

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE HELD IN
CHEDDLETON COMMUNITY CENTRE, HOLLOW LANE, CHEDDLETON
ON TUESDAY 25th. MARCH 2025.**

ATTENDANCE

Chairman - Mrs. C.A. Lovatt.

Vice-Chairman - O.C. Pointon.

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

Clerk - Mrs. L.J. Green. Councillors - Mrs. S.C. Beardmore and K. Harvey (not members).

Multiple members of the public.

100. **APOLOGIES** - Apologies were received from Councillor Miss. V.L. Salt, and it was resolved to accept these.
101. **DECLARATIONS OF INTEREST** - Councillor Mrs. Lovatt planning application SMD/2025/0099 application is a neighbour so will leave the room. Councillor Ahmad did not take part in discussion as he knows the applicant for both SMD/2025/0081 & SMD/2025/0068.
102. **PUBLIC QUESTION TIME** - No members of the public were present at this point.
103. **MINUTES OF THE MEETING OF 25th. FEBRUARY 2025** - It was resolved to accept these as a true record and signed by the Chairman.
106. **PRESENTATION BY REPD PROJECTS DEVELOPMENT - COMMUNITY ENGAGEMENT/BENEFIT FUND** - Councillor Mrs. Lovatt brought the agenda item forward, allowing the visitors to leave the meeting once the presentation was completed. Handouts with regards to the planning application SMD/2024/0556 were given out. A short presentation followed about the application. The previous application SMD/2024/0019 was refused, and improvements have been made to the scheme before submitting this new application and changes in the NPPF in December 2024. The main reason for coming today was explained to support the community by funding local projects via a Community Benefit Fund. After the presentation members and residents were given the opportunity to ask questions. Councillor Mrs. Lovatt thanked them for coming and answering the questions raised.
104. **MATTERS ARISING THEREFROM:** - No matters arising.
105. **CORRESPONDENCE:** - All documents available for Members to read.
- a. HMRC Updates.
 - b. Staffordshire County Council News.
 - c. Support Staffordshire News.
 - d. SLCC Updates/ Events.
 - e. Fraud Updates.
 - f. Information Commissioner's Office Newsletter.
 - g. Town & Country Planning Association Newsletter.
 - h. CCLA Investment changes/ Fact Sheet.
 - i. Stoke & Staffordshire Integrated Care Board.
 - j. Scribe Software/Events.

- k. CPRE Newsletter.
- l. Register of Electors Update.
- m. Community Foundation Funding & Support.
- n. Staffordshire Wildlife Trust.
- o. Rialtas Software Support.
- p. Centre for Sustainable Energy.
- q. SMDC Regeneration.
- r. Clerks & Councils Direct.
- s. BRAMM News.
- t. Planning Portal Costs.
- u. Amey Report 4259613 - Cheadle Road, Wetley Rocks - Damage around the drain Morrisons - Closed 27/2/25 already completed.
- v. Amey Report 4425006 - Cheadle Road, Cheddleton - Blocked Drain - Completed 13/3/25.
- w. Amey Report 4428207 - Huntley Road, Catswall - Road Damage - Urgent Works 14/3/25.
- x. SMD/2025/0029 - Shepherd's Lodge, Kingsley Road, Cellarhead - Rear extension - No Objection - Approved 13/3/25.
- y. SMD/2024/0519 - Ivy House Farm, Rownall Road, Wetley Rocks - Application for variation of condition 2 in relation to application SMD/2017/0701 - Objection - Approved 11/3/25.
- z. SMD/2024/0513 - Ivy House Farm, Rownall Road, Wetley Rocks - Application for variation of condition 2 in relation to application SMD/2017/0702 - Objection - Approved 11/3/25.

106. PRESENTATION BY RE PROJECTS DEVELOPMNT - COMMUNITY ENGAGEMENT/BENEFIT FUND - Amended the Agenda Order.

107. UPDATE RURAL AFFORDABLE HOUSING IN STAFFORDSHIRE - HOUSING SURVEY - QUESTIONS - The Clerk reported that there is continued funding for the next financial year and that Support Staffordshire. SMDC have sent a survey back with recommended questions and Paul Keats will be in touch late April, beginning of May.

108. UPDATE SMDC/SOLAR PANELS/ BATTERY STORAGE APPLICATIONS - SMD/2023/0523 REFUSED & NMA/2024/0027 APPROVED BY SMDC - The Clerk reported the details of the two applications which had been to SMDC planning committee.

109. UPDATE PLANNED 9 METER COMMUNICATION MASTS - The Clerk reported that Councillor Patricia Hughes had contacted her with the plans supplied to her by Lightspeed who are responsible for the proposed installation of these masts. They had planned to place one on the Toll Bar Playing Field which we had not been approached for permission. They have now removed this from their plan. Councillor Mrs. Lovatt has visited all the sites, and some markings seem to have been removed which are still on the plan. This current plan does not seem up to date. They have not answered the question as to why they cannot be underground. They have been installed in Werrington already and they are masts with wiring across the roads. So makes a big visual impact. Councillor Worthington stated that they do not have planning permission or need it, and nothing can be done to stop them.

110. PLANNING APPLICATIONS/APPEAL: -

- a. Appeal 3356969 - SMD/2022/0019 - 57, Willow House, Ostlers Lane, Cheddleton - Fitting of agate grey composite cladding to the upper half of the front elevation of the property - Refused - 2nd Appeal SMDC Enforcement. This is an appeal against the

enforcement notice served by SMDC to remove the refused cladding and demolished a bay window.

- b. **SMD/2025/0081** - Land Adj to The Orchard, Ostlers Lane, Cheddleton - Application for Approval of Reserved Matters for appearance, landscaping, layout, and scale following outline Planning Permission SMD/2022/0568 for residential development (farm workers dwelling).
No Objection.
- c. **SMD/2025/0096** - 37, Heath Avenue, Cellarhead - Modifications to existing garage and porch along with new rear side extension.
Objection as it is close to the boundary which is in dispute.
- d. **SMD/2025/0070** - 18 Beech Avenue, Cheddleton - Single storey side extension.
No Objection.
- e. **SMD/2025/0099** - 97 Heath Avenue, Cellarhead - Proposed 2 Storey Extension to Side, Single Storey Extension to Rear, Porch Extension & Canopy to Front - Councillor Mrs. Lovatt left the room whilst discussion took place.
No Objection.
- f. **DET/2025/0008** - Ladygreen Farm, Ladygreen Farm Lane, Cheddleton - Application to determine if prior approval is required for a proposed change of use and conversion of two existing steel framed agricultural buildings to form 2 no. Dwellinghouses (Use Class C3) at Ladygreen Farm, Denford.
Recommend full planning permission submitted.
- g. **SMD/2025/0082** - Tompkin Head Farm, Tompkin Road, Stanley - Conversion and alteration of agricultural buildings to form 2no. dwellinghouses, and associated works.
No Objection.
- h. **SMD/2025/0068** - LAND NORTHEAST OF Brund Lane Cheddleton - Conversion, alteration and extension of agricultural building to form dwellinghouse, and associated works.
No Objection.

111. PUBLIC QUESTION TIME - No Further questions were raised.

112. FORWARD AGENDA ITEMS -

Chairman
22nd. April 2025.