

**Cheddleton Parish Council**

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN  
CHEDDLETON COMMUNITY CENTRE, HOLLOW LANE, CHEDDLETON  
ON TUESDAY 26<sup>th</sup>. NOVEMBER 2024.**

**ATTENDANCE**

Chairman - Mrs. C.A. Lovatt.

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. Councillors - K. Harvey & Miss. G. Grocott.

Multiple members of the public.

46. **APOLOGIES** - Apologies were received from K. Grocott, O.C. Pointon, Miss. S.J. Rogers, & Miss. V.L. Salt. and it was resolved to accept these.

47. **DECLARATIONS OF INTEREST** - There were no declarations of interest.

48. **PUBLIC QUESTION TIME** - No questions from the members of the public present.

49. **MINUTES OF THE MEETING OF 22<sup>nd</sup>. OCTOBER 2024** - It was resolved to accept these as a true record and signed by the Chairman.

50. **MATTERS ARISING THEREFROM:** -

51. **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. SLCC Updates/ Events/Magazine.
- h. Fraud Updates.
- i. Information Commissioner's Office Newsletter.
- j. Town & Country Planning Association Newsletter.
- k. CCLA Investment changes/ Fact Sheet.
- l. Register of Electors Update.
- m. Rialtas Software Newsletter.
- n. DougieMac Newsletter.
- o. NHS Peoples Panel Newsletter.
- p. Clerks & Councils Direct.
- q. Centre for sustainable Energy.
- r. Scribe Software/Events.
- s. Marmax Catalogue.
- t. Broxap Catalogue.
- u. Amey Report 4404186 - Hollow Lane, Cheddleton - Road Issues - 26/10/24 Assessed Non-urgent Works.
- v. Amey Reports 4387498/438750 - Grange Road, Cheddleton - Damaged Grid - 6/11/24 No Resources.
- w. Amey Report 4351506 - Hollow Lane, Cheddleton - Road Issues - 16/11/24 No Resources.

- 51. CORRESPONDENCE (Cont'd...):** - All documents available for Members to read.
- x. Amey Report 4351509 - Park Lane, Cheddleton - Pothole - 16/11/24 No Resources.
  - y. Amey Report - 4410517/4414010 - Cheddleton Heath Road/Basford Green Road - Signs - Completed 16/11/24.
  - z. SMD/2024/0341 - LAND OFF Cheddleton Park Avenue, Cheddleton - Erection of detached dwelling - Objection - Refused 18/10/24.
  - aa. SMD/2024/0426 - 6, Rownall Road, Werrington - Alterations and extension - No Objection - Approved 7/11/24.
  - bb. 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 - Neither - Approved 7/11/24
  - cc. 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 - Approved 7/11/24.
  - dd. SMD/2024/0411 - 33, Hillside Road, Cheddleton - Retention of external render and timber cladding to dwellinghouse - No Objection - Approved 13/11/24.
  - ee. 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 - Approved 15/11/24.
- 52. UPDATE SMDC/GREENBELT PUBLIC MEETING RE. SOLAR PANELS/BATTERY STORAGE APPLICATIONS** - Councillor Mrs. Lovatt stated that members have had a copy of the minutes of the meeting and actions to be completed. Councillor Ross Ward is looking at producing an impact statement for the cumulative impact of all the applications of this nature. The Clerk reported that she had requested a copy of the map used at the meeting showing this visually, but this has not yet been received. A member of the public stated that she could organize bringing this to the next meeting if that would be helpful as to shrink it down on an A4 page loses the detail. The Clerk and chairman thanked them if they could.
- 53. PLANNING TRAINING COURSE SMDC 28/11/24 4-6PM ON TEAMS** - The Clerk reported that some members have responded and will be joining this. Any presentation materials will be circulated. The NPPF is about to have further changes.
- 54. IVY HOUSE FARM, ROWNALL - GRADE II LISTED BUILDING ALTERATIONS** - The Clerk reported that a resident has reported that an additional doorway has been installed which has not been approved by planning. This has been reported to SMDC and we have been informed that the owner has been approached to seek approval and enforcement will be instructed to intervene if they do not make an application. Note that this is being dealt with by SMDC.
- 55. CHEDDLETON VILLAGE - AS DEFINED IN THE LOCAL PLAN 2020 (SS8)** - Councillor Worthington requested that this be raised as there has been planning applications made which are not considered as Cheddleton such as Basford View which they most definitely are so this needs to be reviewed. The Clerk explained that this is part of the Local Plan as defined. Councillor Worthington asked if we could make representation to SMDC to change this. The Clerk suggested making enquiries with SMDC as to how to go about changing it and would it have to wait until the Local Plan is reviewed again. Councillor Lovatt stated that the review will be soon, and Councillor Worthington stated that we need to get these areas included as they do form part of the village.

**56. PLANNING APPLICATIONS: -**

- a. **SMD/2024/0398** - The Farmhouse at Farmstead Cumberledge Farm, Huntley Road, Denford - Listed building consent for alterations to the farmhouse, outbuilding and garden at Cumberledge Farm.  
**Comment that the Conservation Officer is better qualified to look at consent but note that the Footpath Cheddleton 78 will be affected and may require permission for redirection by the landowner and preservation of the bats.**
- b. **SMD/2024/0479** - Land at Basford View, Cheddleton - Outline application for a single dwelling with all matters other than access reserved.  
**Objection as it falls in the greenbelt and no exceptional circumstances not being an affordable dwelling with poor access via a single track.**
- c. **SMD/2024/0494** - 27, Cheadle Road, Cheddleton - Change of use from retail to form dwelling house.  
**No Objection.**
- d. **DET/2024/0048** - Big Shaffalong Lane, Cheddleton - Application to determine if prior approval is required for a proposed Change of Use of an agricultural building to two dwellinghouses (Use Class C3) and associated operational development.  
**Comment previous application was refused for 5 dwellings which seemed excessive. We previously objected to this as it is within the greenbelt and lack of sewage facilities and poor access. No highways report and officers best placed to determine.**
- e. **Appeal 3354428 - SMD/2023/0528** - Land Off Mill Lane, Wetley Rocks - Full Planning Application for the erection of 5 dwellings with associated means of access and hard and soft landscaping works - Objected - Refused 28/6/24.  
**Already Objected within the greenbelt and no special circumstances. Poor access opposite the school.**
- f. **NMA/2024/0027** - Land Adjacent Cellarhead Substation, Rownall Road, Wetley Rocks - Application for Non-Material Amendment relating to SMD/2022/0444.  
**As it is a Non-Material Amendment to an application already approved the Council is not a statutory consultee. Noted that this is a significant amendment so is it correct that this should be treated as a Non-Material Amendment with the extent of the changes and the concern from residents about the cumulative impact of all the applications.**

**57. PUBLIC QUESTION TIME** - A resident highlighted that NMA/2024/0027 is to be dealt with under delegated powers rather than be decided by a committee. Having also no fire safety report on the original application should this really be dealt with under delegated powers. Councillor Mrs. Lovatt stated that we have no powers as a parish council to request this be dealt with by committee. Councillor Worthington explained that the classification of Non-Material Amendment also would not allow a District Councillor to request it to go before a committee. Helen Bridgett from Wetley Rocks requested that it be called in to the Planning Committee at SMDC in the presence of a District/County Councillor. Councillor Ahmad stated we could ask the monitoring officer/ chief executive of SMDC why this is being dealt with under delegated powers because of the concerns of residents and lack of response to their correspondence.

**58. FORWARD AGENDA ITEMS** - Information of changes to NPPF via Parish Assembly Meeting.

59. **CONFIDENTIAL ITEM - FINANCIAL REQUIREMENTS 2025/26 -  
ADMINISTRATION/AMENITIES/OPEN SPACE** - Deferred due to the meeting over running.

Chairman  
17<sup>th</sup>. December 2024.