

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
CHEDDLETON COMMUNITY CENTRE, HOLLOW LANE, CHEDDLETON
ON TUESDAY 28th. JANUARY 2025.**

ATTENDANCE

Chairman - Mrs. C.A. Lovatt.

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

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

Multiple members of the public.

73. **APOLOGIES** - Apologies were received from Councillor O.C. Pointon, and it was resolved to accept these.
74. **DECLARATIONS OF INTEREST** - There were no declarations of interest.
75. **PUBLIC QUESTION TIME** - A question raised regarding NMA/2024/0027, which has been declared as a 400MW site. This is not the maximum capacity but the discharged amount meaning the storage will be for significantly more, posing a bigger danger than declared. It increases the size by 56%-60% to the approved application, raising concerns that it is not a non-material amendment. Councillor Mrs. Lovatt stated it will be discussed by members Agenda item 80.
76. **MINUTES OF THE MEETING OF 17th. DECEMBER 2024** - It was resolved to accept these as a true record and signed by the Chairman.
77. **MATTERS ARISING THEREFROM:** - No matters arising.
78. **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. Stoke & Staffordshire Integrated Care Board.
 - l. Centre for sustainable Energy.
 - m. Scribe Software/Events.
 - n. SMDC Discover Staffordshire Moorlands/Funding.
 - o. Moorlands Climate Action Newsletter.
 - p. Sports England Active Places.
 - q. Canal & River Trust Update.
 - r. Register of Electors Update.
 - s. Clerks & Councils Direct.
 - t. Utility Aid Update.
 - u. Community Foundation Funding & Support.

- v. AEDdonate Newsletter.
- w. Amey Report 4361839 - Hollow Lane, Cheddleton - Grid - Not co-ordinated Resources 10/1/25.
- x. Amey Report 4361845 - Main Road, Wetley Rocks - Pothole - Not co-ordinated Resources 10/1/25.
- y. SMD/2024/0479 - Land at Basford View, Cheddleton - Outline application for a single dwelling with all matters other than access reserved - Objection - Refused 20/12/24.
- z. 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 - Refused 3/1/25.
- aa. SMD/2024/0494 - 27, Cheadle Road, Cheddleton - Change of use from retail to form dwelling house - No Objection - Approved 6/1/25.
- bb. SMD/2024/0209 - 8, Southlowe Road, Cellarhead - First Floor side extension - Comment - Refused 9/1/25.
- cc. SMD/2024/0493 - Lady Green Farm, Huntley Road, Denford, Leek - Change of Use of Agricultural Building to Form 1 Dwelling with Annexe - No Objection - Refused 14/1/25.

79. **RURAL AFFORDABLE HOUSING IN STAFFORDSHIRE - HOUSING SURVEY - SUPPORT STAFFORDSHIRE PAUL KEATS** - Paul introduced himself and Support Staffordshire and how he can help fund a housing needs survey. The survey would ask residents to complete it, and he would help collect and analyze the data. Affordable Housing, if needed, can help residents stay in the area. The survey would provide details of any requirement. There is a misconception that this would be a big housing estate, but it tends to be small developments by the local housing association. If the Parish Council completes the survey, they will have evidence of whether there is a need for this type of housing and be involved in helping provide it. Councillor Ahmad asked about the funding available and the cost. Paul stated that the survey would cost in the region £2,000, which would be fully funded but would require members to decide the content and help distribute it. Councillor Worthington stated that it would be good to know what the residents need, bearing in mind that we are surrounded by greenbelt land, so this type of housing could be the way forward. A few questions were raised and Paul stated that the allocation of funds is available until the end of March, and he has the capacity to help starting in March. Councillor Ahmad stated we have already agreed to do the survey if it is completely funded. Councillor Miss. Rogers asked what the average return rate is. Paul stated normally around 10% but it is important to advertise to let people know that it is available for people to complete prior to the survey going out. No further questions were raised and Councillor Mrs. Lovatt thanked Paul for attending.

80. **UPDATE SMDC/GREENBELT PUBLIC MEETING RE: SOLAR PANELS/ BATTERY STORAGE APPLICATIONS - IMPACT ON BUSINESS & HOME INSURANCE** - Councillor Mrs. Lovatt raised the NMA/2024/0027 and invited discussion. As this has been applied for as a non-material amendment, we are not a consultee but it is being discussed by SMDC Planning Committee so they will have the opportunity to discuss its classification being an increase of over 50% rather than delegated decision. We need to know what the maximum amount of storage on the site will be. Councillor Worthington will ask the Planning Officer, and the Clerk will also put the concerns forward on behalf of the residents. The Clerk stated that the impact of Business & Home Insurance can be discussed at the next meeting.

81. **UPDATE PLANNING TRAINING COURSE CPRE TRAINING 23/1/25** - Councillors Bagnall and Mr. Grocott attended the meeting.
82. **UPDATE LOCAL PLAN REVIEW** - The Clerk reported that she had been in touch with SMDC and will arrange a Teams meeting to discuss.
83. **NEW NATIONAL PLANNING POLICY FRAMEWORK - DECEMBER 2024** - Councillor Mrs. Lovatt asked could we have some guidance from SMDC as to the marked changes. Members have received a copy of the new policy so please read this before next month's meeting. The Clerk will approach SMDC but one of the most significant changes is greybelt classification within the greenbelt.
84. **PLANNING APPLICATIONS/APPEAL:** -
- a. **SMD/2024/0537** - 1, Woodlands Avenue, Cheddleton - Change of Use from dwelling-house (Use Class C3) to care home for children (Use Class C2).
No Objection.
 - b. **SMD/2024/0521** - 73, Folly Lane, Cheddleton - Proposed side and rear extension to existing dwelling.
No Objection if there is no loss of neighbour amenity.
 - c. **SMD/2024/0555** - Crocket, Basford Green Road, Basford - Proposed Portal frame agricultural building.
Objection as the public right of way footpath 32a on the definitive map is affected and not mentioned in the application.
 - d. **SMD/2024/0565** - 8 Boucher Road, Cheddleton - Removal of tiles and replace with cream render on front elevation
No Objection.
 - e. **SMD/2025/0029** - Shepherd's Lodge, Kingsley Road, Cellarhead - Rear Extension.
No Objection as the application is a more modest application to those previously applied for and refused but note the public right of way footpath 55 is in close proximity.
 - f. **Appeal 3357832 - SMD/2024/0341** - LAND OFF Cheddleton Park Avenue, Cheddleton - Erection of detached dwelling - Objection - Refused 18/10/24.
Object as previously submitted.
85. **PUBLIC QUESTION TIME** - No Further questions were raised.
86. **FORWARD AGENDA ITEMS** - C&RT - Damaged bankside by Flint Mill follow this up as to when it will be repaired.
Land on Cheddleton Park Avenue - Works on site of the appeal 3357832.

Chairman
25th. February 2025.