

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
WETLEY ROCKS VILLAGE HALL, MILL LANE, WETLEY ROCKS
ON TUESDAY 17th. DECEMBER 2024.**

ATTENDANCE

Chairman - Mrs. C.A. Lovatt.

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

Clerk - Mrs. L.J. Green. Councillor - K. Harvey.

Multiple members of the public.

60. **APOLOGIES** - Apologies were received from M.F. Cunningham, O.C. Pointon, Miss. V.L. Salt & M.P. Worthington and it was resolved to accept these.
61. **DECLARATIONS OF INTEREST** - All members of the Council for Planning application SMD/2023/0544 as it has been submitted by Councillor Ahmad.
62. **PUBLIC QUESTION TIME** - The Clerk had a question from a resident submitted to her with regards to NMA/2024/0027 asking if the Parish Council would submit an objection to this application? The Clerk responded that this is on the agenda to update about the application but that we are not a statutory consultee because it is a non-material amendment and not a full planning application.
- A resident informed that heavy goods vehicles have started to access the site and have been using a private driveway which is not acceptable as they should have a banksman on site. The Clerk reported that she had been made aware of this, but that SMDC have been informed by the resident, and they have the authority under enforcement to contact the applicant, but it has been noted.
- A further question raised was with regards to SMD/2024/0055 which was approved last week by SMDC which is state of the art with the better batteries to be installed who will make sure that they are not imported from China. Councillor Mrs. Lovatt stated that it will be under the authority of SMDC as the Planning Authority.
- The Clerk had received further questions from a resident so put them to members: - Will the Parish Council be pressing for a community infrastructure levy? What do the Parish Council propose to do and how will they represent those homes and businesses rendered uninsurable by this development and the others which will follow? Councillor Mrs. Lovatt stated that we could not ask for a community infrastructure levy. The Clerk suggested that the uninsurable businesses and homes should be an item for discussion on the agenda of our next Council Meeting.
- Does the Parish Council think there are grounds to ask for a procedural review of this decision based on the Committee's handling of it? It was implied that power storage is a special circumstance for greenbelt development (generation is) but at this point I do not believe storage is part of planning law. The Clerk reported that the new NPPF will be on the next Planning & Amenities Committee Agenda.
- Does the Parish Council think it is appropriate that a statement was read out on behalf of a Councillor who had declared a pecuniary interest (thereby allowing them to contribute to the discussion anyway) both by someone who had both declared an interest as a Councillor and was a former employee of the applicant's parent company? If not - what should be done about it? Councillor Mrs. Lovatt stated that the Monitoring Officer is responsible for making sure that the meeting is conducted fairly and democratically so if anyone feels that it was not, they should contact him.

A resident present asked about the footpaths in the area that will be affected by all the applications for solar panels and battery storage will they still be maintained. The Clerk reported that any application that affects footpaths is up to the owner of the land to keep the footpath open and if it requires a diversion, they must apply to Staffordshire County Council to have a diversion agreed. The Parish Council, although it is not in our remit to maintain the footpaths, we have a group of volunteers who do so if anything becomes an issue it will be noted and reported to SCC Rights of Way who have the powers to enforce the removal of any obstruction.

63. **MINUTES OF THE MEETING OF 26th. NOVEMBER 2024** - It was resolved to accept these as a true record and signed by the Chairman.
64. **MATTERS ARISING THEREFROM:** - No matters arising.
65. **CORRESPONDENCE:** - All documents available for Members to read.
 - a. HMRC Updates.
 - b. Staffordshire County Council News.
 - c. Staffordshire Wildlife - Enews.
 - d. Support Staffordshire News.
 - e. SLCC Updates/ Events.
 - f. Fraud Updates.
 - g. Information Commissioner's Office Newsletter.
 - h. Town & Country Planning Association Newsletter.
 - i. CCLA Investment changes/ Fact Sheet.
 - j. Rialtas Software Newsletter.
 - k. NHS Peoples Panel Newsletter.
 - l. Centre for sustainable Energy.
 - m. Scribe Software/Events.
 - n. SMDC Regeneration/Funding.
 - o. Moorlands Climate Action Newsletter.
 - p. Sports England Active Places.
 - q. Loan Shark Newsletter.
 - r. Amey Reports 4293636, 637, 638 - Rownall Road, Rownall - Potholes - 4/12/24 Completed. These were reported in 2022.
 - s. SMD/2024/0055 - LAND SOUTH OF CELLARHEAD SUBSTATION AND WEST OF Rownall Road - Erection of flexible Energy Facility, associated works, landscaping and habitat creation - SMDC Planning Committee 12/12/24. Approved by Committee.
 - t. SMD/2024/0359 - Abbey Grove Farm, Randles Lane, Wetley Rocks - Single-storey oak frame extension - No Objection - Refused 26/11/24.
 - u. SMD/2024/0283 - Glencote Caravan Park, Station Road, Cheddleton - Retrospective application for changes to previously approved site layout to permit 77 static caravans and 2 touring caravans - No Objection - Approved 28/11/24.
 - v. 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 - Neither - Approved 5/12/24.
66. **UPDATE SMDC/GREENBELT PUBLIC MEETING RE: SOLAR PANELS/ BATTERY STORAGE APPLICATIONS - NMA/2024/0027 UPDATE** - The Clerk reported that she had contacted SMDC and received confirmation that this will be put before the Planning Committee to determine if it is a non-material amendment. As already confirmed, we are not a statutory consultee on this type of application, but we have submitted our concerns that this is the wrong classification.

67. **PLANNING TRAINING COURSE SMDC 28/11/24 - DETAILS CIRCULATED. CPRE TRAINING 23/1/25** - The Clerk reported that some members attended the SMDC training and materials have been shared with all members. The CPRE course Councillors Bagnall and Mr. Grocott have been booked to attend it.
68. **UPDATE LOCAL PLAN REVIEW** - The Clerk reported that she has contacted SMDC because of questions raised at our last meeting. The response is that the Local Plan is being reviewed imminently especially with the new NPPF changes which at this point had not become law as described: -
- The way we calculate the local housing need is changing (current policy = 320 dwellings per annum, proposed new method = 497 d.p.a.)
 - The housing figure will be a minimum, not a starting point for a wider calculation.
 - Green Belt reviews will be automatically triggered if insufficient development land identified.
 - Gray Belt = New category of land comprising areas of poorly performing green belt land where development may be considered appropriate.
 - The government will introduce national development management policies.
- They are keen to meet with us to discuss any changes that would be required to form part of the Local Plan so we will arrange to follow this up.
69. **PLANNING APPLICATIONS:** -
- a. **SMD/2024/0493** - Lady Green Farm, Huntley Road, Denford, Leek - Change of Use of Agricultural Building to Form 1 Dwelling with Annexe.
No Objection in principle but no mention of footpaths on the plans which should be noted on the application. Some are concerned with design if it conforms to SMDC Design regulations.
- b. **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 - Defer to SMDC if conforms to neighbour amenity and highways conditions included.
70. **PUBLIC QUESTION TIME** - A further question raised with reference to NMA/2024/0027 application would members advise lobbying a Local Councillor (a member of the committee at SMDC) because it is not a minor change. Councillor Mrs. Lovatt stated that anyone who is approached and is a member of the planning committee would have to declare it at the meeting. So, we could not advise it is entirely up to individuals.
71. **FORWARD AGENDA ITEMS** - New NPPF.
 Invite SMDC with regards to Local Plan.
72. **CONFIDENTIAL ITEM - FINANCIAL REQUIREMENTS 2025/26 - ADMINISTRATION/AMENITIES/OPEN SPACE** - Deferred due to the meeting over running.