

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
CHEDDLETON COMMUNITY CENTRE, HOLLOW LANE, CHEDDLETON
ON TUESDAY 22nd. OCTOBER 2024.**

ATTENDANCE

Chairman - Mrs. C.A. Lovatt.

Vice-Chair - O.C. Pointon.

Councillors - M. Ahmad, D.S. Bagnall, Mrs. V.B. Cornes, K. Grocott, Miss. S.J. Rogers, and Mrs. L. Shaw.

Clerk - Mrs. L.J. Green. Councillor K. Harvey & Mrs. A. Grocott.

Multiple members of the public.

34. **APOLOGIES** - Apologies were received from M.F. Cunningham, Miss. V.L. Salt, & M.P. Worthington and it was resolved to accept these.
35. **DECLARATIONS OF INTEREST** - Councillor Pointon for Planning application SMD/2024/0427 knows the applicant, SMD/2024/0423 family member has a similar application. Also, correspondence items SMD/2022/0574 & SMD/2024/0019.
36. **PUBLIC QUESTION TIME** - Question raised with regards to Planning Application not on the agenda, so it was noted the points raised. SMD/2024/0055 which SMDC have asked for an Environmental Impact Assessment requested which the secretary of state has stated it is not necessary. Councillor Rogers asked can we find out what the reasoning is behind this for discussion at our next meeting.
37. **MINUTES OF THE MEETING OF 17th. SEPTEMBER 2024** - It was resolved to accept these as a true record and signed by the Chairman.
38. **MATTERS ARISING THEREFROM:** -
Re. Min. 31. Planning Applications a. SMD/2024/0303 - The Clerk reported that Ben Hayward had responded to her correspondence stating that it was an oversight that we were not consulted on the application SMD/2023/0407 and he apologized that we weren't. However, this was itself a variation of Condition 2 in relation to application SMD/2022/0465 which established the principle of development and which you were consulted on. Given that SMD/2024/0303 supersedes SMD/2023/0407, and that you were consulted on that application, I don't consider that the Parish Council have been prejudiced by the oversight. Councillor Miss. Rogers suggested we are not satisfied so it was agreed that a response should be sent stating that we are a statutory consultee, and this should not happen as in the confusion we did not submit a response to SMD/2024/0303 and could SMDC please put controls in place to eliminate this from happening again.
39. **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.

39. CORRESPONDENCE (Cont'd...): - All documents available for Members to read.

- 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. Moorlands Climate Action Update.
- o. Rialtas Software.
- p. DougieMac Newsletter.
- q. NatWest Bank.
- r. NHS Peoples Panel Newsletter.
- s. SMD/2024/0328 - 58, Heath Avenue, Cellarhead - Demolition of Existing Garage and Proposed Single Storey Extension and Porch - No Objection - Approved 19/9/24.
- t. Appeal 3341134 for SMD/2023/0266 - Shepherds Lodge, Kingsley Road, Cellarhead - Side Extension - Dismissed 20/9/24.
- u. Appeal 335922 for SMD/2022/0574 - Land Adjacent Armshead Farm, Armshead Road, Werrington - Erection of storage containers, support infrastructure and security fencing for the battery energy storage facility along with landscaping and all associated works - Approved 23/9/24. They have overturned the original refusal. There is a 6-week window to appeal through the High Court.
- v. SMD/2024/0019 - Land at Newfields Farm, Rownall Road, Wetley Rocks - Development of a Battery Energy Storage System (BESS) with ancillary infrastructure, security fence, access, landscaping, and biodiversity enhancements, to provide balancing services to the local electricity grid. - Objection - Refused 27/9/24.
- w. 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 - Approved 27/9/24.
- x. 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 - Approved 27/9/24.
- y. 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 - No Objection - Refused 9/10/24.
- z. SMD/2024/0375 - 151 Ostlers Lane, Cheddleton - Conversion of detached ancillary domestic stores to ancillary domestic accommodation - No Objection - Approved 9/10/24.
- aa. SMD/2023/0568 - Cellarhead Electricity Substation, Rownall Road, Wetley Rocks - Application for a Lawfull Development Certificate for existing operational use of land by an electricity statutory undertaker - Letter for Public Participation 17/10/24. SMDC Planning Committee. Which was approved.

40. UPDATE SMDC/GREENBELT PUBLIC MEETING RE. SOLAR PANELS/BATTERY STORAGE APPLICATIONS

- Councillor Mrs. Lovatt attended Werrington Parish Council Meeting where the appeal for SMD/2022/0574 was on the agenda for discussion but not really discussed. The Clerk reported that she has been contacted as they were trying to get a public meeting organized to invite our MP Rt. Hon. Dame Karen Bradley to attend but as, yet this has not been organized. To Appeal it would require a specialist solicitor to write the appeal and represent at High Court.

41. **CPRE PLANNING TRAINING COURSES 24/9/24 & 23/1/25** - The Clerk reported that 4 members had attended the course in September and another 2 signed up to the course in January being Councillors K. Grocott and S. Bagnall. The PowerPoint has been shared with all members.
42. **PLANNED 9 METER COMMUNICATION MAST CONCERNS** - Councillor Mrs. Lovatt reported that there are 39 signs which have been posted in the Southlowe area on lampposts to say that 9-meter masts to be installed. Several residents contacted her and SMDC planning stated that they do not require planning permission. It is a company called Lightspeed and will have cables attached. It all appears to be an exercise in trying to get people signed up and then they will go ahead with the installation. The Clerk reported that she had also been contacted by a resident who had also contacted SMDC and was told they come under permitted development but would require permission from Staffs County Council to erect them on the highway. Councillor Mrs. Lovatt stated that the contact at Lightspeed said they had permission. They have leafletted the area to establish a take-up so just to be noted for members to be aware.
43. **PLANNING APPLICATIONS:** -
- a. **SMD/2024/0408** - Meadow View, Ostlers Lane, Cheddleton - Single storey general purpose pitched roof (rectangular plan) outbuilding. Located in the Southeastern corner of Meadow View Garden.
No Objection.
 - b. **SMD/2024/0411** - 33, Hillside Road, Cheddleton - Retention of external render and timber cladding to dwellinghouse.
Retrospective but No Objection.
 - c. **SMD/2024/0426** - 6, Rownall Road, Werrington - Alterations and extension.
No objection provided neighbour amenity is maintained.
 - d. **SMD/2024/0427** - Bath House, Basford Hall Road, Basford, Leek - Proposed swimming pool and associated landscaping; with alterations to existing drive and landscaping.
No Objection provided the conservation of the Listed building is preserved.
 - e. **SMD/2024/0423** - Greenfields Farm, Thorney Edge Road, Bagnall - Battery Energy Storage System and substation with associated infrastructure and works.
Objection in the greenbelt, cumulative impact, safety concerns and lack of strategic plan for all the similar applications.
32. **PUBLIC QUESTION TIME** - Highly dangerous activity when all the many solar/battery storage applications are grouped together. At the planning committee when SMDC discussed one of the previous sites it was maintained that because of the rural location with a low population with less risk of exposure to people than in an urban location. So, residents are indispensable in a rural location. Councillor Mrs. Lovatt stated everyone's welfare is important. No further questions were asked.
33. **FORWARD AGENDA ITEMS** - No forward agenda items were raised.

Chairman
26th. November 2024.