMD/2023/0407 - Approved 21/8/24.  
**Agreed that not consulted appropriately so log with SMDC incorrect procedure.**
  - b. **SMD/2024/0328** - 58 Heath Avenue, Cellarhead - Demolition Of Existing Garage and Proposed Single Storey Extension and Porch.  
133, Cheadle Road, Cheddleton - Proposed Double and Single Storey Extension to Rear.  
**No Objection providing neighbour amenity is maintained.**

- c. **SMD/2024/0330** - Wayfields Farm, Rownall Road, Wetley Rocks - Retrospective change of use of an agricultural building into mixed use comprising storage with associated office.  
**Objection as previous applications objected to and refused by SMDC being SMD/2015/0765 already contravening its use and should not be applying retrospectively when it has already been refused. No Highways report.**
- d. **SMD/2024/0341** - LAND OFF Cheddleton Park Avenue, Cheddleton - Erection of detached dwelling.  
**Objection to previous application SMD/2024/0044 withdrawn. The application is an attempt to overdevelop what is a huge estate. The landscaping from the previous application has not been done.**
- e. **SMD/2024/0344** - Basford Hall, Basford Green Road, Cheddleton - Proposed black powder-coated metal double-swing automated drive gate to be installed between a pair of existing stone gate piers at the entrance of the property.  
**No Objection.**
- f. **SMD/2024/0345** - Basford Hall, Basford Green Road, Cheddleton - Listed Building Consent for proposed black powder-coated metal double-swing automated drive gate to be installed between a pair of existing stone gate piers at the entrance of the property.  
**No Objection.**
- g. **SMD/2024/0366** - 119, Ostlers Lane, Cheddleton - Proposed single Storey extension to front elevation, proposed two-storey side extension, proposed elevational alterations, proposed Solar PV installation and proposed retaining wall. Previous App - SMD/2024/0140 - Approved 17/7/24.  
**No Objection providing neighbour amenity is maintained.**
- h. **SMD/2023/0544** - St Johns Church, Mill Lane, Wetley Rocks - Proposed extension to the existing cemetery/burial area of St John's Church, Wetley Rocks - revised application. Previous App SMD/2023/0544 withdrawn 14/8/24.  
**Not discussed as all declared an interest.**
- i. **SMD/2024/0375** - 151 Ostlers Lane, Cheddleton - Conversion of detached ancillary domestic stores to ancillary domestic accommodation.  
**No Objection.**
- j. **DET/2024/0037** - Holly House Farm, 387 Cheadle Road, Cheddleton - Application to determine if prior approval is required for the Change of Use of an existing agricultural building into a single dwelling with associated building operations.  
**Recommend that planning permission is required.**
- k. **SMD/2024/0359** - Abbey Grove Farm, Randles Lane, Wetley Rocks - Single-storey oak frame extension.  
**No Objection.**

32. **PUBLIC QUESTION TIME** - No Further questions from the public.

33. **FORWARD AGENDA ITEMS** - No forward agenda items were raised.

Chairman  
22<sup>nd</sup>. October 2024.